

DRAFT: Changes to the Core Modules for 2015

1. Overview
2. Public Records Usage
3. Core Module: Housing Unit
4. Core Module: Demographics
5. Core Module: Disabilities
6. Core Module: Inventory
7. Core Module: Equipment
8. Core Module: Problems/Breakdown
9. Core Module: Home Improvement and Repairs
10. Core Module: Recent Movers
11. Core Module: Real Estate Transaction
12. Core Module: Mortgage
13. Core Module: Taxes and Fees
14. Core Module: Renter Subsidies
15. Core Module: Utilities and Lodgers
16. Core Module: Income
17. Core Module: Non-Relative Income Plus
18. Core Module: Ratio Verification
19. Core Module: Neighborhood Rating
20. Core Module: Manager
21. Core Module: Neighborhood (new for 2015)

1. **Overview**

Generally speaking, the core modules of the American Housing Survey will remain intact for 2015 and beyond. The following types of changes are being made:

- Add: A question or series of questions not in the 2013 AHS will be added to the 2015 AHS
- Delete: A question included in the 2013 AHS core modules will be removed for the 2015 AHS
- Edit: The text of a question found in the 2013 AHS core module will be changed, but the question will remain.
- Universe Edit: The text of a question found in the 2013 core modules will remain, but the universe of respondents will be significantly altered.
- Operational: A significant change to how we use the respondent's answer to create an output variable.

2. **Public Records Usage**

There are a number of questions in the Core Modules for which HUD is investigating the feasibility of replacing the question with data gathered from public records. Examples include property tax amount, number of stories, housing type, etc. At this time HUD has not completed the research to determine feasibility.

3. Core Module: Housing Unit

Variable or Field Name	2013 Instrument Text	2015 Change	Discussion
HTYPE	Is this a house, an apt, a MH, or some other type of residence?	Edit: Combine two mobile home categories	We made this change to reduce respondent burden and improve accuracy.
SHARFR/ NUNITS4	Do you share a furnace or boiler with the unit next door? How many units share?	Delete	We dropped this question because this information is no longer used for editing purposes.
REUAD	<< Reason unit added >>	Delete	Census will be sampling from the MAF for the 2015 AHS and will not be interviewing extra units created from an AHS unit.
ACCESSB	Entry system required to access building	Add	We added this question at the request of AHS user community. This question was previously asked as part of a 2013 rotating topical module.
BACEN/ HU2DIS	Was this structure built before April of 2000?	Delete	We dropped this question because this information is no longer used for editing purposes.
COMPLEX		Add Some apartment buildings are a part of a complex of multiple apartment buildings. Is this building part of a complex?	We made this change for HUD programmatic purposes.

4. Core Module: Demographics

For the 2013 AHS, HUD conducted an experiment to test proposed changes to household relationship types, domestic partnerships, and cohabitating adults. At this time, HUD has not decided whether to permanently adopt these changes for the 2015 AHS.

A number of minor tweaks to the demographics questions were made to bring the AHS wording in line with the Current Population Survey (CPS) wording. Below is a list of notable additions to the 2015 AHS or changes to that will differ from the CPS.

Variable or Field Name	2013 Instrument Text	2015 Change	Discussion
EDU	The highest grade or level of school you completed.	Edit: No longer asking this question for children under 18.	Although the CPS asks this question for all children, HUD did not feel it was necessary to continue to ask this question for children under 18.
REL	What is your relationship to the householder	Edit: We will not ask the question series about whether a child is a stepchild, biological child, or an adopted child	Although the CPS asks this series of questions for all children, HUD did not feel it was necessary to continue to ask this question series for AHS households.
RACE	What is your race?	Edit: We will adopt the CPS race categories.	There was strong support from the AHS user community to expand the AHS race categories to include Asian and Native Hawaiian/Pacific Islander categories.
PLINE		Operational: We will be creating a unique ID for each person in the household, and this ID will be carried across surveys.	This will allow AHS users to more easily determine household changes.

