

Overview of 2012 RHFS PITTSBURGH Topcoding and Bottomcoding

These worksheets contain information on variables in the 2012 Pittsburgh Metro Rental Housing Finance Survey (RHFS) that were topcoded or bottomcoded to prevent identification of individual responses. Some variables were topcoded or bottomcoded by property strata (properties were divided into three strata depending on size (2 to 4 units, 5 to 49 units, or 50 or more units) and topcodes and bottomcodes were applied within each strata). Otherwise, variables were topcoded or bottomcoded at the Metro area level. In variables that are recodes, component variables were topcoded or bottomcoded as applicable prior to creating the recodes. The codebook notes whether variables were topcoded or bottomcoded and recode components as applicable.

The sample size for the Pittsburgh RHFS was 1,174 addresses. 699 cases were completed interviews and 475 cases were non-interviews. The topcodes and bottomcodes were derived based on interviewed cases.

The following information is included in the worksheets.

Item	Description
Variable	Variable name.
Label	Variable description.
Topcode Level	The topcode level is either at or above the 97% level (of applicable cases), or the 99.5% level based on all records, whichever is greater.
Bottomcode Level	The bottomcode level is either at or below the 97% level (of applicable cases), or the 99.5% level based on all records, whichever is smaller.
Size of Universe at Selected Level	The size of the universe is either all applicable cases (at the 97% level) or all cases (for topcoding at the
Number of Cases Topcoded / Bottomcoded	The number of cases included in calculating the applicable mean above topcode or mean below bottomc
Topcoded Value	The weighted mean value of cases above the topcode level.
Bottomcoded Value	The weighted mean value of cases below the bottomcode level.

2012 Rental Housing Finance Survey - Pittsburgh
TOPCODES, 2 TO 4 UNIT PROPERTIES

Variable	Label	Topcode Level	Size of Universe at Selected Level	Number of Cases Topcoded	Topcode Value
APPVAL	Appraised value at time of current 1st mortgage	99	159	4	207,143
COMMRENT	Total receipts from commercial rent	99	159	3	42,034
CONCSSNUM	Number of current tenants getting rent concessions	99	159	6	3
CPACCAMT	Cost of handicapped access, past 2 years	N/A	0	0	N/A
CPBATAMT	Cost of bathroom upgrade, past 2 years	99	159	3	3,380
CPDOORAMT	Cost of door upgrade, past 2 years	99	159	4	2,025
