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Introducing the 2015 American Housing Survey





Host (Rachel): Thank you everyone for joining us. My name is Rachel Mann and I am your host for today's presentation.

We're here today to introduce you to the 2015 American Housing Survey. The Department of Housing and Urban Development funds and provides oversight for the survey. The U.S. Census Bureau collects the data. For more than forty years the American Housing Survey has provided researchers, policy makers, academics, and others in the housing and urban planning professions with the most comprehensive up-to-date information on the size and composition of U.S. housing stock. We're particularly excited about the 2015 survey, as it utilizes a new sample design which offers users the ability to analyze a consistent set of metropolitan areas over time. The 2015 AHS also provides unique insights on topics like food insecurity, access to arts & cultural activities in respondent neighborhoods, and safety within the home.

As we discuss the 2015 American Housing Survey during this presentation, our intent is to provide you with a solid foundation for you to begin exploring the survey and all it has to offer.

This webinar will offer you introductory information on:

- The history and background of the American Housing Survey
- The variety of topics contained in the 2015 AHS
- The new sample design
- The geographic definitions used
- How the AHS data is structured
- The online instructional tools and guides, as well as where to obtain additional technical assistance, and
- Details on upcoming 2017 American Housing Survey.

At the end of the presentation we'll be joined by Shawn Bucholtz, the Director of Housing and Demographic Analysis with the Office of Policy Development and Research at the Department of Housing and Urban Development.

Mr. Bucholtz will be available to provide additional information on the 2015 AHS, as well as answer any questions you may have.

Now, I'd like to introduce Mary Malyszka, who will be today's presenter.

Presenter (Mary Malyszka): Thank you, Rachel.

We know you may have questions on the American Housing Survey, and we encourage you to ask as many as come to mind. As we go through the presentation, please enter your questions in the question box and click submit. Please do this for each question you have. We will respond to as many questions as we can at the end of the presentation. If we do not get to your question during the webinar, Mr. Bucholtz or a member of his team will follow up with you directly.

Now, it seems appropriate with National Homeownership Month coming in June, that we begin our discussion about the American Housing Survey. We'd like to start the presentation by giving you a little history & background.



History, Mission, & Goals



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History

- The most comprehensive housing survey conducted within the United States.
- Funded and overseen by the Department of Housing and Urban Development (HUD) and administered by the U.S. Census Bureau (Census).
- Launched in 1973 as the Annual Housing Survey and conducted biennially in odd-numbered years since 1981.
- Renamed the American Housing Survey in 1984.



Presenter: The American Housing Survey is the nation's most comprehensive housing survey.

It is funded and overseen by the Department of Housing and Urban Development and administered by the U.S. Census Bureau.

The survey was launched in 1973, as the Annual Housing Survey, and has been conducted biennially since 1981. The current name of "American Housing Survey" was adopted in 1984.



The 2015 American Housing Survey

- The most recent survey was conducted in 2015, with data releases beginning in late 2016.
- The next survey will be conducted beginning in June 2017, with data release planned for 2018 and 2019.



Presenter: The most recent survey was conducted in 2015, with data releases beginning in late 2016.

HUD and Census will begin the next survey in June of this year, with survey activities running through September 2017. Data from the 2017 survey will be released in 2018 and 2019.



Mission

To supply the public with detailed and timely information about housing quality, housing costs, and neighborhood assets, in support of effective housing policy, programs, and markets.



Presenter: The American Housing Survey is authorized by an act of Congress, with funding and oversight provided by HUD, and data collection conducted by Census. The mission of the American Housing Survey is to supply the public with detailed and timely information about housing quality, housing costs, and neighborhood assets, in support of effective housing policy, programs, and markets.

Professionals in many fields find this useful for planning, decision making, market research, or various kinds of program development. We will discuss uses for AHS in more detail shortly.



Strategic Goals

- Provide data to measure the quality, accessibility, and resiliency of the housing stock.
- Provide data to measure the cost and affordability of housing and consumers' use of the housing finance system.
- Provide data to measure neighborhood assets and the interaction between housing and neighborhoods.
- Create a housing survey system that can adapt to changing data needs and the evolving survey environment.



Presenter: The strategic goals align directly to the survey mission. For example, in providing data to measure the quality, accessibility, and resiliency of housing, HUD and Census ensure that they monitor key factors such as the adequacy, health, and safety of US housing stock; the accessibility of housing for the disabled and elderly; and the susceptibility of the housing stock, as well as its occupants, to disasters.