5. Core Module: Disability

Variable or Field Name	2013 Instrument Text	2015 Change	Discussion
HEARDIFF	Are you deaf or do you have serious difficulty hearing even when wearing a hearing aid?	Edit: Change to ACS wording (drop hearing aid reference)	The change is being made to ensure consistency with ACS.

6. Core Module: Inventory

Variable or Field Name	2013 Instrument Text	2015 Change	Discussion
FRSITQ	Excluding the dealer's lot, is this the first site on which this MH was placed?	Delete	This change is being made to reduce respondent burden. This information is not used by HUD for policy or programmatic purposes.
TPARKB	How many, including your MH, are in the group? Enter 21 for any number 21 or greater.	Edit: Allow actual value (up to three digits). Edit: Indicate that the "best estimate" is ok.	This change is being made in response to user request.
OLDECQ	We have recorded that your home was built before 1920. What decade was your home built?	Delete	This change is being made to reduce respondent burden.
CLIMB	How many stories are there from the main entrance of the building to the main entrance of your apt?	Delete from Core and move to "Accessibility" rotating topical module	This change is being made to reduce respondent burden.
ELEVQ	Is there a passenger elevator to your floor?	Delete from Core and move to "Accessibility" rotating topical module	This change is being made to reduce respondent burden.
ELEVWK	Is at least one of those elevators in working order?	Delete from Core and move to "Accessibility" rotating topical module	This change is being made to reduce respondent burden.
NOSTEP	Is it possible to enter your home without climbing up or down any stairs?	Delete from Core and move to "Accessibility" rotating topical module	This change is being made to reduce respondent burden.
BATHS/ HALFB	How many full bathrooms?	Edit: How many full bathrooms do you have in your home? A full bathroom is one that has a sink with running water, and a toilet, and either a	This change is being made in order to elicit more accurate responses.

		bathtub or shower.	
EXLCUS/ DIRAC1/ DIRAC2	EXCLUS (number of exclusive rooms for business space), DIRAC1 and DIRAC2 (room/rooms have direct access from outside of home)	Delete	This change is being made to reduce respondent burden.
BUSPER	How many rooms, if any, are used both as business space and for personal use?	Delete	This change is being made because working at home has become so common that this question will confuse respondents.
DRSHOP	How many rooms are used as doctor's office	Delete	This change is being made to reduce respondent burden.
INCP	Driveway?	Delete	This change is being made to reduce respondent burden.
TRUCKS	How many vans or trucks...?	Delete	This change is being made to reduce respondent burden. Similar information is available from other surveys.
CARS	How many automobiles... ?	Delete	This change is being made to reduce respondent burden. Similar information is available from other surveys.
GUTREHAB	Gut rehabilitation is defined as the general replacement of the interior of a building including the HVAC, plumbing and electrical components. Has this housing unit undergone gut rehabilitation in last 10 years (for units built before 2005).	Add	This question is being added to determine if a housing unit was gutted out and rebuilt recently. This addition is being made at the requests of AHS users.

7. Core Module: Equipment

Variable or Field Name	2013 Instrument Text	2015 Change	Discussion
CFUEL	What fuel is used MOST for cooking--electricity, gas or something else?	Edit: Drop Kerosene, Coal, and Wood as specific choices.	This change is being made to reduce respondent burden. There are very few responses in these categories.
DISPL/ TRASH/	Does your home have a garbage disposal? Trash compactor?	Delete	This change is being made to reduce respondent burden.
DISH/ WASH/ DRY	Does your home have a Dishwasher? Washing machine? Dryer? Is your machine in working order?	Edit: Change questions to "does your home have a XXX <u>in working order</u> ?"	This change is being made to reduce respondent burden.
SEWDISTP	What type of sewage disposal system do you have?	Edit: What type of sewage disposal septic tank or cesspool system do you have?	This is a minor change to question wording.
BSINK/ TOILET/ TUB	Is there a bathroom sink anywhere in your home? (Does your full bath contain:) A flush toilet? A bathtub or a shower?	Universe Edit: AHS is adopting the RECS phrasing for asking about a full bathroom (see Inventory Module changes). In the event a housing unit does not have at least 1 full bathroom, these questions will be triggered.	This change is being made to reduce respondent burden.
WFUEL	What type of fuel is used MOST to heat the water?	Drop kerosene, coal, and wood answer choices. Add probe for solar.	This change is being made to reduce respondent burden. There are very few responses in these categories.
WATERQ	Does most of the water for your home come from a water system, either public or private, from an	Change categories to Public/private water system; Individual well; Other (no specify for other	This change is being made to reduce respondent burden.