CPELEAMT	Cost of electrical system upgrade, past 2 years	99	159	5	2,229
CPEXTAMT	Cost of exterior upgrade, past 2 years	99	159	3	5,050
CPFLRAMT	Cost of carpet/floor upgrade, past 2 years	99	159	3	8,909
CPHEATAMT	Cost of HVAC upgrade, past 2 years	99	159	3	11,000
CPKITAMT	Cost of kitchen facility upgrade, past 2 years	99	159	3	5,154
CPOTHAMT	Other improvement cost, past 2 years	99	159	4	VARIES
CPPLBAMT	Cost of plumbing upgrade, past 2 years	99	159	3	5,768
CPPLGAMT	Cost of playground upgrade, past 2 years	N/A	0	0	N/A
CPRFAMT	Cost of roof upgrade, past 2 years	99	159	3	11,371
CPSECAMT	Cost of security system upgrade, past 2 years	N/A	0	0	N/A
CPSWIMAMT	Cost of pool upgrade, past 2 years	N/A	0	0	N/A
CPWINAMT	Cost of window upgrade, past 2 years	99	159	3	13,400
CURRATE_R	Interest rate, recode	99	159	4	9
DEBTNUM	Number of mortgages or similar debts	99	159	5	2
HRSMNGMNT	Hours owner spends on day to day management	99	159	3	120
MARGINDEX_R	Margin over index, recode	99	159	3	6
MORTAMT	Amount of loan for 1st mortgage	99	159	3	388,708
MORTAMT2	Amount of loan for 2nd mortgage	99	159	3	56,875
MORTAMT3	Amount of loan for 3rd mortgage	N/A	0	0	N/A
MORTAMT4	Amount of loan for 4th mortgage	N/A	0	0	N/A
MRKTVAL_R	Current Market Value, rounded	99	159	3	568,000
OPINSUR	2011 Insurance expenses	99	159	3	8,718
OPLAND	2011 Grounds/landscaping expenses	99	159	5	1,621
OPMNG	2011 Management Company expenses	99	159	3	13,499
OPOTHEX	2011 Other expenses cost	99	159	3	4,552
OPPAY	2011 Payroll expenses	99	159	3	128,584
OPPROTH	2011 Other professional expenses-legal, accounting	99	159	3	10,004
OPREP	2011 Maintenance and repair expenses	99	159	3	16,599
OPSECUR	2011 Security expenses	99	159	4	1,034
OPUTIL	2011 Utilities paid by owner	99	159	3	18,697
PBS8VNUM	Number of project-based vouchers on property	N/A	0	0	N/A
PMTAMT	Amount of regular required payment, 1st mortgage	99	159	3	8,067
PMTAMT2	Amount of regular required payment, 2nd mortgage	99	159	3	1,051
PMTAMT3	Amount of regular required payment, 3rd mortgage	N/A	0	0	N/A
PMTAMT4	Amount of regular required payment, 4th mortgage	N/A	0	0	N/A
POTENTIAL	Potential rent during calendar 2011	99	159	3	131,554
PURPRICE_R	Purchase price, rounded	99	159	3	289,000
RCONTROL	Number of units that are rent controlled	99	159	154	0
SECT8NUM	Number of units with Section 8 HAP	99	159	3	2
TERM	Term of loan on current 1st mortgage	99	159	26	30
TOTCOLL	Total rent collected during calendar 2011	99	159	3	117,792
VOUCHNUM	Number of tenants with Section 8 voucher	99	159	5	2

