

**FAIR MARKET RENT
TELEPHONE SURVEYS**

C-CHI-00851

**Wave 1:
Bakersfield, CA
Los Angeles, CA
Orlando, FL
Hawaii County (Non-Metropolitan)**



**SUBMITTED TO:
Department of Housing and Urban Development**

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1. OVERVIEW

The goal of this task is to develop the 40th percentile rents for 2 bedroom- equivalent units for all renters, for recent mover renters, and for recent movers in 2 bedroom units in each of 4 survey areas, and then develop the standard error and 95 percent confidence interval for each estimate. The requirement for the study is that half-widths (i.e. half the distance between the upper and lower bounds) of the 95 percent confidence interval around the estimated quantile for all recent movers are within 5 percent of the estimated quantile. Table 2 below summarizes the findings. As can be seen in Table 2, for three of the 4 survey areas, the interval half-widths are within 5 percent of the estimate for the blended rate of recent movers (3.72 percent in Orlando, 3.55 percent in LA, and 4.28 percent in Bakersfield). In Hawaii the half width is 6.70 percent of the estimate.

In addition to presenting the blended rent, the task also requires presenting the 40th percentile rents separately for 1, 2 and where relevant, 3 bedroom units for all renters, for recent movers, and for stayers. These numbers are presented in Table 4.

Following the tables we describe the methodology used to develop the estimates. First, however, we discuss the methodology of how the random digit dialing (RDD) sample was drawn and we indicate the Fielding Period.

2. SAMPLE

2.1 RDD Sample

MDAC utilized the services of the GENESYS System (Marketing Systems Group, Inc.) to generate sample. To generate the sample the GENESYS System employs list-assisted random digit dialing methodology. List-assisted refers to the use of commercial lists of directory-listed telephone numbers to increase the likelihood of dialing household residences. This method gives unlisted telephone numbers the same chance to be selected as directory-listed numbers.

The system utilizes a database consisting of all residential telephone exchanges, working bank information, and various geographic service parameters such as state, county, Primary ZIP code, etc. In addition, the database provides working bank information at the two-digit level – each of the 100 banks (i.e., first two digits of the four-digit suffix) in each exchange is defined as "working" if it contains one or more listed telephone households. On a National basis, this definition covers an estimated 96.4% of all residential telephone numbers and 99.96% of listed residential numbers. This database is updated on a quarterly basis. The sample frame consists of the set of all telephone exchanges that meet the geographic criteria. This geographic definition is made using one or more of the geographic codes included in the database. Following specification of the geographic area, the system selects all exchanges and associated working banks that meet those criteria. Based on the sample frame defined above, the system computes an interval such that the number of intervals is equivalent to the desired number of sample pieces. The interval is computed by dividing the total possible telephone numbers in the sample frame (i.e., # of working banks X 100) by the number of RDD sample pieces required. Within each interval a single random number is generated between 1 and the interval size; the

corresponding phone number within the interval is identified and written to an output file. The result is that every potential telephone number within the defined sample frame has a known and equal probability of selection.

Below is Genesys' Random Digit Dialing sampling methodology:

1. Epsem (Equal Probability Selection Method) sample is generated in the following way:

a) The sample frame is first specified, which is defined as a group of exchanges serving some geographic area - this could be a city, county, state, National, etc., or even just a set of exchanges.

b) The sampling interval is then calculated by summing all of the exchanges and working blocks in the frame, times 100.

c) This sum is then divided by the number of RDD records desired, thus specifying the size of the frame subdivisions.

d) At this point, the frame size has been fixed and divided into equal-sized subsets of ten-digit numbers.

e) Within each of the subsets, one number is selected at random from each of the equal-sized intervals.

f) All possible ten-digit numbers are given an equal probability of selection, regardless of the density of listed households within them. Hence, an extremely representative sample is produced.

g) There are a few advantages to an epsem sample:

1) Generates a statistically valid random sample also allows for unbiased estimates.

2) Project to all households with a phone number.

3) Is no potential bias toward households with listed phone numbers.

2.2 ID-PLUS

This process is designed to purge about 75% of the non-productive numbers (non-working, businesses and fax/modems). Since this process is completed after the sample is generated, the statistical integrity of the sample is maintained. GENESYS employs the ID-PLUS process for the HUD RDD Fair Market Rent surveys.

The Pre-Dialer Phase – The file of generated numbers is passed against the ID database, comprised of the GENESYS-Plus business database and the listed household database. Business numbers are eliminated while listed household numbers are set aside, to be recombined after the active Dialer Phase.

The Dialer Phase – The remaining numbers are then processed using automated dialing equipment – actually a specially configured PROYTYYS Telephony system. In this phase, the dialing is 100% attended and the phone is allowed to ring up to two times. Specially trained agents are available to speak to anyone who might answer the phone and the number is dispositioned accordingly. Given this human intervention in evaluating all call results, virtually all remaining businesses, non-working and non-tritone intercepts, compensate for differences in non-working intercept behavior. The testing takes place during the restricted hours of 9 a.m. – 5 p.m. local time, to further minimize intrusion since fewer people are home during these hours.

The Post-Dialer Phase – The sample is then reconstructed, excluding the non-productive numbers identified in the previous two phases.

2.3 Sample Design and Development

TABLE 1

Sample	L.A.	Orlando	Hawaii (Non-metropolitan)	Bakersfield
Generated	30,200	47,500	38,500	45,500
Sent	20,447	32,130	22,628	30,866
Released	20,447	32,130	22,628	30,866

GENESYS generated a probability sample of Los Angeles, Bakersfield, Orlando and Hawaii County (non-metropolitan) using list-assisted random digit dialing (RDD) methodology for the survey. GENESYS generated 30,200 telephone numbers for Los Angeles of which 20,447 were determined working numbers, 45,500 telephone numbers for Bakersfield of which 30,866 were determined working numbers, 47,500 numbers for Orlando of which 32,130 were determined working numbers, and 38,500 numbers for Hawaii of which 22,628 were determined working numbers. MDAC purchased the sample for each FMR area with the intent of achieving a 40% response rate at minimum. MDAC divided the sample for each FMR area into replicates of 500 numbers each. The sample generated for each FMR area accounted for the estimated proportion of numbers that may be non-working or disconnected and the sample design yielded a representative sample for each market area. All sample numbers were released.

Next, we specify the fielding period for the Fair Market Rent surveys.

