Principles for Conducting Area Rent Surveys

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Introduction

When the U.S. Department of Housing and Urban Development (HUD) calculated Fair Market Rents (FMRs) based on decennial Census long-form survey rents, HUD regularly surveyed areas to update this base rent and maintained and provided guidance on how public housing agencies (PHAs) could conduct their own survey of rents. This guide is no longer relevant because it is based on survey techniques first studied by HUD in the early 1990s. A lot has happened since that time and the costs and techniques used to collect rents for FMR areas have changed significantly.

Beginning with the fiscal year (FY) 2012 FMRs, HUD uses five-year American Community Survey (ACS) data as the basis for all rents, updated with one-year ACS data. In larger metropolitan areas, the one-year ACS data typically exists for the FMR area, while in smaller metropolitan areas and nonmetropolitan counties one year data from a larger geographic area (like the use of a state nonmetropolitan one-year data for a nonmetropolitan area in a state) is used, There is roughly a three year a lag in the use of this data; that is for the FY 2012 FMRs, 2009 ACS data is used. This new base rent is updated each year using more current ACS data. Previously, rent data was updated only every 10 years using decennial Census data and area rent surveys became an important way to update rents in interim years.

Beginning in about 2007, HUD-conducted surveys became more difficult to administer. HUD was using random digit dialing (RDD) telephone surveys and increased use of telephone call screening by potential respondents resulted in survey response rates dropping well below the historical 90 percent level to less than 40 percent by 2011. Low response rates mean more telephone numbers need to be called in order to reach the desired number of responses; the surveys became much more costly. RDD surveys had been based on working samples of about 20,000 telephone numbers; this sample size increased to over 75,000 numbers (with more contacts per number) as response rates declined. Low response rates also increases the bias in the survey, so the results may no longer be representative of the entire market.

HUD 's cost of conducting these surveys increased from about $25,000 a survey to over $75,000 a survey which became an unsustainable survey cost. In 2011, HUD commissioned a study to examine alternative survey methodologies and survey questions to determine if a less costly methodology could be employed. Because the ACS provides two-bedroom gross rent data for recent movers for larger metropolitan areas every year, albeit with a three-year lag, HUD focused this analysis on smaller areas that relied solely on the five-year ACS data. Following this review, HUD intended to continue to have money available to survey small areas, but sequestration forced the Department to make hard choices in the use of its diminished funding; consequently, HUD does not have the money to fund local area surveys.

The information in this report is intended for smaller areas where one-year recent mover gross rent data for the FMR area is not available from the ACS. Nevertheless, the information provided in this report can be used for larger areas. In these cases, the confidence interval of the local survey result must not include the ACS estimate, as adjusted, in order to replace the ACS rent with the survey rent. In addition, larger surveys which use blended one-and two-bedroom rents (and sometimes three-bedroom rents) are not as robust as one-year ACS data based only on two-bedroom rents for an area and will not be used for more than two years of FMRs; that is, a survey conducted in 2015 would be used for the FY 2016 and the FY 2017 FMRs. By the FY 2018 FMRs, the 2015 ACS data would supersede the survey data.

For PHAs considering conducting an area rent survey, this report provides the basic information needed to conduct a survey, including the following:

- The Telephone/Cell Phone Survey Questionnaire (Attachment 1).

- The Mail Survey Questionnaire (Attachment 2).

1. The Basis of FMRs

Housing assistance payments authorized under Section 8 of the United States Housing Act are limited by FMRs, which HUD establishes by geographic area. In general the FMR for an area is the amount needed to rent privately-owned, decent, safe, sanitary, and modest rental housing. FMRs include not only the shelter rent but also the cost of all utilities, except telephones.

FMRs are based on either the 40th percentile or 50th percentile rents of units occupied by recent movers—that is, those households who moved to their present residence within the past 24 months[1]—excluding housing units in group quarters, units for which the market rent cannot be determined, and units built within the past 2 years. Proposed FMRs are published for a public comment period—a minimum of 30 days—with final FMRs effective October 1, the beginning of the Federal fiscal year.

FMRs have typically been based on gross rents for recent movers (those who have moved into their current residence in the last 15 to 24 months). FMRs prior to fiscal year (FY) 2012 were calculated

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1 The definition of recent mover increased from 15 months to about 18.5 months when HUD moved from using the decennial Census to the ACS. The question that determines if a renter is a recent mover is unchanged, it asks if the rent has moved in the past year, but for the decennial Census where all responses are completed in April there is a 15-month period. In the ACS, data is collected every month, so depending on when the ACS respondent answers this question the interval is between 13 and 24 months, or 18.5 months on average.

based on recent mover gross rent estimates from the 2000 Census or from more recent HUD-commissioned surveys. Beginning in FY 2012, 5-year gross rent data from the American Community Survey (ACS) were the basis of FMRs. The 5-year data aggregated all survey data collected between January 2005 and December 2009 for a given area. All areas are assigned a base rent equal to the estimated two-bedroom standard quality 5-year gross rent from the ACS, adjusted to remove any unit with a gross rent lower than HUD's public housing cut-off rent. HUD has created a recent mover adjustment factor to apply to this standard quality gross rent. Under the ACS, the definition of recent mover increased from a maximum of 15 months to a maximum of 24 months (please see footnote 1 for more details).