	individual well, or from some other source?	category).	
WELLV/ WELLQ	Is the well drilled or dug?	Delete this question from Core module and move to Healthy Home module.	This change is being made to reduce respondent burden.
WELDUS	Does that ___provide water to 15 or more homes?	Delete this question from Core module and move to Healthy Home module.	This change is being made to reduce respondent burden.
WATERS	In your opinion, is the water from this ___safe for cooking and drinking?	Delete this question from Core module and move to Healthy Home module.	This change is being made to reduce respondent burden.
WATERD	Where do you get your water for drinking?	Delete this question from Core module and move to Healthy Home module.	This change is being made to reduce respondent burden.
HPORTC/ SHTEQP1	What type of equipment is it?	Edit: Change category wordings to include pellet stoves.	This change is being made to bring categories up to date.
FPINS1/ FPINS2/ FPINS3	<< Fireplace inserts >>	Delete	This change is being made to reduce respondent burden.
ROOMHTR	Room heaters vented or unvented to outside	Edit: "Are all room heaters vented to the outside through a chimney, flue or pipes?" Answer categories will be Yes and No.	This change is being made to reduce respondent burden.
ARSYS2V	(Last time) we recorded that your home had central air conditioning. Is this information still correct?	Edit: "swamp coolers" are now considered A/C	This change is being made to bring categories up to date.

We are also making an important update to the shared bathroom question (SHARPF). The shared bathroom question has historically been used to determine if a housing unit is adequate. However, recent research by Eggers (2013) has raised serious concerns about the accuracy of responses to this question. In response, HUD is revising the question.

Previous question text

Some people live in neighborhoods where some of the houses don't have complete plumbing facilities. So, they must use other people's bathrooms. Does anyone not living in your home, not counting guests or workers, regularly use your bathroom?

New SHARPF Question Series:

1. You have indicated you do not have a full bathroom (or the parts of a full bathroom) in your housing unit. Where do you go to use the bathroom (or part of bathroom you are missing)?

- a. Another unit within this building
- b. Another building

2. Are you required to share your bathroom with neighboring housing unit? Y/N
(If the answer is Yes)

3. Who is requiring you share your bathroom?

FR Instruction?: If the answer to this question suggests that the respondent did not understand the initial question, the FR should revise the prior answer.

- a. Landlord
- b. Owner
- c. Management Company

8. Problems/Breakdown

Variable or Field Name	2013 Instrument Text	2015 Change	Discussion
OTHCOLD2	Other reason for cold	Edit: Remove specify from Other-specify category. Edit: Add windows to the "inadequate insulation" category. Edit: Add "power outage" to "utility interruption".	These changes are being made to reduce the number of responses in the other category.
RATMICE	Was it a rat, mouse, or aren't you sure what it was?	Delete	This change is being made to reduce respondent burden.
MAJR1	When the owner has to do MAJOR maintenance or repairs: Do they start quickly enough?	Delete from Core and move to Tenant Satisfaction rotating topical module	This change is being made to reduce respondent burden.
MAJR2	Do they solve the problem quickly once they start?	Delete from Core and move to Tenant Satisfaction rotating topical module	This change is being made to reduce respondent burden.
MAJR3	Are they polite and considerate of your home?	Delete from Core and move to Tenant Satisfaction rotating topical module	This change is being made to reduce respondent burden.
MINR1	For MINOR maintenance or repairs: Do they start quickly enough?	Delete from Core and move to Tenant Satisfaction rotating topical module	This change is being made to reduce respondent burden.
MINR2	Do they solve the problem quickly once they start?	Delete from Core and move to Tenant Satisfaction rotating topical module	This change is being made to reduce respondent burden.
MINR3	Are they polite and considerate of your home?	Delete from Core and move to Tenant Satisfaction rotating topical module	This change is being made to reduce respondent burden.
BLDMNT	On maintenance of the building, are you completely satisfied, partly	Delete from Core and move to Tenant Satisfaction rotating	This change is being made to reduce respondent burden.