2.4 Fielding Period

MDAC fielding began in mid-December 2006 and continued for approximately six weeks with a break for the Christmas/New Year's holidays. Fielding for Bakersfield, CA ended within six weeks with just under 200 completed interviews since all reliability requirements had been satisfied. Fielding for Los Angeles, CA extended a short time beyond six weeks due to sample reliability estimates requiring additional recent mover completions. Initially, HUD directed MDAC to stop interviewing in Hawaii after approximately 188 completed interviews due to past experience with non-metropolitan areas, but then approved continued interviewing based upon reliability estimates requiring additional recent mover interviews. On February 2nd, 2007 Orlando, FL experienced three confirmed tornadoes which disrupted phone service and caused an interruption of fielding. On February 5th MDAC reported to HUD that approximately 33% of the numbers dialed on the weekend of February 2nd through February 4th that had previously been verified as working numbers were now disconnected numbers. On February 6th HUD directed that interviewing resume even though this required interviewing beyond the original six-week period to attain an appropriate number of completions.

Now, we turn to the Methodology for creating rent estimates and calculating 40th and 50th percentiles, standard errors and confidence intervals.

3. METHODOLOGY AND RESULTS

TABLE 2
Summary Statistics¹
Blended Gross Rent for All Renters, Recent Movers, and for Recent Movers in 2-BR Units

	LA	Orlando	Hawaii	Bakersfield
All renters (blended)				
Number of Obs	935	445	630	589
40 th percentile	\$995.5	\$805.6	\$824.0	\$643.4
SE of 40 th	10.66	11.1	14.89	6.87
95% confidence interval around 40 th percentile	\$973.0– 1014.9	\$787.4-831.0	\$799.1– 857.6	\$626.7– 653.7
Percentage difference of half width around estimate	2.10%	2.71%	3.55%	2.10%
Recent Movers (blended)				
Number of Obs	245	186	212	197
40 th percentile	\$1067.9	\$847.1	\$898.3	\$673.4
SE of 40 th	19.32	16.05	30.64	14.67
95% confidence interval around 40 th percentile	\$1041.2-1117.0	\$816.7 – 879.8	\$855.8-976.1	\$647.5-705.2
Percentage difference of half width around estimate	3.55%	3.72%	6.70%	4.28%
Recent Movers (2 br only)				
Number of Obs	132	128	73	142
40 th percentile	\$1109.6	\$862.4	\$993.0	\$679.9
SE of 40 th	38.4	19.34	45.52	17.84
95% confidence interval around 40 th percentile	\$1042.3-1193.1	\$823.4 – 899.4	\$921.5 – 1100.3	\$652.1-722.1
Percentage difference of half width around estimate	6.80%	4.41%	9.00%	5.15%

The blended rent is defined as gross rent multiplied by the appropriate adjustment factor to obtain a 2-bedroom equivalent rent.

3.1 Methodology for Creating Rent Estimates

- 1. Estimate contract rent for each observation.** This is based on the sum of Q17 and either Q14 or Q13 (housing assistance plus rent paid to owner). (Note that if Q17 is “8888”, “9999” or less than or equal to \$2, it is recoded as “0”). Any records with final contract rent =0 were deleted.

- 2. Estimate GROSS RENT which equal CONTRACT RENT + UTILITIES.**
 UTILITIES are estimated based on which utilities are included in the rent and which are paid for separately by the tenant. Any utility not paid for as part of the rent is added to the contract rent amount based on the location, building type, number of bedrooms, and the fuel used.

¹ Note, that as described below, since the quantiles are not distributed normally, we cannot use the standard formula $X \pm 1.96 SE$ to calculate upper and lower bounds for the 95 percent confidence interval.

The survey (Q23) identifies whether any utilities are paid for separately, or whether they are all included as part of the rent. If all utilities are included in the contract rent, then GROSS RENT = CONTRACT RENT.²

If any utilities are paid for by the tenant, then we look at the series of questions about utilities to calculate the UTILITIES amount that we need to add to the CONTRACT RENT to obtain GROSS RENT. For example if heat is not included in the rent, then we need to look at the type of fuel, building type, (attached or detached), number of bedrooms, and location (based on MSA code). This gets matched with the utility look-up file to get the correct heating cost estimate for the unit.

We estimate utilities costs for other utilities in a similar manner. Cooking and hot water allowances depend on location, number of bedrooms and fuel type. Air conditioning, main electric, water and sewer, and rental costs for range and refrigerator depend only on location and number of bedrooms.

The type of property (attached/detached) and the types of fuel used for certain utilities was missing in some cases. In order not to lose cases with missing data, we imputed based on the predominant type for that utility and location.

Where the respondent does not know if the building is attached or detached (Q20), we assume that the unit is attached, which is the predominant type.

If heating fuel is missing ((Q25 answer choice greater than/equal to 7)) then In LA and, Bakersfield we set it to 2, and in Hawaii and Orlando we set it to 1.

If AC fuel is missing (Q27 greater than/equal to 7) we set it to 1.

If cooking fuel is missing (Q29 greater than/equal to 7) then in LA, Bakersfield we set it to 2, and in Hawaii and Orlando we set it to 1.

If hot water fuel is missing (Q33 greater than/equal to 7) then In LA, Bakersfield we set it to 2, and in Hawaii and Orlando we set it to 1.

3. Convert each observation into two-bedroom equivalent rents.

The survey collects rents for 1 and 2 bedroom units (and for 3 bedroom units in non-metro counties). Thus, once a GROSS RENT is calculated for each survey unit, we must convert all observations to “2-bedroom equivalent” rents. This is done based on the ratio of the current (2006) 2BR FMR to 1BR FMR in the area. For Hawaii we also have some 3 bedroom units that are converted to 2BR equivalent rents based on the ratio of the current 2BR FMR to 3BR FMR in the area.

Table 3 shows the adjustment factors used:

² In a small number of cases (3) the respondent did not know whether or not utilities were included in the rent. These cases were excluded.

TABLE 3
Bedroom Size Adjustment Factors

Location	Bakersfield	LA	Orlando	Hawaii
2 BR FMR	\$642	\$1269	\$814	\$874
1BR FMR	\$542	\$1016	\$712	\$779
Conversion factor	1.192	1.249	1.142	1.123
3BR FMR				\$1232
Conversion factor				0.709

3.2 Methodology for calculating 40th and/or 50th percentiles, standard errors and confidence intervals.

- 1. Quantile Estimates.** Once we have the 2-bedroom equivalent for each unit we can calculate the 40th percentiles separately for all renters, recent movers, and for recent movers in 2-bedroom units. The 40th percentile is the rent for which 40 percent observations are below the number (and 60 percent are above). For the 50th percentile, 50 percent of the rents are below the number and 50 percent are above. This survey used only 40th percentiles for all markets.
- 2. Estimating Standard Errors and 95 Percent Confidence Intervals**

In the case of quantiles (percentiles), the assumption of normality does not hold and therefore we cannot apply the standard approach to estimating the confidence interval. (When the estimate has a normal distribution the confidence interval for the population parameter is obtained by taking the sample estimate plus or minus 1.96 times the standard error. Because the normal distribution is symmetric the half-widths on either side of the estimate are equal.)