2. Sample Design

For telephone surveys using random digit dialing (RDD), HUD has determined that a list-assisted RDD approach is the most efficient method available. This method differs from dialing purely at random, which is not as efficient because most of the randomly generated telephone exchanges will not be in operation: many telephone numbers will not be in use, and many of the 100-blocks that are in use will contain numbers for businesses only.

Modern sampling techniques take advantage of the fact that residential telephone numbers are likely to be clustered among a small number of 100-blocks in which a large percentage of the possible numbers—more than 40 percent but often much higher—are in use. Rather than selecting a sample of telephone numbers purely at random, the list-assisted approach recommended in this guide uses information about which 100-blocks will likely contain residential numbers as a basis for selecting a sample of telephone numbers. This approach makes it faster and less expensive to conduct statistically valid surveys.

Lists of working 100-blocks used by survey firms are generally purchased from one of a small number of firms that specialize in providing such information. The list of working 100-blocks is a comprehensive listing of all telephone exchanges currently in use in the United States. It consists of all working exchanges in the country, plus a computerized listing of individual telephone numbers, along with the State, county, and ZIP codes. This information is used to determine whether there are at least 5 working telephone numbers in each exchange and 2 in each 100-block, and the resulting list is used as the basis for developing a survey sample.[2] The listing is updated every quarter.

After identifying the working 100-blocks that are in the geographic area to be sampled, a set of telephone numbers that may be called is generated by randomly selecting a working 100-block, then

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[2] Testing has shown that 100-blocks with only one number listed are generally errors and that less than 0.1 percent of all numbers are contained in such blocks.

randomly adding a value from 00 to 99. This process is repeated as many times as needed to produce the desired sample size, with an allowance for nonresponses.

At this point some enhancements can be made to increase sampling efficiency. One technique is to compare the telephone number sample with a list of business numbers and eliminate those that match and do not also have a residential listing. Another technique, which is often used, is to use equipment that mechanically pre-dials the numbers in the sample to detect one of the special dial tones that typically precede "not in service" messages. Using such equipment, calls can be terminated before the telephone number rings. This type of pre-dialing generates a list of working numbers that can then be used for survey contacts. While this technology is generally used for telephone surveys, it may not be used for cell phones, which must be hand-dialed.

HUD has not conducted a rent survey using RDD telephone methodology since 2011. In its most recent surveys of relatively large metropolitan areas in 2010, HUD's contractor relied on the services of a list agent to clean the data and worked 55,000-77,000 telephone numbers to obtain 200 completed surveys by recent movers. While the results were statistically significant, the response rate was barely over 50 percent, making burden estimates and the costs of working the sample too high.

HUD conducted a study of survey methodology that could be used to supplement the five-year ACS data for smaller areas in 2011. HUD tested the RDD telephone methodology using a landline/cell phone sampling frame. Despite the very low response rates for cell phones (15 percent), cell phones are considered important in telephone surveys of rent because they are more common for two-bedroom recent mover renters. If a PHA wants to conduct a telephone survey, they should consider including cell phones in the sampling frame.

Address-based sample (ABS) mail surveys were also studied, but neither the RDD telephone surveys nor the ABS mail surveys had response rates above 40 percent. HUD conducted rent surveys of relatively small areas in 2012 and 2013 using ABS mail survey methodology largely because of the lower cost of these surveys despite the longer time required to conduct the survey. HUD mailed questionnaires to 5,000 to 10,000 addresses depending on the size of the area, at a cost of between $25,000 and $50,000 in 2012 and 2013. The methodology was not tested on large metropolitan areas, so a firm number of surveys mailed cannot be provided, but it may be assumed that at a minimum 10,000 surveys should be mailed to ensure a statistically representative sample, and probably more. As a result of the study, HUD relaxed the goal of completing 100 one- two- and three bedroom recent mover responses for small areas down to 75. It is not clear if the goal of 200 one-bedroom and two-bedroom recent movers for larger areas is still appropriate, but HUD has been flexible in accepting PHA surveys at lower completed survey levels. Larger areas must be careful to ensure that all segments of the FMR area (all subareas with rental units and all unit types for the rental market) are included in the selection of the mail survey addresses.

Whenever a sample is drawn from a universe—the set containing all the items—the characteristics of the sample may not match the characteristics of the universe. If the sample is drawn randomly or scientifically, statistics can be used to estimate the reliability of the data produced from a survey of that sample.