With strategic goal 2, in measuring housing costs, affordability, and the housing finance system, HUD and Census explore data on income and housing cost for renters; the financial stability of homeowners and their use of equity to maintain their house through remodeling efforts; and the household dynamics of recent movers.

In strategic goal #3, HUD and Census capture information on neighborhood assets and the interaction between housing and neighborhoods, such as monitoring a resident's perceptions of neighborhood safety and social capital; walkability and access to public transportation; and neighborhood amenities.

And finally, in strategic goal #4, HUD and Census focus on creating a housing survey system that can adapt to changing data needs and the evolving survey environment.

To achieve this, the AHS team develops an effective communications plan to ensure policy makers and public and private sector constituents glean useful information from survey results. HUD and Census also seek to expand access the survey data and meet the needs of the research community; to explore and use alternative data sources to reduce respondent burden; and to offer opportunities for respondents to take advantage of 21st century internet technology through online survey questions.

American Housing Survey Users



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Types of Users

- Accessible online and available to anyone.
 - <https://www.census.gov/programs-surveys/ahs.html>
- Most commonly used by housing and urban planning professionals; academics; trade associations; real estate, mortgage and finance professionals; and government policy makers and analysts.



Presenter: The American Housing Survey is a data source that a wide range of Americans use in their daily work. The survey is available to all members of the public and is accessible to anyone.

While the general public, including even youth and young adults, will find the information contained in the survey very interesting, we find that the most common users are housing and urban planning professionals; academics; trade associations; real estate, mortgage and finance professionals; and government policy makers and analysts.

Sample Design



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The 2015 American Housing Survey features a new sample design.

- Between 1985 to 2013, the American Housing Survey maintained the same national longitudinal sample providing the ability to produce estimates of housing characteristics as they changed over time.
- After 30 years, HUD and Census initiated a new sample design due to concerns such as response burden, avoidance disclosure procedures, geography changes, and housing unit attrition.
- The new 2015 sample design is comprised of:
 - Integrated National Sample
 - Metropolitan Area Samples



Presenter: HUD and Census redesigned the American Housing Survey for 2015. They did this for several reasons. Between 1985 and 2013, the survey maintained the same longitudinal sample. This meant that every two years, HUD and Census went back to the same housing units and asked the same questions. This provided researchers with a long-term glimpse at various housing characteristics as they changed over time for a single housing unit. However, after thirty years, researchers at HUD and Census decided to initiate a major redesign to help reduce respondent burden, implement more stringent disclosure avoidance procedures, and update geographic definitions, as well as to address issues such as housing unit attrition.

The new sample design is comprised of the integrated national sample and 10 independent metropolitan area samples.

National and Metropolitan Area Samples



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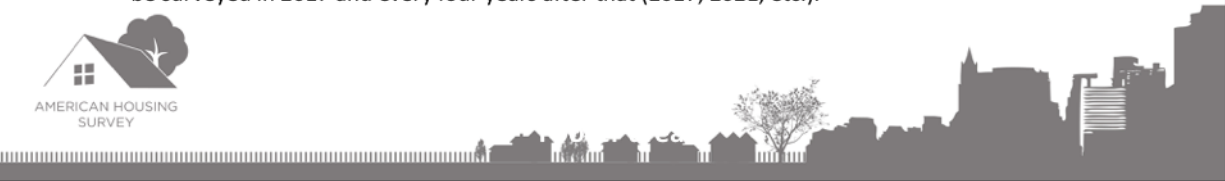


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National and Metropolitan Area Samples

- The Integrated National Sample contains:
 - Representative sample for the entire nation.
 - Representative samples of each of the 15 largest U.S. metropolitan areas.
 - Representative sample of housing units receiving HUD rental assistance.
- The Independent Metropolitan Area Samples:
 - Include representative samples from 10 metropolitan areas selected from among America's top 51 largest metropolitan areas.
 - The 10 metropolitan areas will be surveyed every four years (2015, 2019, etc.).
 - Another 10 metropolitan areas, selected from among America's top 51 largest metropolitan areas, will be surveyed in 2017 and every four years after that (2017, 2021, etc.).



Presenter: The integrated national sample is made up of three parts. It includes representative samples from the nation and each of the 15 largest metropolitan areas. It also includes a representative sample of housing units receiving HUD rental assistance. The 10 independent metropolitan area samples are collected from households in ten different U.S. metro areas, as selected from among America's top 51 largest.