With non-normal distributions, we need to use alternative methods to approximate the confidence interval and then derive the standard error from the total width of the interval. For example, one method of determining the interval is to compute the value: $p \pm \text{square root of } p(1-p)/n$ where n is the sample size and $p=0.4$ (if we want a confidence interval for the 40th percentile). In the case of recent movers in Bakersfield, the sample size is 197. Therefore the square root of $p(1-p)/n = 0.035$. $1.96 \times 0.035 = 0.0686$.

We get the upper and lower limits of the interval as $0.4 + .0686 = .4686$ and $0.4 - .0686 = 0.3314$.

We look at the actual distribution of rents in the sample and identify that rent which is associated with the 47th percentile (rounding of 0.4686) and also identify that rent which is associated with 33rd percentile of the rent distribution (rounding of 0.3314).

The sample distribution shows that \$647.5 is the 33rd percentile and \$705.2 is the 47th percentile. Thus, the lower and upper bounds for the confidence interval around the 40th percentile rent for recent movers in Bakersfield are \$647.5 and \$705.2 respectively.

The standard error is estimated as the difference between the two limits $705.2 - 647.5 = 57.5$ divided by (2×1.96) which gives approximately 14.67.

As can be seen in Table 2, for three of the 4 survey areas, the interval half-widths are within 5 percent of the estimate for the blended rate of recent movers. In Hawaii the half width is 6.7 percent of the estimate.

3.3 Rents by Bedroom Size, and Blended Rates

In addition to requiring the blended rents and confidence intervals for all renters, recent movers, and recent movers in 2-bedroom units, the scope of work also requires the 40th percentile rents by bedroom size (1, 2 BR units everywhere, and 3 BR units in Hawaii). ***These are the gross rents before applying the adjustment factors*** (i.e. rents including utilities). Table 4 presents the 40th percentile rents by bedroom size for all renters, recent movers, and stayers.

TABLE 4, Gross Rent Distribution by Bedroom Size, and Blended Rate (Blended Rate is the 2BR-Equivalent Version – the rent multiplied by the adjustment factor).

	LA	Orlando	Hawaii	Bakersfield
All Renters				
40 th percentile 1BR Units	\$770.6	\$658.2	\$658.0	\$498.7
# 1 BR units	412	134	141	155
40 th percentile 2 BR Units	\$1025.1	\$831.4	\$919.6	\$653.1
# 2 BR units	523	311	224	434
40 th percentile 3 BR Units	NA	NA	\$1,133.0	NA
# 3 BR units	NA	NA	265	NA
40 th percentile 2BR equivalent units (blended rate)	\$995.5	\$805.6	\$824.0	\$643.4
# 2BR equivalent units	935	445	630	589
New Movers				
40 th percentile 1BR Units	\$845.0	\$716.2	\$633.2	\$545.0
# 1 BR units	113	58	46	55
40 th percentile 2 BR Units	\$1109.6	\$862.4	\$993.0	\$679.9
# 2 BR units	132	128	73	142
40 th percentile 3 BR Units	NA	NA	\$1,251.4	NA
# 3 BR units	NA	NA	93	NA
40 th percentile 2BR equivalent units (blended rate)	\$1067.9	\$847.1	\$898.3	\$673.4
# 2BR equivalent units	245	186	212	197

**TABLE 4,
(Continued)**

	LA	Orlando	Hawaii	Bakersfield
Stayers				
40 th percentile 1BR Units	\$738.4	\$594.8	\$670.0	\$464.0
# 1 BR units	299	76	95	100
40 th percentile 2 BR Units	\$999.4	\$804.8	\$889.6	\$646.3
# 2 BR units	391	183	151	292
40 th percentile 3 BR Units	NA	NA	\$1057.6	NA
# 3 BR units	NA	NA	172	NA
40 th percentile 2BR equivalent units (blended rate)	\$966.7	\$762.1	\$791.4	\$621.9
# 2BR equivalent units	690	259	418	392

Below, MDAC provides a discussion of results for each individual market, along with the Final Disposition Status of all phone calls and the resolution, residential, response, screening, completion and overall rates.

3.4 LOS ANGELES, CA

Overall, 935 respondents completed the Fair Market rent survey for Los Angeles, California of which 245 were Recent Movers (moved within the last 15 months) and 690 were Stayers (moved more than 15 months ago). For all renters the 40th percentile gross rent is \$995.50 with a standard error (SE) of 10.66 giving the 95% confidence interval a range of \$973.00 to \$1,014.90. The percentage difference of the half width around the estimate is 2.10%.

For the 245 recent movers the 40th percentile blended gross rent is \$1,067.90 with a SE of 19.32 giving the 95% confidence interval a range of \$1,041.20 to \$1,117.00. The percentage difference of the half width around the estimate is 3.55%.

For the 132 two-bedroom recent movers the 40th percentile gross rent is \$1,109.60 with a SE of 38.4 giving the 95% confidence interval a range of \$1,042.30 to \$1,193.10. The percentage difference of the half width around the estimate is 6.8%.

Regarding the gross rent by bedroom size for all renters the gross rent of a one-bedroom unit is \$770.60 (412 respondents) while the gross rent for a two-bedroom unit is \$1,025.10 (523 respondents) and the gross rent for the two-bedroom equivalent unit (blended rate) is \$995.50 (all 935 respondents).

For new movers the gross rent of a one-bedroom unit is \$845.00 (113 respondents) while the gross rent for a two-bedroom unit is \$1,109.60 (132 respondents) and the gross rent for the two-bedroom equivalent is \$1,067.90 (all 245 recent movers).

For non-recent movers or stayers the gross rent of a one-bedroom unit is \$738.4 (299 respondents) while the gross rent for a two-bedroom unit is \$999.40 (391 respondents) and the gross rent for the two-bedroom equivalent is \$966.70 (all 690 stayers).

3.41 Rates

TABLE 5

Los Angeles	Percent		AAPOR	Percent
Resolution Rate	63.9		Response Rate 3	52.8
Residential Rate	52.3		Cooperation Rate 3	97.8
Response Rate	71.2		Refusal Rate 3	1.0
Screening Rate	19.7		Contact Rate3	98.0
Completion Rate	97.8			
Overall Rate	4.6			

The AAPOR Response Rate³ calculation is 52.8% for Los Angeles. The AAPOR Cooperation Rate is 97.8%, the Refusal Rate is 1% and the Contact Rate is 98%.