For surveys of FMR areas, the objective is to estimate the rent paid by recent movers for one-bedroom, two-bedroom, and possibly three-bedroom units. "Recent movers" are those who had moved into their present unit within the previous 24 months, based on the ACS data, but may be redefined for a shorter period for a PHA-sponsored survey; however, the costs for the survey likely will be higher, and reducing the recent mover period will not increase the time the survey may be used in place of ACS data.

One-bedroom unit rents can be converted into two-bedroom equivalent rents using local rent relationships (reflected in the most recent FMR publication). Three-bedroom rents may also be converted to two bedroom rents using the current bedroom ratios of the FMR area. Three-bedroom units have a bonus added to bedroom ratio which will depress the equivalent two-bedroom rent. Three bedroom units are generally collected in smaller areas (those without one-year ACS data) to provide the desired recent mover results. For larger FMR areas, they are not generally required for the desired mover results. The 40th percentile or 50th percentile rent for two-bedroom units can be calculated by combining the two-bedroom and two-bedroom equivalent rents, ranking them by gross rent, and selecting the 40th or 50th percentile rent.

Data for other one- and two- and three-bedroom rental units identified by the survey should also be collected and reported but are not normally used to estimate the area FMR.
Survey responses are not used where:

- Resident does not live there year round.

- Units were built in the last 2 years.

- Units are owned by a relative.

- Some work is done for the landlord.

- There is some subsidy of the rent.

3. Data Collection

To conduct a survey, especially for larger FMR areas, a sample of telephone numbers or residential addresses is purchased from a firm that markets such lists. It is usually cost-effective to have business and nonworking numbers or unoccupied units screened out. For telephone interviews, the purchased list is then loaded into a computer-assisted telephone interviewing (CATI) system, which then selects and releases numbers to interviewing staff. For telephone interviews, based on the most recent HUD experience, over 10 attempts to reach a residence are made at different times and days to reach a particular telephone number before it is replaced. This is more than double the number of attempts before such widespread screening of calls. The outcome, or disposition, of each call attempt is recorded as a code by the interviewers and stored in a call management database.

The majority of telephone interviews should be conducted when respondents are likely to be at home, such as weekday evenings, Saturdays, and Sunday evenings. One call might be made during business hours, to most efficiently identify business number. The survey contractor must be staffed with this schedule in mind. In certain geographic areas, Spanish-speaking interviewers must be available, and possibly some fluency in other languages.

Cell phones must be hand-dialed which increases the cost of the survey, but recent mover renters are less likely to have landline telephones. Therefore, a telephone survey should include cell phone numbers, which also have a lower response rate. Based on HUD's 2012 study, telephone respondents from a dual-frame RDD landline/cell phone survey have higher response rates when mailed a pre-notification postcard, which makes this the most cost-effective option for telephone surveys. The interview should use the wording and skip patterns of the questionnaire shown in Attachment 1, based on the testing in 2012.

For ABS mail surveys, pre-notification postcards did not improve the response rate. The highest response rate for ABS surveys occurred when two survey packets were mailed, a postcard reminder was sent, and telephone follow-up call were made to non-responders. The mail questionnaire used in the test and subsequently updated to clarify some questions is found in Attachment 2.

4. Eligibility

Upon contact, respondents are screened to filter out all but market-rate one- and two-bedroom renter households. As discussed earlier, occasionally three-bedroom renters may be used for surveys. To be eligible for the survey, a unit must:[3]

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[3] All renters who pass the eligibility checks in this list are interviewed, although only recent movers are typically used to estimate the FMR.

- Be located in the FMR area.[4]

- Be rented.

- Contain one or two bedrooms.

- Not built in last 2 years.

- Not owned by a PHA or a relative.

- Be rented for cash.

- Have an unsubsidized market rent.

- Be the occupant's primary residence.

- Not be a group living situation, such as a college dormitory or group home.

- Not have the rent reduced for substantial tenant-provided maintenance.

5. FMR Computations

In areas where only 5-year data is available, local survey data on one-, two- and three-bedroom units occupied by recent movers that pass the screening tests noted above will serve as the basis for FMR estimates. Data on otherwise eligible rental units not occupied by recent movers should also be collected for comparison and analysis. The primary cost of these surveys is finding recent movers to eligible one- and two-bedroom units, so collecting data for otherwise eligible rental units is relatively inexpensive and can be used to evaluate the reliability of the recent-mover estimate.

To convert the survey information into two-bedroom gross rents, two adjustments are necessary: contract rents need to be converted to gross rents (that is, rents that include all utility costs), and one- and three-bedroom gross rents need to be converted to two-bedroom equivalent gross rents.

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[4] In New England it is also necessary sometimes to add a township locational screening question to ensure that respondents live within the survey area.

5.1. Adding Utility Costs

Census Bureau research has shown that most renters cannot provide very reliable estimates of their average monthly utility costs but do know what utilities they pay for. For RDD surveys information is therefore sought on what utilities are paid by tenants, rather than asking them for the amount of money they pay for utilities. Local utility schedules used in the Section 8 Housing Choice Voucher (HCV) program are matched with tenant responses to estimate the costs of utilities paid by tenants.