2015 Metropolitan Areas

15 Largest Metropolitan Areas	10 Independent Metropolitan Areas
New York-Newark-Jersey City, NY-NJ-PA	Cincinnati, OH-KY-IN
Los Angeles-Long Beach-Anaheim, CA	Cleveland-Elyria, OH
Chicago-Naperville-Elgin, IL-IN-WI	Denver-Aurora-Lakewood, CO
Dallas-Fort Worth-Arlington, TX	Kansas City, MO-KS
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Memphis, TN-MS-AR
Houston-The Woodlands-Sugar Land, TX	Milwaukee-Waukesha-West Allis, WI
Washington-Arlington-Alexandria, DC-VA-MD-WV	New Orleans-Metairie, LA
Miami-Fort Lauderdale-West Palm Beach, FL	Pittsburgh, PA
Atlanta-Sandy Springs-Roswell, GA	Portland-Vancouver-Hillsboro, OR-WA
Boston-Cambridge-Newton, MA-NH	Raleigh, NC
San Francisco-Oakland-Hayward, CA	
Detroit-Warren-Dearborn, MI	
Riverside-San Bernardino-Ontario, CA	
Phoenix-Mesa-Scottsdale, AZ	
Seattle-Tacoma-Bellevue, WA	



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Presenter: These are the 15 largest U.S. metropolitan areas and the 10 independent metropolitan areas included in the 2015 American Housing Survey. The HUD and Census survey management team made every effort to ensure that the regions selected for the list of 10 independent metropolitan areas represents a geographically diverse cross-section of the country. A different set of 10 independent metropolitan areas will be included in the 2017 survey.

American Housing Survey Topics



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The core data contained in the American Housing Survey include:

- Housing costs and value
- Mortgage characteristics
- Home improvements
- Household income and demographics
- Disabilities
- Housing age, type, size, and amenities
- Housing quality and neighborhood characteristics
- Migration
- Plumbing, water, and sewage



Presenter: With each survey, HUD and Census ensure that there is a broad range of basic or core housing data included to provide you with vital and useful housing-related information. There is tremendous depth to the detail contained in each of these topic areas.



Topics

- Housing Cost and Value
- Home Improvements
- Mortgage Characteristics



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Presenter: The survey topics related to housing costs and value include questions on purchase price and whether the respondent is a first-time homeowner. The home improvement sections include questions on whether the homeowner completed improvements on their own or hired contractors. And data on mortgage information includes questions on the type of loan used in the purchase and the loan terms.



Topics

- Household Income and Demographics
- Disabilities
- Housing Age, Type, Size, and Amenities



Presenter: The income topics explore total household income, as well as income source. The demographic questions cover topics such as race, ethnicity, education, and the age of the household members. The survey questions on disability examine the number and types of disabilities in the household. The survey also includes questions on the housing unit itself, such as when it was built, the number of bedrooms, and whether it includes amenities like a porch or fireplace.



Topics

- Housing Quality and Neighborhood Characteristics
- Migration
- Plumbing, Water, and Sewage



Presenter: The survey also includes questions on the quality of the housing, such as the existence of mold or pest problems and heating adequacy. It covers neighborhood characteristics, including the presence of abandoned buildings or bodies of water near the housing unit. The questions also explore the migration or moving patterns of the householders, such as the type of housing they may have lived in previously. Finally, the survey asks respondents where the housing unit obtains its water supply, for example, from a well or municipality.



Every two years the American Housing Survey includes topical questions unique to that survey.

- HUD and Census work with various partner organizations to develop topical questions.
- The topics and partners for the 2015 survey are:
 - Health and Safety Characteristics: **Partner**—HUD Office of Lead Hazard Control and Healthy Homes
 - Arts and Culture: **Partner**—National Endowment for the Arts
 - Housing Counseling: **Partner**—HUD Office of Housing Counseling
 - Food Security: **Partner**—USDA Economic Research Service



Presenter: Every two years the American Housing Survey includes topical questions unique to that survey, which HUD and Census develop in conjunction with partner organizations.