Other relevant rates include the Resolution Rate of 63.9% (proportion of numbers answered by a person, or determined to be nonworking or business). The Residential Rate is 52.3% (proportion of resolved numbers determined to be residential). The Response rate (proportion of residential numbers where the respondent is willing to be interviewed) is 71.2% , the Screening Rate is 19.7% (proportion of willing respondents eligible for survey and includes both movers and stayers), the Completion Rate is 97.8% (proportion of eligible willing respondents with completely usable surveys) and the Overall Rate of 4.6% (proportion of all sample numbers resulting in a completed interview; this is the product of all previous rates mentioned above).

3.42 Final Dispositions

TABLE 6

	FINAL DISPOSITION REPORT	
AAPOR Disposition Codes	Los Angeles County, CA	Number of Respondents
1.0/1.10	Complete	935
1.200	Partial	11
2.120	Break off	10
2.210	Respondent never available	18
2.221	Answering machine household-no message left	1
2.222	Answering machine household-message left	1
2.310	Deceased respondent	8
2.320	Physically or mentally unable/incompetent	10
3.110	Not attempted or worked	1
3.120	Always busy	552
3.130	No answer	3663
3.160	Technical phone problems	350
3.200	Housing unit, unknown if eligible respondent	4384
3.210	No screener completed	15
3.900	Other	10
4.100	Out of sample - other strata than originally coded	8
4.200	Fax/data line	1803
4.300	Non-working/disconnect	2727
4.420	Cell phone	57
4.510	Business, government office, other organizations	1445
4.700	No eligible respondent	4438
Total		20,447

Table 6 shows the breakdown of the 20, 447 numbers released for the survey in Los Angeles, California.

3.5 ORLANDO, FL

Overall, 445 respondents completed the Fair Market rent survey for Orlando, Florida of which 186 were Recent Movers and 259 were Stayers. For all renters the 40th percentile gross rent is \$805.60 with a standard error (SE) of 11.1 giving the 95% confidence interval a range of \$787.40 to \$831.00. The percentage difference of the half width around the estimate is 2.71%.

For the 186 recent movers the 40th percentile blended gross rent is \$847.10 with a SE of 16.05 giving the 95% confidence interval a range of \$816.70 to \$879.80. The percentage difference of the half width around the estimate is 3.72%.

For the 128 two-bedroom recent movers the 40th percentile gross rent is \$862.40 with a SE of 19.34 giving the 95% confidence interval a range of \$823.40 to \$899.40. The percentage difference of the half width around the estimate is 4.41%.

Regarding the gross rent by bedroom size for all renters the gross rent of a one-bedroom unit is \$658.20 (134 respondents) while the gross rent for a two-bedroom unit is \$831.40 (311 respondents) and the gross rent for the two-bedroom equivalent unit (blended rate) is \$805.60 (all 445 respondents).

For new movers the gross rent of a one-bedroom unit is \$716.20 (58 respondents) while the gross rent for a two-bedroom unit is \$862.40 (128 respondents) and the gross rent for the two-bedroom equivalent is \$847.10 (all 186 recent movers).

For non-recent movers or stayers the gross rent of a one-bedroom unit is \$594.80 (76 respondents) while the gross rent for a two-bedroom unit is \$804.80 (183 respondents) and the gross rent for the two-bedroom equivalent is \$762.10 (all 259 stayers).

3.51 Rates

TABLE 7

Orlando	Percent		AAPOR	Percent
Resolution Rate	60.2		Response Rate 3	40.6
Residential Rate	71.2		Cooperation Rate 3	98.7
Response Rate	65.5		Refusal Rate 3	1
Screening Rate	5.0		Contact Rate3	95.2
Completion Rate	98.8			
Overall Rate	1.4			

The AAPOR Response Rate3 calculation is 40.6% for Orlando. The AAPOR Cooperation Rate is 98.7%, the Refusal Rate is 1% and the Contact Rate is 95.2%.

Other relevant rates include the Resolution Rate of 60.2% (proportion of numbers answered by a person, or determined to be nonworking or business). The Residential Rate is 71.2% (proportion of resolved numbers determined to be residential). The Response rate (proportion of residential numbers where the respondent is willing to be interviewed) is 65.5%, the Screening Rate is 5.0% (proportion of willing respondents eligible for survey and includes both movers and stayers), the Completion Rate is 98.8% (proportion of eligible willing respondents with completely usable surveys) and the Overall Rate of 1.4% (proportion of all sample numbers resulting in a completed interview; this is the product of all previous rates mentioned above).

3.52 Final Dispositions

TABLE 8

	FINAL DISPOSITION REPORT	
AAPOR Disposition Codes	Orlando, FL	Number of Respondents
1.0/1.10	Complete	445
1.200	Partial	1
2.120	Break off	5
2.210	Respondent never available	5
2.221	Answering machine household-no message left	14
2.222	Answering machine household-message left	5
2.310	Deceased respondent	3
2.320	Physically or mentally unable/incompetent	8
2.350	Miscellaneous	11
3.120	Always busy	1686
3.130	No answer	9617
3.160	Technical phone problems	382
3.200	Housing unit, unknown if eligible respondent	5741
3.210	No screener completed	126
3.900	Other	13
4.100	Out of sample - other strata than originally coded	6
4.200	Fax/data line	896
4.300	Non-working/disconnect	3738
4.420	Cell phone	18
4.510	Business, government office, other organizations	949
4.700	No eligible respondent	8461
Total		32,130

Table 8 shows the breakdown of the 32,130 numbers released for the survey in Orlando, Florida.

3.6 HAWAII COUNTY (NON-METROPOLITAN), HI

Overall, 630 respondents completed the Fair Market rent survey for Hawaii County (non-metropolitan), Hawaii of which 212 were Recent Movers and 418 were Stayers. For all renters the 40th percentile gross rent is \$824.00 with a standard error (SE) of 14.89 giving the 95% confidence interval a range of \$799.10 to \$857.60. The percentage difference of the half width around the estimate is 3.55%.

For the 212 recent movers the 40th percentile blended gross rent is \$898.30 with a SE of 30.64 giving the 95% confidence interval a range of \$855.80 to \$976.10. The percentage difference of the half width around the estimate is 6.7%.

For the 73 two-bedroom recent movers the 40th percentile gross rent is \$993.00 with a SE of 45.52 giving the 95% confidence interval a range of \$921.50 to \$1,100.30. The percentage difference of the half width around the estimate is 9.0%.