BOTTOMCODES, 2 TO 4 UNIT PROPERTIES

Variable	Label	Bottomcode Level	Size of Universe at Selected Level	Number of Cases Bottomcoded	Bottomcode Value
MRKTVAL_R	Current Market Value, rounded	99	159	3	7,300

2012 Rental Housing Finance Survey - Pittsburgh
TOPCODES, 5 TO 49 UNIT PROPERTIES

Variable	Label	Topcode Level	Size of Universe at Selected Level	Number of Cases Topcoded	Topcode Value
APPVAL	Appraised value at time of current 1st mortgage	99	317	3	11,475,885
COMMRENT	Total receipts from commercial rent	99	317	3	5,657,376
CONCSSNUM	Number of current tenants getting rent concessions	99	317	3	19
CPACCAMT	Cost of handicapped access, past 2 years	99	317	3	3,231
CPBATAMT	Cost of bathroom upgrade, past 2 years	99	317	3	37,773
CPDOORAMT	Cost of door upgrade, past 2 years	99	317	3	13,648
CPELEAMT	Cost of electrical system upgrade, past 2 years	99	317	3	16,874
CPEXTAMT	Cost of exterior upgrade, past 2 years	99	317	3	67,726
CPFLRAMT	Cost of carpet/floor upgrade, past 2 years	99	317	4	39,057
CPHEATAMT	Cost of HVAC upgrade, past 2 years	99	317	3	71,206
CPKITAMT	Cost of kitchen facility upgrade, past 2 years	99	317	3	22,330
CPOTHAMT	Other improvement cost, past 2 years	99	317	3	60,286
CPPLBAMT	Cost of plumbing upgrade, past 2 years	99	317	3	25,812
CPPLGAMT	Cost of playground upgrade, past 2 years	0	317	0	N/A
CPRFAMT	Cost of roof upgrade, past 2 years	99	317	3	67,594
CPSECAMT	Cost of security system upgrade, past 2 years	99	317	3	18,041
CPSWIMAMT	Cost of pool upgrade, past 2 years	N/A	0	0	N/A
CPWINAMT	Cost of window upgrade, past 2 years	99	317	3	34,598
CURRATE_R	Interest rate, recode	99	317	3	11
DEBTNUM	Number of mortgages or similar debts	99	317	5	4
HRSMNGMNT	Hours owner spends on day to day management	99	317	3	654
MARGINDEX_R	Margin over index, recode	99	317	7	3
MORTAMT	Amount of loan for 1st mortgage	99	317	3	125,000,000
MORTAMT2	Amount of loan for 2nd mortgage	99	317	3	1,455,384
MORTAMT3	Amount of loan for 3rd mortgage	99	317	3	1,005,506
MORTAMT4	Amount of loan for 4th mortgage	99	317	3	273,033
MRKTVAL_R	Current Market Value, rounded	99	317	3	9,081,000
OPINSUR	2011 Insurance expenses	99	317	3	74,588
OPLAND	2011 Grounds/landscaping expenses	99	317	3	37,095
OPMNG	2011 Management Company expenses	99	317	3	142,294
OPOTHEX	2011 Other expenses cost	99	317	2	varies
OPPAY	2011 Payroll expenses	99	317	3	922,278
OPPROTH	2011 Other professional expenses-legal, accounting	99	317	3	79,836
OPREP	2011 Maintenance and repair expenses	99	317	4	147,143
OPSECUR	2011 Security expenses	99	317	3	21,760
OPUTIL	2011 Utilities paid by owner	99	317	4	216,091
PBS8VNUM	Number of project-based vouchers on property	99	317	2	VARIES
PMTAMT	Amount of regular required payment, 1st mortgage	99	317	4	73,369
PMTAMT2	Amount of regular required payment, 2nd mortgage	99	317	3	4,910
PMTAMT3	Amount of regular required payment, 3rd mortgage	99	317	3	1,246
PMTAMT4	Amount of regular required payment, 4th mortgage	N/A	0	0	N/A
POTENTIAL	Potential rent during calendar 2011	99	317	3	2,426,360
PURPRICE_R	Purchase price, rounded	99	317	3	4,886,000
RCONTROL	Number of units that are rent controlled	99	317	2	44
SECT8NUM	Number of units with Section 8 HAP	99	317	4	48
TERM	Term of loan on current 1st mortgage	99	317	7	50
TOTCOLL	Total rent collected during calendar 2011	99	317	3	2,786,145
VOUCHNUM	Number of tenants with Section 8 voucher	99	317	3	25

BOTTOMCODES, 5 TO 24 UNIT PROPERTIES

Variable	Label	Bottomcode Level	Size of Universe at Selected Level	Number of Cases Bottomcoded	Bottomcode Value
MRKTVAL_R	Current Market Value, rounded	99	317	3	2,700