- The first topic—Health and safety characteristics—includes a series of questions on the number of smokers in the household, whether electrical plugs were covered in the presence of young children, the existence of radon, and the source of household water. These questions were developed jointly with the HUD Office of Lead Hazard Control and Healthy Homes.
- The second topic focuses on Arts & Culture, such as the presence of arts and cultural amenities in a neighborhood and how much value the householder placed on them. This topic was created in partnership with the National Endowment for the Arts.
- The third topic was developed in conjunction with the HUD Office on Housing Counseling, and includes questions on whether householders received homeownership or rental counseling and if they found the advice helpful.
- And, the fourth topic includes a series of questions related to food security, such as whether the household respondent was worried food would run out before money was available to buy more, if the household respondent could afford to eat balanced meals, or if the household respondent had to cut the size of the meal or

skip a meal because there wasn't enough money to purchase food. This set of questions was developed in partnership with the USDA Economic Research Service.

Data Structure



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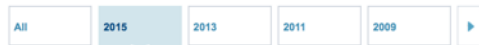


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The survey data is presented in two forms:

- Summary Tables
- Public Use File (PUF) Microdata



AHS 2015 Public Use File (PUF)

Files containing individual household responses to the survey questions. For use in generating custom tables. Data can be downloaded in SAS and ASCII formats.



AHS 2015 Summary Tables

This report summarized the results of the 2015 survey. The tables are available for the United States and selected metropolitan areas via AHS Table Creator.



Presenter: When you visit the American Housing Survey website to download the data, you'll find that the survey data is provided in two different formats: the summary tables and the public use file or "PUF" microdata.



Summary Tables

- Summarizes all 2015 American Housing Survey responses.
- Includes aggregate data for the national sample and the metropolitan area samples.
- Can be accessed online using a tool called the American Housing Survey Table Creator.

2015 National - General Housing Data - All Occupied Units

(Numbers in thousands, except as indicated. Weighting consistent with Census 2010. Blank cells represent or round to zero. * represents not applicable or no cases in sample.)

Subject Definitions

Characteristics	National
Total	118,290
Units in Structure	
1, detached	74,648
1, attached	8,648
2 to 4	8,838
5 to 9	5,227
10 to 19	4,746
20 to 49	3,509
50 or more	5,274
Manufactured/mobile home or trailer	6,901
Other (boat, RV, van, etc.)	89
Cooperatives and Condominiums	

Source: U.S. Census Bureau, American Housing Survey



Presenter: The Summary Tables aggregate all 2015 American Housing Survey responses and are available for both the nation and the metropolitan areas. The tables can be accessed through an online census.gov tool called the AHS Table Creator.



The Public Use File (PUF) Microdata

- Contains individual responses to survey questions.
- Can be used to create custom tabulations or delve more deeply into the survey detail.
- Shows information associated with each housing unit record, but no personally identifiable information related to the housing unit or individual respondent.



Presenter: PUF microdata are files containing individual responses to survey questions. This type of data is primarily used to create custom tabulations, which enables you to delve further into the rich detail collected in the American Housing Survey. Each housing unit record shows most of the information associated with a specific housing unit or individual, except for data items that could be used to personally identify that housing unit or individuals in the household.



The 2015 Public Use File (PUF) Microdata is offered in two different data sets:

- The 2015 Integrated National Sample PUF includes individual responses from a representative sample of the entire nation, from representative samples of the 15 largest metropolitan areas, and from a representative sample of households receiving HUD rental assistance.
- The 2015 Independent Metropolitan Area Samples PUF includes individual responses from representative samples of 10 metropolitan areas selected from among America's top 51 largest metropolitan areas.



AHS 2015 National Public Use File (PUF)

Files containing individual household responses to the survey questions. For use in generating custom tables. Data can be downloaded in SAS and ASCII formats.



AHS 2015 Metropolitan Public Use File (PUF)

Files containing individual household responses to the survey questions. For use in generating custom tables. Data can be downloaded in SAS and ASCII formats.



Presenter: The 2015 PUF microdata is divided into two different files that can be downloaded. The 2015 Integrated National Sample PUF includes representative samples from the nation and each of the 15 largest metropolitan areas. It also includes a representative sample of housing units receiving HUD rental assistance. The 10 Independent Metropolitan Area Samples are collected from households in ten different U.S. metro areas, as selected from among America's top 51 largest.