	satisfied, or dissatisfied?	topical module	
GRDMNT	On maintenance of the grounds, are you completely satisfied, partly satisfied, or dissatisfied?	Delete from Core and move to Tenant Satisfaction rotating topical module	This change is being made to reduce respondent burden.
Mold /MldRoom	Mold questions	Add: We are adding questions about mold to the Core. These questions were previously in the Healthy Home module.	This change is being made at the request of the AHS user community.

9. Core Module: Home Improvement and Repairs

Variable or Field Name	2013 Instrument Text	2015 Change	Discussion
Interior Addition/ Finishing/ Renovations		Ask as one question per room.	This change is being made to reduce respondent burden.
Remodel		<p>Edit: Break bathroom and kitchen into separate areas so as to ask separate questions.</p> <p>Text for kitchen: ... replacing or reconfiguring cabinets and countertops.</p> <p>Text for bathroom: ...replacing bathtub, or retiling the shower or floor (FR Note: Do not include simple replacement of toilet or sink.</p>	This change was made at the request of the AHS user community.
Interior work (New)		Add question about painting/ wallpapering in order to decrease responses in Other-Specify category.	This change is being made to reduce the number of responses in the other category.
Exterior Work (new)		Add question about landscaping/ sprinkler system in order to decrease responses in Other-Specify category.	This change is being made to reduce the number of responses in the other category.
Structural Work (New)		Any changes done to the exterior of your home? Such as repair chimney, stairs, etc. in order to decrease responses in Other-Specify category.	This change is being made to reduce the number of responses in the other category.
Completion	Is this job complete?	Add: Yes or no	This change was made at the request of AHS user

Date (New)		If Yes, in 2013 or 2014 If No, When did you incur most expense? 2013, 2014, 50/50?	community.
------------	--	---	------------

10. Core Module: Recent Movers

The Recent Movers module was significantly revised. Below is a list of the new questions in the module, the revised questions, and a few questions from 2013 that will remain in the 2015 module.

New Questions

MOVFORCE: Were you forced to move by a landlord, a bank or other financial institution, the government, or because of a disaster or fire?

WHYMOV: I am going to read you three reasons for moving. If one of these three reasons is the primary reason you chose to move, please indicate which one

- A new job or job transfer
- To form your own household
- To be closer to family, including for health reasons, economic reasons, or any other reason

I am going to read you another three reasons for moving. If one of these three reasons is the primary reason you chose to move, please indicate which one

- Because of a change in household or family size, including marriage, divorce, separation, or child birth or adoption
- To reduce commuting time
- To upgrade to a larger home or a better quality home

I am going to read you the last three reasons for moving. If one of these three reasons is the primary reason you chose to move, please indicate which one.

- To reduce your housing costs
- To be in a more desirable neighborhood
- Some other reason (NO OTHER-SPECIFY)

STOPLK: In some cases, people are not able to conduct a housing full search for a new home and they end up choosing to live in a less desirable location. Please answer Yes or No to the following two questions concerning your housing search:

- Did you end your housing search because you had to move quickly and did not have time to fully explore your housing options?
- Did you end your housing search because you had difficulty traveling to other neighborhoods to find preferred housing?

Revised Questions

HEARHS: How did you find this apartment or house?

These groups should be randomized.