2012 Rental Housing Finance Survey - Pittsburgh
TOPCODES, 50 OR MORE UNIT PROPERTIES

Variable	Label	Topcode Level	Size of Universe at Selected Level	Number of Cases Topcoded	Topcode Value
APPVAL	Appraised value at time of current 1st mortgage	99	223	3	136,570,140
COMMRENT	Total receipts from commercial rent	99	223	3	188,096
CONCSSNUM	Number of current tenants getting rent concessions	99	223	3	167
CPACCAMT	Cost of handicapped access, past 2 years	99	223	3	214,566
CPBATAMT	Cost of bathroom upgrade, past 2 years	99	223	3	127,424
CPDOORAMT	Cost of door upgrade, past 2 years	99	223	3	30,091
CPELEAMT	Cost of electrical system upgrade, past 2 years	99	223	3	175,346
CPEXTAMT	Cost of exterior upgrade, past 2 years	99	223	3	856,821
CPFLRAMT	Cost of carpet/floor upgrade, past 2 years	99	223	3	163,529
CPHEATAMT	Cost of HVAC upgrade, past 2 years	99	223	3	158,606
CPKITAMT	Cost of kitchen facility upgrade, past 2 years	99	223	3	177,184
CPOTHAMT	Other improvement cost, past 2 years	99	223	3	1,877,536
CPPLBAMT	Cost of plumbing upgrade, past 2 years	99	223	4	149,040
CPPLGAMT	Cost of playground upgrade, past 2 years	N/A	0	0	N/A
CPRFAMT	Cost of roof upgrade, past 2 years	99	223	3	326,310
CPSECAMT	Cost of security system upgrade, past 2 years	99	223	3	154,234
CPSWIMAMT	Cost of pool upgrade, past 2 years	99	223	3	22,390
CPWINAMT	Cost of window upgrade, past 2 years	99	223	3	266,100
CURRATE_R	Interest rate, recode	99	223	3	11
DEBTNUM	Number of mortgages or similar debts	99	223	6	4
HRSMNGMNT	Hours owner spends on day to day management	99	223	3	730
MARGINDEX_R	Margin over index, recode	99	223	3	2
MORTAMT	Amount of loan for 1st mortgage	99	223	5	119,958,459
MORTAMT2	Amount of loan for 2nd mortgage	99	223	3	4,012,722
MORTAMT3	Amount of loan for 3rd mortgage	99	223	3	1,710,377
MORTAMT4	Amount of loan for 4th mortgage	N/A	0	0	N/A
MRKTVAL_R	Current Market Value, rounded	99	223	3	133,509,000
OPINSUR	2011 Insurance expenses	99	223	3	857,860
OPLAND	2011 Grounds/landscaping expenses	99	223	3	165,731
OPMNG	2011 Management Company expenses	99	223	3	1,050,052
OPOTHEX	2011 Other expenses cost	99	223	3	2,377,299
OPPAY	2011 Payroll expenses	99	223	3	10,030,430
OPPROTH	2011 Other professional expenses-legal, accounting	99	223	3	4,421,388
OPREP	2011 Maintenance and repair expenses	99	223	3	535,129
OPSECUR	2011 Security expenses	99	223	3	237,893
OPUTIL	2011 Utilities paid by owner	99	223	3	1,238,975
PBSVNUM	Number of project-based vouchers on property	99	223	2	VARIES
PMTAMT	Amount of regular required payment, 1st mortgage	99	223	3	6,976,325
PMTAMT2	Amount of regular required payment, 2nd mortgage	99	223	3	14,688
PMTAMT3	Amount of regular required payment, 3rd mortgage	99	223	3	8,799
PMTAMT4	Amount of regular required payment, 4th mortgage	N/A	0	0	N/A
POTENTIAL	Potential rent during calendar 2011	99	223	3	24,108,462
PURPRICE_R	Purchase price, rounded	99	223	3	49,204,000
RCONTROL	Number of units that are rent controlled	99	223	2	79
SECT8NUM	Number of units with Section 8 HAP	99	223	2	252
TERM	Term of loan on current 1st mortgage	99	223	13	41
TOTCOLL	Total rent collected during calendar 2011	99	223	3	19,660,856
VOUCHNUM	Number of tenants with Section 8 voucher	99	223	3	57

BOTTOMCODES, 50 OR MORE UNIT PROPERTIES

Variable	Label	Bottomcode Level	Size of Universe at Selected Level	Number of Cases Bottomcoded	Bottomcode Value
MRKTVAL_R	Current Market Value, rounded	99	233	3	275,000

2012 Rental Housing Finance Survey - Pittsburgh
TOPCODES, METRO LEVEL

Variable	Label	Topcode Level	Size of Universe at Selected Level	Number of Cases Topcoded	Topcoded Value
MTHTRSR	LIBOR rate term, months	99	699	6	2
NUMUNITS_R	Number of units in property, recode	99	699	6	621
YRTRSR	Treasury rate term, years	97	699	3	10