How to Access the Public Use File (PUF) Microdata

- Data must be downloaded from the website and then extracted and analyzed.
- While it is possible to use Microsoft Excel, Access, and other similar database tools for extraction and analysis, these solutions may not provide the best option.
- Statistical programming applications (such as those listed below) usually offer the best data extraction, management, and analysis solutions:
 - SAS/STAT software
 - STATA Data Analysis and Statistical software
 - Several free software programs for computing, data analysis, and graphics, such as R or Python Data Analysis Library (pandas)



Presenter: To access the PUF microdata, you must first download it and then extract and analyze it using a pre-installed statistical programming application. While it is possible to use Microsoft Excel, Microsoft Access, and other similar database tools, our experience suggests that statistical software is the best choice in terms of accessing, managing, presenting, and analyzing the data. Examples of statistical software include SAS, STATA Data Analysis and Statistical software, and free applications, such as R or Python Data Analysis Library, also known as “pandas”.



The Public Use File (PUF) Microdata User's Guide and Codebook Interactive Tool

- HUD and Census have created several tools to assist users when accessing the data contained in the PUF files:
 - **Getting Started with the PUF: 2015 and Beyond**—A downloadable PDF document can be found in the Technical Documentation section of the AHS Website.
 - **The 2015 American Housing Survey Codebook Interactive Tool**—A link to the Codebook Interactive Tool is available on the main page of the AHS Website.

Variable	Type	Subtype	Default module	Description
AGE	Integer	Demographic	Demographic	Age of respondent
AGE2	Integer	Demographic	Demographic	Age of respondent
AGE3	Integer	Demographic	Demographic	Age of respondent
AGE4	Integer	Demographic	Demographic	Age of respondent
AGE5	Integer	Demographic	Demographic	Age of respondent
AGE6	Integer	Demographic	Demographic	Age of respondent
AGE7	Integer	Demographic	Demographic	Age of respondent
AGE8	Integer	Demographic	Demographic	Age of respondent
AGE9	Integer	Demographic	Demographic	Age of respondent
AGE10	Integer	Demographic	Demographic	Age of respondent
AGE11	Integer	Demographic	Demographic	Age of respondent
AGE12	Integer	Demographic	Demographic	Age of respondent
AGE13	Integer	Demographic	Demographic	Age of respondent
AGE14	Integer	Demographic	Demographic	Age of respondent
AGE15	Integer	Demographic	Demographic	Age of respondent
AGE16	Integer	Demographic	Demographic	Age of respondent
AGE17	Integer	Demographic	Demographic	Age of respondent
AGE18	Integer	Demographic	Demographic	Age of respondent
AGE19	Integer	Demographic	Demographic	Age of respondent
AGE20	Integer	Demographic	Demographic	Age of respondent
AGE21	Integer	Demographic	Demographic	Age of respondent
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AGE30	Integer	Demographic	Demographic	Age of respondent
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AGE93	Integer	Demographic	Demographic	Age of respondent
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AGE95	Integer	Demographic	Demographic	Age of respondent
AGE96	Integer	Demographic	Demographic	Age of respondent
AGE97	Integer	Demographic	Demographic	Age of respondent
AGE98	Integer	Demographic	Demographic	Age of respondent
AGE99	Integer	Demographic	Demographic	Age of respondent
AGE100	Integer	Demographic	Demographic	Age of respondent



Presenter: The Public Use File microdata contain great information to help you better understand individual respondent details on housing characteristics. Before you delve into the microdata, we recommend you check out two new tools: First, a user's guide called "Getting Started with the PUF: 2015 and Beyond", which can be found in the technical documentation section of the American Housing Survey website. And second, the 2015 American Housing Survey Codebook Interactive Tool. You'll find a link to the Interactive Tool directly on the survey website's main page.

The "PUF User's Guide" contains information on the 2015 sample design, differences between the 2015 survey and previous surveys, details on the file structures, and tips on how to use the Codebook Interactive Tool. It also includes information on the data itself, such as the core and topical modules, variables, and the types of respondents included in the 2015 American Housing Survey.

The Codebook Interactive Tool replaces the previous Codebooks. It offers users an interactive online approach to accessing codebook-style information. The Online Tool includes all the material previously contained in the American Housing Survey Codebook, but with enhanced web-based functionality, such as search and filter options.

Useful Online Information



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Additional online resources available on the American Housing Survey website include:

- Fact Sheets on the 2015 American Housing Survey, the Codebook Interactive Tool, and the User Guide
- Recent news and updates
- Infographics highlighting key 2015 survey findings



AMERICAN HOUSING SURVEY 2015 RESULTS // FOOD SECURITY

RATES OF FOOD INSECURITY IN SELECT METRO AREAS

1 in 6 Americans experience food insecurity.