The match against the HCV utility allowance must be done on a unit-by-unit basis; it is not permissible to use an "average" utility amount. If there is no allowance for a particular utility, the HA or the contractor must estimate it for survey respondents using that utility, and tell HUD how that estimate was made.

Housing Agencies that manage HCV programs are required to maintain current utility schedules for different structure types and utility mixes. HAs are required to review these schedules annually and update them as needed. These schedules, which are usually maintained on Form HUD-52667, provide the best and most current source of data on local utility costs available to HUD.

5.2. Converting Units based on Bedroom Counts

One-bedroom and three-bedroom units are included in the RDD survey to increase the effective size of the sample and thereby improve the accuracy of the rent estimates. The ACS provides detailed information on the relative rents of rental units with different bedroom sizes. HUD used ACS data to establish new bedroom ratios for the FY 2013 FMRs and again for the FY 2016 FMRs. As these relationships change, it is important to use the FMR in effect at the time the survey is conducted to determine two-bedroom equivalent rents. The ratio between these numbers should be multiplied by the one-bedroom and three-bedroom gross survey rents to them into two-bedroom equivalents.

An example for Abilene, Texas, follows:

Proposed FY 2016 one-bedroom FMR:	$583
Proposed FY 2016 two-bedroom FMR:	$777
One- to two-bedroom conversion factor:	1.333 ($777/$583)

The conversion to two-bedroom from a three-bedroom rent will be less than one.

5.3. Calculating FMR Estimates

To calculate the 40th percentile, the number of eligible cases is multiplied by 0.40. The cases are sorted from the lowest to the highest rent, and the 40th percentile rent is then set at the point at which the 40th percentile case falls.

Assuming there were 200 recent-mover cases, the 40th percentile case would be the 80th case (40 percent of 200). If the 200 cases are then sorted by lowest to highest gross rent, the 80th case from the lowest would be the 40th percentile rent.

The statistical reliability of the 40th percentile rent estimate is calculated for large FMR areas (those with one-year ACS data) based on a comparison of the confidence interval of the RDD estimate to adjusted ACS rent. The range of rents paid for a two-bedroom unit typically forms a pattern that is similar to a normal distribution, in which most rents are clustered near the median (50th percentile) rent value. Below is the explanation of how this confidence interval is calculated.

Percentile Calculation		Confidence Interval Calculation	
200	= n	0.4	= p
80	= 0.4 * n		
		0.332104	= L = p - 1.96*sqrt(p*(1-p)/n)
		0.467896	= U = p + 1.96*sqrt(p*(1-p)/n)
		66.4207	= L * n
80th Observation	=40th percentile	93.5793	= U * n
1250.00	= observation number 80	66	= L*n
1250	= 40th percentile	94	= U*n
62	= SE of 40th percentile[(243/2)/1.96}		
124	= 2 * SE		
8.6%	= Confidence Interval / FMR		
		$1,127	= observation number 63
		$1,127	= Lower confidence level
		$1,370	= observation number 89
		$1,370	= Upper confidence level
		243	= Length of confidence interval

HAs conducting their own RDDs are not expected to compute confidences; HUD will compute them from the data that HAs submit. The data should be submitted in an EXCEL spreadsheet format.

Survey Questionnaire

The following questionnaire was used successfully by HUD in its methodology testing in 2010. Because interviewing is done by phone with a computerized CATI system, the text below is only a guide to what actually appears on the computer screens; CATI systems automatically set up skip patterns.

<u>FMR CATI Questionnaire</u>

HELP:
An agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB control number. The OMB control number for this project is   . Public reporting burden for this collection of information is estimated to average 10 minutes including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. **Any personally identifiable information will be kept confidential.** Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to   .

<u>Need from sample:</u>

CALLTYPE=01 Landline
CALLTYPE=02 Cell phone
SAMPTYPE=01 Non-Metropolitan area
SAMPTYPE=02 Metropolitan area
ZIP = zip code from sample

ASK ALL
INTRO1: Hi, my name is _____. I am calling for   .   is conducting a study of rental housing costs in your area. This information will help the government provide housing assistance to people who need it. This survey will take 10 minutes. Your participation is voluntary. All information you provide will be kept confidential. This call may be monitored and recorded for quality assurance purposes.

01   CONTINUE
03   TERMINATION SCREEN
77   OWN - NOT A RENTAL ///GO TO QCLOSE, TERM AS DISP XX///
88   NOT A RESIDENCE ///GO TO QCLOSE, TERM AS DISP XX///

RESID. Is this a residential household such as an apartment, a house, or a mobile home?

[INTERVIEWER NOTE: It is NOT a dormitory, hospital room, nursing home, assisted-living facility, barracks, or cellular telephone?]