Regarding the gross rent by bedroom size for all renters the gross rent of a one-bedroom unit is \$658.00 (141 respondents) while the gross rent for a two-bedroom unit is \$919.60 (224 respondents), the gross rent for a three-bedroom unit is 1,133.00 (265 respondents) and the gross rent for the two-bedroom equivalent unit (blended rate) is \$824.00 (all 630 respondents).

For new movers the gross rent of a one-bedroom unit is \$633.20 (46 respondents) while the gross rent for a two-bedroom unit is \$993.00 (73 respondents), the gross rent for a three-bedroom unit is \$1,251.40 (93 respondents) and the gross rent for the two-bedroom equivalent is \$898.30 (all 212 recent movers).

For non-recent movers or stayers the gross rent of a one-bedroom unit is \$670.00 (95 respondents) while the gross rent for a two-bedroom unit is \$889.60 (151 respondents), the gross rent for a three-bedroom unit is \$1,057.60 (172 respondents) and the gross rent for the two-bedroom equivalent is \$791.40 (all 418 stayers).

3.61 Rates

TABLE 9

Hawaii County (Non-Metropolitan)	Percent		AAPOR	Percent
Resolution Rate	74.5		Response Rate 3	58.9
Residential Rate	61.9		Cooperation Rate 3	99.4
Response Rate	69.7		Refusal Rate 3	.4
Screening Rate	8.9		Contact Rate3	96.3
Completion Rate	97.8			
Overall Rate	2.8			

The AAPOR Response Rate3 calculation is 58.9% for Hawaii County. The AAPOR Cooperation Rate is 99.4%, the Refusal Rate is .4% and the Contact Rate is 96.3%.

Other relevant rates include the Resolution Rate of 74.5% (proportion of numbers answered by a person, or determined to be nonworking or business). The Residential Rate is 61.9% (proportion of resolved numbers determined to be residential). The Response Rate (proportion of residential numbers where the respondent is willing to be interviewed) is 69.7%, the Screening Rate is 8.9% (proportion of willing respondents eligible for survey and includes both movers and stayers), the Completion Rate is 97.8% (proportion of eligible willing respondents with completely usable surveys) and the Overall Rate of 2.8% (proportion of all sample numbers resulting in a completed interview; this is the product of all previous rates mentioned above).

3.62 Final Dispositions

TABLE 10

	FINAL DISPOSITION REPORT	
AAPOR Disposition Codes	Hawaii County, HI (Non-Metropolitan)	Number of Respondents
1.0/1.10	Complete	630
1.200	Partial	1
2.120	Break off	3
2.210	Respondent never available	6
2.221	Answering machine household-no message left	8
2.222	Answering machine household-message left	11
2.310	Deceased respondent	6
2.320	Physically or mentally unable/incompetent	11
3.120	Always busy	273
3.130	No answer	4747
3.160	Technical phone problems	230
3.200	Housing unit, unknown if eligible respondent	2763
3.210	No screener completed	252
3.900	Other	50
4.100	Out of sample - other strata than originally coded	9
4.200	Fax/data line	1516
4.300	Non-working/disconnect	3403
4.420	Cell phone	11
4.510	Business, government office, other organizations	1276
4.700	No eligible respondent	7422
Total		22,628

Table 10 shows the breakdown of the 22,628 numbers released for the survey in Hawaii County, Hawaii which is a non-metropolitan area.

3.7 BAKERSFIELD, CA

Overall, 589 respondents completed the Fair Market rent survey for Bakersfield, California of which 197 were Recent Movers and 392 were Stayers. For all renters the 40th percentile gross rent is \$643.40 with a standard error (SE) of 6.87 giving the 95% confidence interval a range of \$626.70 to \$653.70. The percentage difference of the half width around the estimate is 2.1%.

For the 197 recent movers the 40th percentile blended gross rent is \$673.40 with a SE of 14.67 giving the 95% confidence interval a range of \$647.50 to \$705.20. The percentage difference of the half width around the estimate is 4.28%.

For the 142 two-bedroom recent movers the 40th percentile gross rent is \$679.90 with a SE of 17.84 giving the 95% confidence interval a range of \$652.10 to \$722.10. The percentage difference of the half width around the estimate is 5.15%.

Regarding the gross rent by bedroom size for all renters the gross rent of a one-bedroom unit is \$498.70 (155 respondents) while the gross rent for a two-bedroom unit is \$653.10 (434 respondents) and the gross rent for the two-bedroom equivalent unit (blended rate) is \$643.40 (all 589 respondents).

For new movers the gross rent of a one-bedroom unit is \$545.00 (55 respondents) while the gross rent for a two-bedroom unit is \$679.90 (142 respondents) and the gross rent for the two-bedroom equivalent is \$673.40 (all 197 recent movers).

For non-recent movers or stayers the gross rent of a one-bedroom unit is \$464.00 (100 respondents) while the gross rent for a two-bedroom unit is \$646.30 (292 respondents) and the gross rent for the two-bedroom equivalent is \$621.90 (all 392 stayers).

3.71 Rates

TABLE 11

<u>Bakersfield</u>	Percent		AAPOR	Percent
Resolution Rate	58.0		Response Rate 3	40.5
Residential Rate	68.1		Cooperation Rate 3	99.2
Response Rate	60.4		Refusal Rate 3	.6
Screening Rate	8.3		Contact Rate3	95.6
Completion Rate	96.9			
Overall Rate	1.9			

The AAPOR Response Rate3 calculation is 40.5% for Bakersfield. The AAPOR Cooperation Rate is 99.2%, the Refusal Rate is .6% and the Contact Rate is 95.6%.

Other relevant rates include the Resolution Rate of 58% (proportion of numbers answered by a person, or determined to be nonworking or business). The Residential Rate is 68.1% (proportion of resolved numbers determined to be residential). The Response Rate (proportion of residential numbers where the respondent is willing to be interviewed) is 60.4%, the Screening Rate is 8.3% (proportion of willing respondents eligible for survey and includes both movers and stayers), the Completion Rate is 96.9% (proportion of eligible willing respondents with completely usable surveys) and the Overall Rate of 1.9% (proportion of all sample numbers resulting in a completed interview; this is the product of all previous rates mentioned above).