1/3 of Americans who have not earned a high school diploma are food insecure.

Young people and the food insecure are going.

2015 HUD American Housing Survey Fact Sheet: Food Security. The HUD Codebook Interactive Tool is available for download. HUD and Census are currently working on the HUD Codebook Interactive Tool. The HUD Codebook Interactive Tool is available for download. HUD and Census are currently working on the HUD Codebook Interactive Tool.

Presenter: HUD and Census have developed additional tools and documents to help introduce you to the 2015 American Housing Survey. These include one-page information sheets and links to recent news and updates. Additional information, such as downloadable infographics containing highlights on key survey findings will also be available in the next few days.

Looking Forward



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The 2017 American Housing Survey

- Survey data collection is expected to begin in June 2017 and conclude in the fall.
- Will include the integrated national sample, which includes the 15 largest metro areas, as well as 10 new independent metropolitan areas.
 - Minneapolis-St. Paul-Bloomington, MN-WI
 - Tampa-St. Petersburg-Clearwater, FL
 - Baltimore-Columbia-Towson, MD
 - San Antonio-New Braunfels, TX
 - Las Vegas-Henderson-Paradise, NV
 - San Jose-Sunnyvale-Santa Clara, CA
 - Oklahoma City, OK
 - Richmond, VA
 - Birmingham-Hoover, AL
 - Rochester, NY



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Presenter: The 2017 survey is currently in the final stages of development. HUD expects the actual survey data collection to begin in June.

While the survey design will still include data from the integrated national sample, the 10 metropolitan areas will be different for 2017.

[PAUSE SO VIEWERS CAN READ THE LIST OF METRO AREAS]



The 2017 American Housing Survey

- Core topics will remain unchanged.
- Two topical modules from previous surveys will be reinstated including:
 - Emergency and Disaster Preparedness
 - Delinquent Payments and Notices
- Brand new topics will also be added. These include:
 - Evictions
 - Journey to Work and Commuting Costs



Presenter: In terms of topics, the 2017 survey will reinstate to two modules from previous studies: emergency and disaster preparedness and delinquent payments and notices. These modules will incorporate slightly different questions from previous surveys.

HUD and Census worked closely with FEMA to revise the emergency preparedness questions from the 2013 survey. These questions now reflect the respondents' ability to find disaster information, whether they have flood insurance, and the availability of emergency supplies. It also includes questions to identify connections between disasters and reasons for moving.

For the questions in the delinquent payments and notices topical module, respondents will be asked if they have had difficulty making rent, mortgage, or utility payments.

For the 'Evictions' module, the questions will explore the causes and consequences of evictions.

And the new 'Journey to Work and Commuting Costs' module will examine how the

householder gets to work and how much it costs.

Conclusion



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HUD will work with you to:

- Create new ways to use the survey and its data
- Communicate about the existence and availability of the AHS
- Create new ways to use the AHS in your work
- Extend and refine your current usage of the survey data
- Create unique strategies to utilize the AHS for your organization, your stakeholders, and other audiences.



Contact:

Shawn Bucholtz via email at
Shawn.J.Bucholtz@hud.gov



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Presenter: HUD offers assistance to make the AHS data easier to use. The AHS team welcomes the opportunity to collaborate with you. HUD will work with you to:

- Create new ways to use the survey and its data
- Communicate about the existence and availability of the AHS
- Create new ways to use the AHS in your work
- Extend and refine your current usage of the survey data
- Create unique strategies to utilize the AHS for your organization, your stakeholders, and other audiences.

We are happy to meet with you via telephone or in person. Please email Shawn Bucholtz at S-h-a-w-n-dot-J-dot-B-u-c-h-o-l-t-z-at-HUD-dot-gov to setup an initial call or meeting.



Questions & Answers



Presenter: On behalf of the Department of Housing and Urban Development and the U.S. Census Bureau, we would like to thank you for joining us today as we shared information on the American Housing Survey. This concludes the presentation portion of the webinar. We will now move onto to the questions and answers with Shawn Bucholtz, the Director of Housing and Demographic Analysis with the Office of Policy Development and Research at HUD. If you haven't already submitted questions during the presentation, we encourage you to do so. We will respond to as many questions as we can during the Q&A. If we do not get to your question during the webinar, Mr. Bucholtz or a member of his team will follow up with you directly.

Q&A Host (Shawn Bucholtz): [Proceeds by reading first question and responding.]

Thank You



PD&R



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