01   YES
02   NO ///GO TO QCLOSE, TERM AS DISP XX///
97   DON'T KNOW ///GO TO QCLOSE, TERM AS DISP XX///
98   REFUSED ///GO TO QCLOSE, TERM AS DISP XX///

RENT. Are you renting this apartment, house, or mobile home?

01   RENT
02   OWN///GO TO QCLOSE, TERM AS DISP XX///
97   DON'T KNOW ///GO TO QCLOSE, TERM AS DISP XX///
99   REFUSED ///GO TO QCLOSE, TERM AS DISP XX///

AGE1. I need to speak with someone in the household who is 18 years of age or older with knowledge about your housing costs, would that be you?

01   YES // GOT TO LLC//
02   NO
97   DON'T KNOW   ///GO TO QCLOSE, TERM AS DISP 105 CALLBACK///
99   REFUSED   ///GO TO QCLOSE, TERM AS DISP 116 OR 003 ///

FOR LANDLINE SAMPLE
AGE2. Is there someone else available who is 18 years or older?

01   YES   [TRANSER CALL GO TO INTRO2]
02   NO   ///GO TO QCLOSE, TERM AS DISP 105 CALLBACK///
97   DON'T KNOW///GO TO QCLOSE, TERM AS DISP 105 CALLBACK///
99   REFUSED///GO TO QCLOSE, TERM AS DISP 116 OR 003///

FOR CELL SAMPLE
AGEC1. Is this a cell phone that is shared with someone 18 years or older, such as a parent or guardian who I could speak with?

01   YES   [TRANSFER]   ///LOOP BACK TO INTRO2///
02   NO   ///GO TO QCLOSE, TERM AS DISP 030///
03   YES BUT NOT AVAILABLE NOW, SCHEDULE CALLBACK ///TERM AS DISP 104///
97   DON'T KNOW   ///GO TO QCLOSE, TERM AS DISP 105///
99   REFUSED   ///GO TO QCLOSE, TERM AS DISP 116 OR 003///

FOR BOTH LANDLINE & CELL SAMPLE
INTRO2: Hi, my name is _____. I am calling for HUD, the United States Department of Housing and Urban Development. HUD is conducting a study of rental housing costs in your area. This information will help the government provide housing assistance to people who need it. This survey will take 10 minutes. Your participation is voluntary. All information you provide will be kept confidential. This call may be monitored and recorded for quality assurance purposes.

01   CONTINUE
03   TERMINATION SCREEN
77   OWN - NOT A RENTAL ///GO TO QCLOSE, TERM AS DISP XX///
88   NOT A RESIDENCE ///GO TO QCLOSE, TERM AS DISP XX///

///ASK IF AGE1=01 OR INTRO2=01 AND CALLTYPE=01 ///
LLC. Have I reached you on a cell phone or a landline?
01   LANDLINE
02   CELL PHONE
97   DON'T KNOW
99   REFUSED

FOR CELLPHONE SAMPLE
///ASK IF LLC=02 OR CALLTYPE=02///
CSAFE. Are you in a public place or other location where talking on the phone might distract you or jeopardize you safety?

01   YES
02   NO //GO TO LIVE2Y//
97   DON'T KNOW
99   REFUSED

CB1. Thank you very much. When would be a better time to contact you for this survey?

01   SCHEDULED CALLBACK ///TERM AS DISP 104///
02   UNSCHEDULED CALLBACK ///TERM AS DISP 105///
97   DON'T KNOW ///TERM AS DISP 105///
99   REFUSED ///TERM AS DISP 116 OR 003///

ALL CELL & LANDLINE THAT ARE AGE ELGIBILE
LIVE2Y. How long have you lived at this home?

[READ LIST]

01   Less than 2 years
02   2 years or more

97   DON'T KNOW
99   REFUSED

BEDRM. If this home were on the market for sale or rent, how many bedrooms would you say it
    has?

00   NO BEDROOMS, EFFICENCY, STUDIO//GOTO QCLOSE , TERM DISPO XX//
01   1 BEDROOM
02   2 BEDROOMS
03   3 BEDROOMS
04   4 OR MORE BEDROOMS //GOTO QCLOSE , TERM DISPO XX//
97   DON'T KNOW   //GOTO QCLOSE , TERM DISPO XX//
99   REFUSED//GOTO QCLOSE , TERM DISPO XX//

ALLYR. Do you consider this home a permanent residence where you live all year, or a vacation or
seasonal residence?
        [INTERVIEWER NOTE: If this is the respondent's vacation or seasonal home, apartment,
        or mobile home where he/she do not live year round, the answer is "no"]

01   YES – PERMANENT RESIDENCE
02   NO – SEASONAL/VACATION   //GOTO QCLOSE , TERM DISPO XX//
97   DON'T KNOW   //GOTO QCLOSE , TERM DISPO XX//
99   REFUSED   //GOTO QCLOSE , TERM DISPO XX//

RNTSAM. Apart from utility costs, does this ///INSERT BLDTYPE/// rent for the same amount
every month of the year?