3.72 Final Dispositions

TABLE 12

	FINAL DISPOSITION REPORT	
AAPOR Disposition Codes	Bakersfield, CA	Number of Respondents
1.0/1.10	Complete	589
1.200	Partial	1
2.120	Break off	4
2.200	Non-contact	0
2.210	Respondent never available	11
2.221	Answering machine household-no message left	5
2.222	Answering machine household-message left	12
2.310	Deceased respondent	4
2.320	Physically or mentally unable/incompetent	11
3.110	Not attempted or worked	1
3.120	Always busy	736
3.130	No answer	10501
3.140	Answering machine-don't know if household	5
3.160	Technical phone problems	161
3.200	Housing unit, unknown if eligible respondent	5523
3.210	No screener completed	335
3.900	Other	71
4.100	Out of sample - other strata than originally coded	9
4.200	Fax/data line	1580
4.300	Non-working/disconnect	3079
4.420	Cell phone	15
4.510	Business, government office, other organizations	916
4.700	No eligible respondent	7297
Total		30,866

Table 12 shows the breakdown of the 30,866 numbers released for the survey in Bakersfield, California.

4.0 CONCLUSION

All four markets surveyed demonstrated AAPOR response rates above 40% with Los Angeles over 50% and Hawaii just under 60%. Table 13 below summarizes all four markets and their AAPOR rates. Table 14 shows Response Rates between 60% and 71.2% for people willing to be interviewed. Table 14 also summarizes the Resolution, Residential, Response, Screening, Completion and Overall Rates as defined in the above individual market sections.

TABLE 13

Overall AAPOR Response Rate 3 Results

Market	AAPOR Response Rate³	AAPOR Cooperation Rate³	AAPOR Refusal Rate³	AAPOR Contact Rate³
Los Angeles	52.8%	97.8%	1.0%	98.0%
Bakersfield	40.5%	99.2%	0.6%	95.6%
Orlando	40.6%	98.7%	1.0%	95.3%
Hawaii County	58.9%	99.4%	0.4%	96.3%

TABLE 14

	Los Angeles	Bakersfield	Orlando	Hawaii County (Non-Metropolitan)
Resolution Rate	63.9%	58.0%	60.2%	74.5%
Residential Rate	52.3%	68.1%	71.2%	61.9%
Response Rate	71.2%	60.4%	65.5%	69.7%
Screening Rate	19.7%	8.3%	5.0%	8.9%
Completion Rate	97.8%	96.9%	98.8%	97.8%
Overall Rate	4.6%	1.9%	1.4%	2.8%

To reach the respondents MDAC utilized the services of the GENESYS System (Marketing Systems Group, Inc.) to generate sample. To generate the sample the GENESYS System employed a list-assisted random digit dialing methodology. List-assisted refers to the use of commercial lists of directory-listed telephone numbers to increase the likelihood of dialing household residences. This method gives unlisted telephone numbers the same chance to be

selected as directory-listed numbers. The system utilized a database consisting of all residential telephone exchanges, working bank information, and various geographic service parameters such as state, county, Primary ZIP code, etc. and provided a representative sample as every potential telephone number within the defined sample frame had a known and equal probability of selection.

Reported are separate market analysis sections where the 40th percentile fair market rents are calculated separately for 1, 2 and where relevant, 3 bedroom units for all renters, for recent movers, and for stayers. The average rents vary by market. Three of the 4 survey areas resulted in the interval half-widths being within 5 percent of the estimate for the blended rate of recent movers (3.72 percent in Orlando, 3.55 percent in LA, and 4.28 percent in Bakersfield). In Hawaii (non-metropolitan) the half width is 6.70 percent of the estimate with 212 completed recent-mover interviews. This is unusual considering HUD's experience with non-metropolitan markets needing only approximately 150 completions to meet the 95% ± 5 confidence interval.

The recent mover 40th percentile Fair Market Rent (blended) was utilized for all Markets. The Fair Market rent for Los Angeles, California is \$1,067.90 with a standard error of 19.32 and a percentage difference of half width around the estimate of 3.55%. For Orlando, Florida the Fair Market Rent is \$847.10 with a standard error of 16.05 and a percentage difference of half width around the estimate of 3.72%. For Hawaii County (non-metropolitan) the Fair Market Rent is \$898.30 with a standard error of 30.64 and a percentage difference of half width around the estimate of 6.7%, while for Bakersfield the Fair Market Rent is \$673.40 with a standard error of 14.67 and a percentage difference of half width around the estimate of 4.28%.

APPENDIX

**U.S. Department of Housing and Urban
Development FY2006/7 FMR Area-specific
Survey Questionnaire**

Introduction and Screening: Hello, my name is _____. I am calling on behalf of HUD, the U.S. 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. The survey will only take a few minutes of your time; all of the information you provide will be confidential, and your participation is voluntary. This call may be monitored for quality assurance.

1. Are you renting this property, or do you own it?
 - 1) Rent this property
 - 2) Own this property [Terminate and Thank]

2. Is this a residential household, such as an apartment, a house, or a mobile home? [NOTE: It is NOT a dormitory, hospital room, nursing home, barracks, cellular telephone.]
 - 0 1 Yes
 - 1 2 No [Terminate and Thank]
 - 2

3. I need to speak with someone 18 years old or older who knows about your household's housing costs. Would that be you?
 - 1 Yes [Skip to 5]
 - 3 2 No

4. Is someone who does know available to come to the phone?
 - 1) Yes [Read introduction for second respondent]
 - 2) No [Schedule a callback for a time when someone will be available. Make sure to ask for the first name of the person to ask for at that time.]

Introduction for Second Respondent

Hello, my name is _____. I am calling on behalf of the U.S. Department of Housing and Urban Development. We are conducting a telephone survey on housing costs in your area. The person I just spoke with said you could help me with several questions about your housing costs. This information will help the government provide housing assistance to people who need it. The survey will only take a few minutes of your time; all of the information you provide will be confidential, and your participation is voluntary. This call maybe monitored for quality assurance.

5. First, how many bedrooms do you have? That is, how many bedrooms would your residence be advertised as having if it were for rent? [NOTE: Include rooms that are meant to be bedrooms even though they may not be used as bedrooms now -- bedrooms converted to dens, storage areas, etc.]

- 1 One
- 2 Two
- 3 Three [If metropolitan area, terminate and thank. If non-metropolitan area, continue and collect bedroom size.]
- 4 Four or more [Terminate and Thank]
- 5 None; efficiency [Terminate and Thank]

NOTE: For metropolitan areas only 1-bedroom and 2-bedroom units are surveyed. For non-metropolitan areas, 1-bedroom, 2-bedroom, and 3-bedroom units are surveyed.

6. Do you consider this your permanent residence, where you could live all year, or a vacation or seasonal residence?

- 1 Permanent residence
- 2 Vacation/seasonal residence [Terminate and Thank]
- 8 Don't Know [Terminate and Thank]
- 9 Refused [Terminate and Thank]

- 6a. Apart from utility costs, does this unit rent for the same amount every month of the year?