- 1) Family, friends, or other word of mouth
- 2) Saw it in person or already knew the area
- 3) Internet site (such as Craig's List)
- 4) Newspaper or other publication
- 5) Talking with a real estate agent
- 6) Apartment rental agency listing
- 7) Sign on outside of building
- 8) Other (NO SPECIFY)

2013 Questions That Will Remain in 2015 Module

ALMV, FIRST, SECOND, THIRD: We are keeping the series of questions that determine the mover groups.

XNRATE, XHRATE: We are keeping the two questions that ask the respondent to rate the previous neighborhood and housing unit (better, same, worse).

XUNIT, XTEN, XPER, XHEAD, XREL: We are keeping the series of questions that determine the housing unit type and tenure of a recent mover's prior housing unit.

XCOST: We are keeping the question that asks the recent mover respondent if their housing cost increased, stayed the same, or decreased, relative to their prior residence.

11. Core Module: Real Estate Transaction

Variable or Field Name	2013 Instrument Text	2015 Change	Discussion
FRSTOC	Were you the first person to occupy this home or did someone else live here before you?	Delete	This change was made to reduce respondent burden.
TPBPAL/ TPBSOL/ TREP/ TADJ	When you got this home did anyone make inquiries or have this house inspected or tested for lead paint? Lead solder? Any repairs? Adjustments to purchase price?	Delete	This change was made to reduce respondent burden.
DWNPAY	Was the main source of down payment the sale of a previous home, savings, or something else?	Edit: Edit the category "savings or cash on hand" to include 401k.	This change was made to reflect that people use 401k to fund home purchases.
FRSTHO	Have you ever owned a home before?	Edit: Is this the first home you have owned?	This change was made to clear up wording confusion.
WHNGET	When did this household get this home?	Edit: When did you buy or take ownership of this home?	This change was made to clear up wording confusion with word "get."

12. Core Module: Mortgage

Although housing costs are a very important component of the AHS, several questions related to mortgages have very low response rates and/or place a significant time or recall burden on the respondent.

In addition to edits and deletions of questions, HUD is currently investigating the feasibility of using mortgage information obtained from third-party sources and matching it to the AHS housing unit, thereby eliminating a significant burden on the respondent and improving accuracy of responses.

Variable or Field Name	2013 Instrument Text	2015 Change	Discussion
PMIAMT	How much was the mortgage insurance or PMI payment?	Edit: Change question text to reflect we are asking about monthly cost.	This change was made to align question with current PMI payment practice.
LNFNBR	Did you select the financial institution that refinanced this ___ because the company called you on the telephone or sent you a solicitation in the mail?	Delete	This change was made to reduce respondent burden.
MGREAS1/ MGREAS2/ MGREASSP	... did you compare mortgages... and Did you select ___ because of <read all that apply>	Delete	This change was made to reduce respondent burden and because of low response rates.
ADJDPEND/ ADJDPNSP	<< For ARMs - what the rate is indexed to, including other, specify response>>	Delete	This change was made to reduce respondent burden and because of low response rates.
ADJRATEF/ ADJRATEO/ MAXADJ/ MAXADJTM/ ADJFIX/ ORIGINTW/ ORIGINTF/ MAXINTW/ MAXINTF	ARM series - Can the rate change? The number times, etc.	Delete	This change was made to reduce respondent burden and because of low response rates.
SHOCK	Was the increase in your mortgage... so great as to	Delete	This change was made to reduce respondent

	make it difficult to afford the new payment?		burden and because of low response rates.
--	--	--	---

13. Core Module: Taxes and Fees

Variable or Field Name	2013 Instrument Text	2015 Change	Discussion
TXRE/ AMTXRE	Last year did you receive a real estate property tax rebate... What was the amount?	Delete	This change is being made because 43% report they don't know.