01   YES //GO TO BLDG//
02   NO
97   DON'T KNOW //GO TO BLDG//
99   REFUSED //GO TO BLDG//

WHYRNT. Why does the rent change during the year?

[READ LIST]

01   The owners' charge different rents during the summer and winter seasons. //GO TO BLDG//
02   The owners' charge a different rent during the school year. //GO TO BLDG//
03   The owners' costs – like heating and air conditioning – change during the year so they charge
        different rent. //GO TO BLDG//
04   Or Some other reason (specify)//GO TO WHYRNTO//
97   [DO NOT READ]DON'T KNOW   //GO TO BLDG//

99   [DO NOT READ] REFUSED//GO TO BLDG//

WHYRNTO. Please briefly describe why the rent changes during the year.
[ENTER REASON]

BLDG. Which **best** describes this building?

        [READ LIST]

01   A mobile home //GO TO BLD2Y//
02   A one-family house detached from any other house. //GO TO BLD2Y//
03   A one-family house attached to one or more houses – for example, a duplex, townhouse, or
        rowhouse. //GO TO BLD2Y//
04   A building with 2 or more apartments. //GO TO BLD2Y//
05   Or something else? (*Specify*:_____)//GO TO BLDGO//
97   DON'T KNOW //GO TO BLD2Y//
99   REFUSED//GO TO BLD2Y//

///PROGRAMMER: CREATE VARIABLE "BLDTYPE".
IF BLDG=01 THEN BLDTYPE="MOBILE HOME"
BLDGIN (02,03) THEN BLDTYPE= "HOUSE"
BLDGIN (O4,05) THEN BLDTYPE= "APARTMENT"
BLDGIN (06,) THEN BLDTYPE= "HOUSE, APARTMENT, OR MOBILE HOME"///

BLDGO. [ENTER ANSWER]
How would you describe this building?

BLD2Y. Was this home built within the last two years?

01   YES, IT WAS BUILT WITHIN THE LAST TWO YEARS
02   NO, IT WAS BUILT MORE THAN TWO YEARS OLD
97   DON'T KNOW
99   REFUSED

OWNREL. Is this home owned by a relative?

        [INTERVIEWER NOTE: If this house, apartment, or mobile home is owned by a spouse or
        another individual living at this address then the answer is "No."]
[IF NECESSARY: Even though they are your relatives, we are asking if they are also the landlord.]

01   YES   //GOTO QCLOSE , TERM DISPO XX//

02   NO
97   DON'T KNOW   //GOTO QCLOSE , TERM DISPO XX//
99   REFUSED   //GOTO QCLOSE , TERM DISPO XX//

WRKLND. Do you do any work for your landlord so you can pay less rent?

[INTERVIEWER NOTE: This should NOT include yard work or light maintenance]

01   YES   //GOTO QCLOSE , TERM DISPO XX//
02   NO
97   DON'T KNOW   //GOTO QCLOSE , TERM DISPO XX//
99   REFUSED   //GOTO QCLOSE , TERM DISPO XX//

GOVTHP. Is your rent amount lower because you are in a government-housing program?

01   YES //GOTO QCLOSE , TERM DISPO XX//
02   NO
97   DON'T KNOW
99   REFUSED

HCV. Does your household have a voucher that allows you to choose where you live and pays for part of your rent??

01   YES //GOTO QCLOSE , TERM DISPO XX//
02   NO
97   DON'T KNOW
99   REFUSED
PHAOWN: Does a local housing authority own this//INSERT BLDTYPE///?

01   YES //GOTO QCLOSE , TERM DISPO XX//
02   NO
97   DON'T KNOW
99   REFUSED

 RRENT. How much do YOU or does YOUR FAMILY pay for rent each month for this ///INSERT
    BLDTYPE///?

    [INTERVIEWER: ROUND TO THE NEAREST DOLLAR.]
    [IF NECESSARY: Do not include separate parking fees or utility costs.]

_____   ENTER AMOUNT [$0 – XXXXX]
99997 DON'T KNOW //GOTO RFRENT1//

18

99999 REFUSED //GOTO RFRENT1//

RTCONF. Just to confirm, YOU or YOUR FAMILY pay //INSERT RRENT// each month?

01   YES //GOTO RMMATE//
02   NO //RESET TO RRENT//
97   DON'T KNOW //GOTO RFRENT1//
99   REFUSED //GOTO RFRENT1//

RFRENT1. This is the most important piece of information in this study. Without knowing how much you pay in rent, HUD cannot evaluate the cost of rental housing in this area. The best most accurate way we have to learn about rents is to ask renters like you. Your information is never reported separately. We use everyone's information together when we do our analysis.

How much do you or does your family pay for rent each month for this ///INSERT BLDTYPE///?
$_____ per month [0 – 99996]

99997 DON'T KNOW //GOTO QCLOSE , TERM DISPO XX//
99999 REFUSED //GOTO QCLOSE , TERM DISPO XX//

RMMATE Do you have any roommates or housemates that pay part of the rent who are not members of your household?
01   YES //GOTO TOTALR//
02   NO
97   DON'T KNOW
99   REFUSED

TOTALR. How much is the TOTAL monthly rent for this///INSERT BLDTYPE///?