- 1 Yes [Skip to 7]
- 2 No
- 8 Don't Know {Skip to 7}]
- 9 Refused [Skip to 7]

Q6B. Why is that? Is it because: [INTERVIEWER NOTE: PLEASE READ THE ENTIRE LIST]

- 1 Owners charge different rents during the summer or winter vacation season? [If Yes, terminate and thank]
- 2 Owners charge different rents during the school year? [If Yes, terminate and thank]
- 3 Because of a variation in utility costs, such as air conditioning or heating? [If Yes, continue with Q7]
- 7 Or some other reason? [Skip to 6B_O]
- 8 DON'T KNOW [Terminate and Thank]
- 9 REFUSED [Terminate and Thank]

“In this question we are trying to make sure the rent can vary from month to month and it is not because of changes in utility costs. Those that answer yes to number 3 and number 7 will continue with the survey, for all other responses, the survey will be terminated.”

6B_O. Other specify. [Open-ended box with 200 characters, Go to Q7]

7. Is your building owned by a public housing authority?

1. Yes [Terminate and Thank]
2. No
8. Don't Know [Terminate and Thank]
9. Refused [Terminate and Thank]

** Help Screen available for this question, Press F1 to read this screen. "In this question we are trying to determine if the rental unit is owned and operated by a local public housing authority. A public housing authority is a local housing agency that owns and operates rental units which are rented to low income individuals or families."*

Press "enter/return" to go back to the main body of the questionnaire.

8. Is your residence owned by a relative?

- 0 1. Yes [Terminate and Thank]
- 1 2. No
- 2 8. Don't Know [Terminate and Thank]
- 0 9. Refused [Terminate and Thank]

9. Was the building you live in built within the last two years?

1. Yes- built within last two years [Terminate and Thank]
2. No - over 2 years old
8. Don't Know [Terminate (after probing)]
9. Refused [Terminate (after probing)]

10. Do you perform any work for your landlord in exchange for a reduction in rent?

1. Yes
2. No [Skip to 12]
8. Don't Know [Skip to 12]
9. Refused [Skip to 12]

** Help Screen available for this question, Press F1 to read this screen.*

"In this question we are trying to determine if the rent is reduced in return for doing work for the landlord. The survey collects information about market rents."

Press "enter/return" to go back to the main body of the questionnaire.

11. Does this involve more than maintenance and upkeep of your residence?

1. Yes [Terminate and Thank]
2. No
8. Don't Know [Terminate and Thank]
9. Refused [Terminate and Thank]

** Help Screen available for this question, Press F1 to read this screen.*

"In this question we are trying to determine if the work performed for the landlord is more than simple basic maintenance or upkeep of the residence. For example, mowing the lawn would be simple maintenance. Repairs to the building would not be simple maintenance."

Press "enter/return" to go back to the main body of the questionnaire.

12. How long have you lived at this residence?

1. Less than 15 months [Increment recent mover quota cell]
2. More than 15 months [Increment non-recent mover quota cell]
8. Don't Know [Terminate and Thank]
9. Refused [Terminate and Thank]

13. How much is the total monthly rent that you and any roommates pay for this residence? Please do not include any federal, state or local program assistance, separate parking fees, or utility costs.

[INTERVIEWER NOTE: We are trying to determine what the respondent and all roommates pay out of pocket for their cost of housing alone.]

- 1 Amount Given [Round to the nearest dollar] [Skip to Q15]
- 8 Don't Know [Go to 13a]
- 9 Refused [Go to 13a]

13a. DON'T KNOW STATEMENT: Is there anyone else in the household who would know and who is available for me to speak with?

- 1 Yes [Go to RE-INTRO, Q14]
- 2 Yes, Later [Call Back, RE-INTRO, Q14]
- 3 No one will ever be available [Terminate and Thank]
- 8 Don't know [Read refusal statement]
- 9 Refused [Read refusal statement]

REFUSAL STATEMENT:

The results of this survey will be used by the U.S. Department of Housing and Urban Development to ensure that rental assistance is provided as cost-effectively as possible to area residents who most need it.

RE-INTRO:

Hello, my name is _____. I am calling on behalf of HUD, the U.S. Department of Housing and Urban Development. We are conducting a telephone survey on housing costs in your area. The person I just spoke with said you could help me with several questions about your housing costs. This information will help the government provide housing assistance to people who need it. The survey is brief. Your participation would be voluntary, and all the information you provide is confidential. This call maybe monitored for quality assurance.

14. How much is the total monthly rent that you and any roommates pay for this residence? Please do not include any federal, state or local program assistance, separate parking fees, or utility costs.

1. Amount Given _____ [Round to the nearest dollar]
8. Don't Know [Probe: "Is there someone else in the household who could tell me about the housing costs?" If no, terminate and thank]
9. Refused [Terminate and thank]

** Help Screen available for this question, Press F1 to read this screen.*

“In this question we are trying to determine the respondent’s portion of the total monthly rent. If the individuals share a rental unit, record the amount for this respondent. If the respondent pays separately for utilities or parking, do not include these amounts. If some of the utilities and/or parking are included in the rent, then report the total rent including those amounts that are included. Note that if the respondent’s rent is subsidized, you should record the out-of-pocket monthly rent expense here.”

Press “enter/return” to go back to the main body of the questionnaire.

15. Are you or any of the people living with you in your rental unit currently receiving some sort of assistance to help pay for the cost of your housing?

[INTERVIEWER NOTE: We want to find out if they receive any housing assistance or subsidies to help them pay their rent]

- 1 Yes
- 2 No (Skip to Q18)
- 8 Don’t know (Skip to Q18)
- 9 Refused (Skip to Q18)

“In this question we are trying to determine if the respondent’s current rent is subsidized in any way. Many renters receive assistance in the form of a subsidy payment through federal, state, or local programs. The amount of this assistance depends on income. In shared rental units, respond YES if one or more of the individuals in the unit are subsidized.”

16. Does this mean that part of your rent, or any one who lives with you, is paid by a federal, state or local program depending on your income?

- 1 Yes
- 2 No [Go to Q18]
- 8 Don’t Know [Go to Q18]
- 9 Refused [Go to Q18]

“In this question we are trying to determine if the respondent's current rent is subsidized. Many renters receive assistance in the form of a subsidy payment through federal, state, or local programs. The amount of assistance depends on income. In shared rental units, respond YES if one or more of the individuals in the unit are subsidized. ”

17. How much in total do you or the other people living in this rental unit receive in **housing assistance each month?**

[INTERVIEWER NOTE: This amount should include housing assistance for the respondent plus anyone else living in the rental unit.]