14. Core Module: Renter Subsidies

Variable or Field Name	2013 Instrument Text	2015 Change	Discussion
RNTADJ1/2	Does anyone in the HH work for the owner, or is anyone related to the owner? Is the rent reduced because someone in the HH works for or is related to the owner?	Edit: Break into 2 questions. Should read Is the rent reduced for this unit because some in the household works for owner? Is the rent reduced for this unit because some in the household is related to owner?	This change is being made to clear up confusion in current question formatting.
RENT	What is the rent for this housing unit?	Edit: What does this household pay out of their pocket for rent?	This change is being made to clear up confusion in current question formatting.
PRENT	Of the \$__ rent you reported, how much is this household required to pay?	Delete	See RENT edit. This change is being made to clear up confusion in current question formatting.

15. Core Module: Utilities and Lodgers

At this time, HUD is still determining our strategy for asking utility questions. More information will be provided at a later date.

Variable or Field Name	2013 Instrument Text	2015 Change	Discussion
LODSTAT/ RNTDUE/ LODRNT/ FOOD	Does lodger pay a regular fixed rent as a lodger to someone in this household? How often is the lodger's rent due? How much is the rent? Does that include food?	Delete, but ask revised question in Income module (SEE QRENT)	This change is being made to reduce respondent burden and clarify if the lodger is paying rent under a lease agreement.

16. Core Module: Income

Variable or Field Name	2013 Instrument Text	2015 Change	Discussion
QSAL	Since ___ did you receive any earnings from wages, tips, bonuses, or commissions?	Edit: Change to match ACS, include word "salary" Add: ACS-like screener question for employment "Did person work for pay at a job or for an individual in the last 12 months...?"	This change is being made to provide consistency with ACS wording, which is believed to be better than current AHS wording.
QOTHER	Since ___, did you receive unemployment compensation from any veteran's payments not already mentioned, or any other income?	Edit: Adopt ACS Q47h wording.	This change is being made to provide consistency with ACS wording, which is believed to be better than current AHS wording.
QINT	Since ___ did you have interest from savings, money market funds, IRAs, CDs, or other interest bearing accounts?	Edit: Remove IRA from question text.	This change is being made to provide some consistency with ACS wording, which is believed to be better than current AHS wording.
QRENT	Since ___ did you receive rental income?	Delete current question and replace with: Add: Is there a lease agreement with lodger? Add: How much is rent? Add: Do you receive net rent from any other rental properties besides your current home?	This change is being made to provide consistency with ACS wording while ensuring that lodger income and real estate investment income are separate items.
QWELF	Did you receive any public assistance or public welfare payments from the state or local welfare office since ___. Do not	Universe edit: Question is only asked of households with <300% of poverty level. Edit: Change wording to:	This change is being made to reduce respondent burden and clarify what is meant by welfare.

	include food stamps.	"Did you receive any public assistance, such as Temporary Assistance for Needy Families (TANF), or public welfare cash assistance...? Do not include WIC.	
QFS1	Did this ___ receive Food Stamp Benefits or assistance from SNAP since ___.	Universe edit: Question is only asked of households with <300% of poverty level. Edit: Adopt ACS Q15 wording.	This change is being made to reduce respondent burden and to provide consistency with ACS wording, which is believed to be better than current AHS wording.

17. Core Module: Non-Relative Income Plus

No changes are being made to this module.

18. Core Module: Ratio Verification

Variable or Field Name	2013 Instrument Text	2015 Change	Discussion
TYPEHLP	In these difficult economic times, many people have trouble making ends meet. Do you receive any EXTRA help from people or groups outside the household to meet your monthly expenses, such as	Delete	These questions are being deleted to reduce respondent burden. HUD does not use this information in the calculation of income or housing cost burden.
GROCH/GROCMH	What kind of help do you receive with food or groceries? What is the average monthly dollar amount of this help?	Delete	These questions are being deleted to reduce respondent burden. HUD does not use this information in the calculation of income or housing cost burden.
CLOTH/CLOTMH	What kind of help do you receive with clothes? What is the average monthly dollar amount of this help?	Delete	These questions are being deleted to reduce respondent burden. HUD does not use this information in the calculation of income or housing cost burden.
CARPH/CARPMH	What kind of help do you receive with car or transportation expenses? What is the average monthly dollar amount of this help?	Delete	These questions are being deleted to reduce respondent burden. HUD does not use this information in the calculation of income or housing cost burden.
KIDCH/KIDCMH	What kind of help do	Delete	These questions are