        [IF NECESSARY: This should be how much you pay, what all other roommates pay, and any assistance you or your roommates might receive. Do not include separate parking fees or utility costs.]

    [INTERVIEWER: ROUND TO THE NEAREST DOLLAR.]

_____   ENTER AMOUNT [$0 – 99996]
99997 DON'T KNOW //GO TO RFTOTR//
99999 REFUSED //GO TO RFTOTR//

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TRCONF. Just to confirm, the TOTAL monthly rent is //INSERT TOTALR//?

01   YES //GO TO UTIL//
02   NO //RESET TO TOTALR//
97   DON'T KNOW //GOTO RFTOTR//
99   REFUSED //GOTO RFTOTR//

RFTOTR. This is the most important piece of information in this study. Without knowing how much you pay in rent, HUD cannot evaluate the cost of rental housing in this area. The best most accurate way we have to learn about rents is to ask renters like you.   Your information is never reported separately. We use everyone's information together when we do our analysis.

How much is the TOTAL monthly rent for this ///INSERT BLDTYPE///**?**

        [IF NECESSARY: This should be how much you pay, what all other roommates pay, and any
        assistance you or your roommates might receive. Do not include separate parking fees or
        utility costs.]
$_____ per month [0 – XXXXX]
99997 DON'T KNOW //GOTO QCLOSE , TERM DISPO XX//
99999 REFUSED//GOTO QCLOSE , TERM DISPO XX//

//IF RFTOTR <Standard quality rent for the area – GOTO QCLOSE, TERM DISPO XX//

UTIL. Are utilities included in your rent, or do you pay for them separately?

[IF NECESSARY: Utilities are heat, electricity, water, sewage, and trash collection.]

01   YES, UTILITIES INCLUDED IN THE RENT // GO TO TEL//
02   NO, UTILITIES PAID SEPARATELY
97   DON'T KNOW
99   REFUSED

HEAT. Is the cost of **heating** included in the rent or do you pay separately for heat?

01   HEAT IS INCLUDED IN THE RENT //GO TO ELEC//
02   PAY SEPARATELY FOR HEAT
03   HOME DOES NOT HAVE HEAT //GO TO ELEC//
97   DON'T KNOW
99   REFUSED

HEATF. Which fuel is used MOST for **heating** this ///INSERT BLDTYPE///?

[READ LIST]

01   Gas from underground pipes serving the neighborhood //GO TO ELEC//
02   Gas from a bottle, tank or LP//GO TO ELEC//
03   Electricity//GO TO ELEC//
04   Fuel oil, kerosene etc. //GO TO ELEC//
05   Or some other type of fuel? //GO TO HEATFO//
06   NONE//GO TO ELEC//
97   DON'T KNOW//GO TO ELEC//
99   REFUSED//GO TO ELEC//

HEATFO. What fuel is used MOST for heating?
[ENTER OTHER FUEL]

ELEC. Is the cost of electricity included in the rent, or do you pay separately for electricity?

01   THE COST OF ELECTRICTY IS INCLUDED IN RENT
02   PAY SEPARATELY FOR ELECTRICITY
03   HOME DOES NOT HAVE ANY ELECTRICTY
97   DON'T KNOW
99   REFUSED

WATER. Is water included in the rent, or do you pay separately for water?

01   WATER IS INCLUDED IN RENT
02   PAY SEPARATELY FOR WATER
03   DON'T HAVE WATER
97   DON'T KNOW
99   REFUSED

SWER. Is a sewage fee included in the rent, or do you pay separately for sewage?

01   SEWAGE IS INCLUDED IN RENT
02   PAY SEPARATELY FOR SEWAGE
03   DON'T HAVE MUNICIPAL SEWAGE -SEPTIC FIELD
97   DON'T KNOW
99   REFUSED

TRASH. Is a trash collection included in the rent, or do you pay separately for trash collection?

01   TRASH COLLECTION IS INCLUDED IN THE RENT
02   PAY SEPARATELY FOR TRASH COLLECTION

03   THE CITY OR GOVERNMENT PROVIDES TRASH COLLECTION
04   HOME DOES NOT HAVE TRASH COLLECTION
97   DON'T KNOW
99   REFUSED

RCNTY1.   What county and state do you live in?

[PROVIDE LIST OF AREA COUNTIES AND ADJACENT COUNTIES – ONLY READ IF NECESSARY. IF COUNTY MATCHES AREA GO TO QCLOSE, IF COUNTY DOES NOT MATCH AREA GOTO RZIP]

97   DON'T KNOW //GO TO RZIP//
99   REFUSED //GO TO RZIP//

RZIP. What is your ZIP code?