- 1 Amount Given _____
- 2 Don’t Know/Refused

"In this question we are trying to determine the total housing subsidy this rental unit receives from any sources. In shared rental units, make sure to add the subsidy amount for all subsidized individuals."

//ADD Q13+Q17 OR Q14+Q17

18. I figure that the **total** monthly rent for your residence for everyone who lives here, including ALL assistance AND/OR subsidies IS //ADD Q13+Q17 OR Q14+Q17. Does that sound right to you?

- 1 Yes [Go to Q19]
- 2 No [Go back to either Q13 or Q14]
- 3 Don't Know/Refused

19. Which one of the following best describes the structure where you live:

[NOTE: PLEASE READ LIST]

- 1 Apartment building with 5 or more units
- 2 Single family dwelling (detached)
- 3 Duplex
- 4 Apartment building with 2 to 4 units
- 5 Townhouse or row house
- 6 Mobile home
- 7 Other, specify _____ [Go to 19_O]
- 8 Don't Know [Skip to 20]
- 9 Refused [Skip to 20]

19_O: Other specify: (Open-end box with 100 characters) [Go to 21]

0

20. Is this unit detached, or is it attached to other units?

- 1 1 Detached
- 2 2 Attached
- 3 8 Don't Know
- 4 9 Refused
- 5

21. Is this the only telephone number that rings at your residence? {We are asking about Non-Business telephones.}

- 1 Yes [Skip to 23]
- 2 No

** Help Screen available for this question, Press F1 to read this screen.*

In this question we are trying to determine the number of different residential telephone numbers serving the residence.

We are not asking about the number of phones. We are asking about the number of different residential telephone lines.

Press "enter/return" to go back to the main body of the questionnaire.

22. How many different Non-Business telephone numbers, not phones, ring into your household?

1 Amount Given _____

8 Don't Know

9 Refused

** Help Screen available for this question, Press F1 to read this screen.*

In this question we are trying to determine the number of different residential telephone numbers serving the residence.

We are not asking about the number of phones. We are asking about the number of different residential telephone lines.

Press "enter/return" to go back to the main body of the questionnaire.

23. Do you pay separately for utilities such as heat, air conditioning, lights, water, cooking fuel or trash collection? [If no, PROBE: "Do you pay any utility bills?"]

1 Yes

2 No [Go to Q36]

8 Don't Know

9 Refused

24. Is the cost of heating included in your rent, or do you pay separately for heating fuel?

1 Included in rent [Skip to 26]

2 Pay separately

3 Unit does not have heating system [Skip to 26]

8 Don't Know [Skip to 26]

9 Refused [Skip to 26]

25. What **primary** type of fuel do you use for heating?

1 Electricity

2 Natural gas

3 Bottled gas (propane, butane, petrolane)

4 Fuel oil

7 Other, specify _____

8 Don't Know

9 Refused

25_O: Other specify. Open end box- 100 characters.

26. Is air conditioning included in your rent, or do you pay separately for air conditioning?

1 Included in Rent [Skip to 28]

0 2 Pay separately

1 3 Unit does not have air conditioning [Skip to 28]

2 8 Don't Know [Skip to 28]

3 9 Refused [Skip to 28]

27. What **primary** type of utility do you use for air conditioning?

- 4 1 Electricity
- 5 2 Natural gas
- 6 7 Other_____
- 7 8 Don't Know
- 8 9 Refused

27_O Other open end (25 characters)

28. Is cooking fuel included in your rent, or do you pay separately for cooking fuel?

- 9 1 Included in Rent [Skip to 30]
- 10 2 Pay Separately
- 11 3 Unit does not have a cooking facility [Skip to 30]
- 12 8 Don't Know [Skip to 30]
- 13 9 Refused [Skip to 30]
- 14

29. What **primary** type of utility do you use for cooking?

- 15 1 Electricity
- 16 2 Natural gas
- 17 3 Bottled gas (Propane, butane, petrolane)
- 18 7 Other, specify _____
- 19 8 Don't Know
- 20 9 Refused

29_O: Other open-end box (25 characters)

30 Is the cost of lighting and refrigeration included in your rent, or do you pay separately for lighting or refrigeration?

- 1 Included in rent
- 2 Pay separately
- 3 Unit does not have lighting or refrigeration
- 8 Don't Know
- 9 Refused

** Help Screen available for this question, Press F1 to read this screen.*

"In this question we are trying to determine if the respondent pays separately for electricity to power the lights and refrigerator. We are not asking if they rent a refrigerator." Press "enter/return" to go back to the main body of the questionnaire.

31. Do you pay a separate monthly rental fee for a range or refrigerator?

- 0 1 Yes
- 1 2 No
- 2 8 Don't Know
- 3 9 Refused
- 4

32. Is hot water included in your rent, or do you pay separately for hot water?

- 5 1 Included in rent [Skip to 34]
- 6 2 Pay separately
- 7 3 Unit does not have hot water [Skip to 34]
- 8 8 Don't Know [Skip to 34]
- 9 9 Refused [Skip to 34]

33. What **primary** type of utility do you use for heating water?

- 1 Electricity
- 2 Natural gas
- 3 Bottled gas (propane, butane, petrolane)
- 4 Fuel oil
- 7 Other, specify _____
- 8 Don't Know
- 9 Refused

34. Is a water or sewage fee included in your rent, or do you pay separately for water and sewage?

- 0 1 Included in rent
- 1 2 Pay separately
- 2 3 Unit does not have water and sewage
- 4 Water and sewage supplied by city
- 8 Don't Know
- 9 Refused

35. Is trash collection included in your rent, or do you pay separately for trash collection?

- 1 Included in rent
- 2 Pay separately
- 3 Unit does not have trash collection
- 4 Trash collection supplied by city
- 8 Don't Know
- 9 Refused

36. Location: Would you please tell me the county where your housing unit is located?

Record Corresponding Code _____

37. Would you please tell me the city or town where your housing unit is located?

- 0 1 Record city or town _____
- 1 9 Refused
- 2

38. Could you please tell me your ZIP code? Record ZIP code _____

39. For verification purposes only, may I have your first name? [INTERVIEWER NOTE: If the respondent is reluctant to give his/her name, please ask for his/her initials]

[SPECIFY: _____]

If the respondent is reluctant to even give his/her initials, please indicate if the respondent was male or female (M or F) and that he/she refused.

Those are all the questions I have for you.
Thank you very much for cooperating with the survey.