	<p>you receive with child care?</p> <p>What is the average monthly dollar amount of this help?</p>		<p>being deleted to reduce respondent burden. HUD does not use this information in the calculation of income or housing cost burden.</p>
MEDIH/ MEDIMH	<p>What kind of help do you receive with medical care or medicine?</p> <p>What is the average monthly dollar amount of this help?</p>	Delete	<p>These questions are being deleted to reduce respondent burden. HUD does not use this information in the calculation of income or housing cost burden.</p>
UTILH/ UTILMH	<p>What kind of help do you receive with utility bills?</p> <p>What is the average monthly dollar amount of this help?</p>	Delete	<p>These questions are being deleted to reduce respondent burden. HUD does not use this information in the calculation of income or housing cost burden.</p>
COSTH/ COSTMH	<p>What kind of help do you receive with the rent?</p> <p>What is the average monthly dollar amount of this help?</p>	Delete	<p>These questions are being deleted to reduce respondent burden. HUD does not use this information in the calculation of income or housing cost burden.</p>
ROTHE/ OTHEH/ OTHRMH	<p>Do you receive any other help or assistance in making ends meet?</p> <p>What other kind of help or assistance do you receive?</p> <p>What is the average monthly dollar amount of this help?</p>	Delete	<p>These questions are being deleted to reduce respondent burden. HUD does not use this information in the calculation of income or housing cost burden.</p>

19. Core Module: Ratings

No changes are being made to the two questions in this module.

20. Core Module: Manager

Variable or Field Name	2013 Instrument Text	2015 Change	Discussion
OWNHERE	Does the owner or resident manager live in this complex?	Edit: For 2-4 unit structures and TENURE=RENTER: Does the owner of this building live in one of the units in this building (Y/N). If N, does the property manager live in one of the units in this building? For 5+ unit structures and TENURE=RENTER: Does the owner or manager live in this apartment complex?	HUD is making this change for programmatic reasons.

21. Core Module: Neighborhood (New for 2015)

After 2009, questions in the Neighborhood module were dropped from the Core. For 2015, HUD will reinstate a Neighborhood module, including questions from the old module as well as a few new questions. Below is a list of questions that will be included in the new Neighborhood module.

Variable or Field Name	2015 Instrument Text
AGRES	Age-restricted development? (Y/N)
NORC	Do you believe the majority of your neighbors are 55 or over? (Y/N)
WFPROP	Unit is waterfront property (subject to DRB approval) (Y/N)
EWATER	Bodies of water within ½ block (subject to DRB approval) (Y/N)
GATED	Community surrounded by walls or fences? (Y/N)
EABAN	Abandoned/vandalized buildings within ½ block? (Y/N)
EJUNK	Trash/junk in streets/properties within ½ block? (Y/N)
EBARCL	Buildings with bars on windows within ½ block? (Y/N)
EAPTBL	Apartment buildings within ½ block (subject to DRB approval)? (Y/N)
ECOM1	Businesses or institutions within ½ block (subject to DRB approval)? (Y/N)
ECOM2	Factories or other industrial structures within ½ block (subject to DRB approval)? (Y/N)
EMOBIL	Manufactured/mobile homes within ½ block (subject to DRB approval)? (Y/N)
NEW	This neighborhood has good schools (Agree/Disagree)
NEW	This neighborhood has a lot of serious crime (Agree/Disagree)
NEW	This neighborhood has a lot of petty crime (Agree/Disagree)
NEW	This neighborhood has good bus, subway, or commuter train service (Agree/Disagree)
NEW	This neighborhood is at high risk for floods or other disasters (Agree/Disagree)