[ENTER ZIP] _ _ _ _ _
99997 DON'T KNOW
99999 REFUSED

QCLOSE. Those are all the questions I have. Thank you so much for your time and I hope you have a great day!

ANSWERING MACHINE TEXT – LEFT EVERY ATTEMPT.   Hello, this is ///INSERT VENDOR NAME//. We are conducting a housing study for the   . Sorry to have missed you. We will try again later. Goodbye.

1.	Is this house, apartment, or mobile home – *Note: If this is a mobile home, answer in terms of whether or not you own or rent the mobile home, and NOT the pad it is located on.*	❑ Rented ❑ Occupied without payment of rent ❑ Owned by you or someone in this household with a mortgage or loan ❑ Owned by you or someone in this household free and clear (without a mortgage or loan) ❑ This is **NOT** a residential house, apartment, or mobile home.

If you checked "Rented" please continue to QUESTION 2.   If you checked any other box, you're done! Please return the survey in the envelope provided.

2.	How long have you lived at this house, apartment or mobile home?	❑ Less than 2 years ❑ 2 years or more
3.	If this house, apartment, or mobile home were on the market for sale or rent, how many bedrooms would you say it has?	❑ No bedrooms; it is an efficiency or studio ❑ 1 bedroom ❑ 2 bedrooms ❑ 3 bedrooms ❑ 4 or more bedrooms
4	Which best describes this building?	❑ A mobile home ❑ A one-family house detached from any other house ❑ A one-family house attached to one or more houses – for example, a duplex, townhouse or rowhouse ❑ A building with 2 or more apartments ❑ Other (please specify) *Other (please specify)*
5.	Was this house, apartment or mobile home built within the last two years?	❑ Yes, it was built within the last two years ❑ No, it is more than two years old
6.	Do you or does any member of this household live or stay at this address year round? *If this is your vacation or seasonal home, apartment, or mobile home where you do not live year round, please select "No".*	❑ Yes ❑ No
7.	Is this house, apartment, or mobile home owned by a relative? *If this home, apartment, or mobile home is owned by your spouse or another individual living at this address then please select "No."*	❑ Yes ❑ No

BARCODE*

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8.	Do you do any work for your landlord so you can pay less rent?	☐ Yes ☐ No
9.	Apart from utility costs, does this house, apartment, or mobile home rent for the same amount every month of the year?	☐ Yes ➡ **Skip to 10** ☐ No
	9a. *(If the rent changes month-to-month)* Why does the rent change during the year?	☐ The owners' charge different rents during the summer and winter seasons ☐ The owners' charge a different rent during the school year ☐ The owners' costs – like heating and air conditioning – change during the year so they charge different rent ☐ Some other reason *(please specify)* *Other (please specify)*
10.	As part of your rental agreement, do you have to recertify your income every year to determine how much rent you pay?	☐ Yes ☐ No
11.	Is your rent amount lower because you are in a government-housing program?	☐ Yes ☐ No
12.	Does your household have a voucher that allows you to choose where you live and pays for part of your rent?	☐ Yes ☐ No
13.	How much do YOU or does YOUR FAMILY pay for rent each month for this house, apartment, or mobile home? *Do not include separate parking fees or utility costs.*	$ [, . 0 0] The rent you pay each month
	13a. Do you have any roommates or housemates that pay part of the rent who are not members of your household?	☐ Yes ☐ No ➡ **Skip to 14**
	13b. How much is the TOTAL monthly rent for this house, apartment, or mobile home? *This should be how much you pay (Q15), what all other roommates pay, and any assistance you might receive. Do not include separate parking fees or utility costs.*	$ [, . 0 0] Total rent per month
14.	Are utilities included in your rent, or do you pay for them separately? *Utilities are heat, air conditioning, lights, water, sewage, cooking fuel, or trash collection.*	☐ Yes, utilities are included in the rent ☐ No, pay separately for utilities

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If you checked "Yes, utilities are included in the rent," skip to QUESTION 20.

If you checked "No", please continue to QUESTION 15.

15.	Do you pay separately for heat?	☐ Yes ☐ No
15a.	Which FUEL is used MOST for heating this house, apartment, or mobile home? *(check one)*	☐ Gas: from underground pipes serving the neighborhood ☐ Gas: bottled, tank, or LP ☐ Electricity ☐ Fuel, oil, kerosene, etc. ☐ No fuel used ☐ Other fuel *(please specify)* *Other (please specify)*
16.	Do you pay separately for electricity?	☐ Yes ☐ No
17.	Do you pay separately for water?	☐ Yes ☐ No
18.	Do you pay separately for sewage?	☐ Yes ☐ No
19.	Do you pay separately for trash collection?	☐ Yes ☐ No
20.	In case we have questions or there is a problem, could you please provide a ten-digit telephone number where we can reach you?	☐☐☐ - ☐☐☐ - ☐☐☐☐ (Area Code) – XXX- XXX

Thank you! We appreciate your help!

If you have any questions or concerns about this study, please contact

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