

**Evaluation of the
Demonstration
Planning Grant
Program**

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C-CHI-01031/
GS-10F-0086K**

**OMB Paperwork
Reduction Act
Submission for
Survey of Section 202
Sponsors**

**Part B: Statistical
Methods**

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Table of Contents

Part B: Statistical Methods	1
B1 Potential Respondent Universe	1
B2 Statistical Methods.....	1
B2.2 Justification of Level of Accuracy	3
B3 Maximizing Response Rates.....	3
B4 Tests of Procedures or Methods	4
B5 Statistical Consultation and Information Collection Agents	4

Part B: Statistical Methods

HUD has contracted with Abt Associates to conduct a telephone survey of a purposive sample of nonprofit sponsors funded under Section 202 Supportive Housing for the Elderly program. The study's sampling frame is the universe of all Section 202 properties reported in integrated Real Estate Management Services (iREMS) data extract that were funded from fiscal years 1998 through 2008.

B1 Potential Respondent Universe

The sampling frame for selecting the survey sample includes the 1,497 properties funded under the Section 202 Supportive Housing for the Elderly program from between fiscal years 1998 through 2008.

B2 Statistical Methods

The sponsor sample is a purposive sample selected based on processing time from fund reservation to initial closing and geographic region. We selected sponsors based on processing time to ensure that we learn about both properties that were able to get to initial closing quickly and those that experienced delays.

The sampling frame for the sample of Section 202 sponsors is based on property-level data from the integrated Real Estate Management Systems (iREMS) extract received from HUD in January 2010. We limited the sample universe to sponsors of properties that were funded between 2004 and 2008. This sampling period was selected because 2004 was the first year in which the Demonstration Planning Grant program was funded for properties receiving Section 202 capital advances. We also limited the sample universe to sponsors with properties that had already reached initial closing in order to learn about activities that take place within the entire predevelopment period and to learn what factors contribute to processing time. We eliminated duplication of sponsor respondents by removing multiple properties associated with the same sponsor. The interview will focus on the specific property on the basis of which the sponsor was selected.

For DPG recipients, we chose sponsors of 28 properties that reached initial closing within 18 months of fund reservation, 28 properties that reached initial closing between 18 and 24 months, and 14 properties that reached initial closing more than 24 months after fund reservation.

After selecting for processing time, we further selected by geographic region (Northeast, South, Midwest, and West) so that we learn about sponsor experiences in a range of development environments. Although we did not purposively select by field office, the

resulting sample includes properties administered by 41 of the 47 field offices that administer the DPG.

Exhibit 4 presents the sampling allocation by processing time and geographic region.

Property Characteristic	Sponsor Universe		DPG Recipient Sample		Non-Recipient Sample	
	Number of Properties	Percent of Sample Universe	Number of Properties	Percent of Sampled Properties	Number of Properties	Percent of Sampled Properties
Fiscal Year						
1998	163	11%				
1999	156	10%				
2000	157	10%				
2001	153	10%				
2002	161	11%				
2003	136	10%				
2004	144	10%	8	11%	0	0%
2005	119	8%	17	24%	13	43%
2006	106	7%	26	37%	9	30%
2007	102	7%	16	23%	4	13%
2008	100	7%	3	4%	4	13%
Processing Times ¹						
<18 months	404	27%	28	40%	12	40%
18 – 24 months	524	35%	28	40%	12	40%
> 24 months	569	38%	14	20%	6	20%
Region ²						
Northeast	304	23%	20	29%	7	23%
Midwest	301	23%	18	26%	8	27%
South	482	36%	19	27%	7	23%
West	237	18%	13	19%	8	27%
All	1,497	100%	70	100%	30	100%

¹ We are not able to observe the initial closing dates for some properties that were funded in FY2007 or FY2008, and therefore, they are not included in this processing time analysis. As a result, for the recent cohorts, all we see are properties that reached initial closing quickly, not the properties that will end up having longer processing times. This creates a downward bias when we calculate the summary statistics for processing time for these most recent cohorts.

² Distribution by region based on 1,324 records due to missing Census region fields.

For non-recipients as well, the sample universe to sponsors of properties was limited to those that were funded between 2004 and 2008. Non-recipients are defined as those sponsors who neither applied for nor received any DPGs during the fiscal year 2004-2008 time period. We also selected non-recipients based on processing time to ensure that we learn about a range of Section 202 experiences. We selected sponsors of 12 properties that reached initial closing within 18 months of fund reservation, 12 properties that reached initial closing between 18 and 24 months, and 6 properties that reached initial closing more than 24 months after fund reservation. After selecting for processing time, we further selected by geographic region to ensure that all regions are represented in the sample.

B2.2 Justification of Level of Accuracy

The resources available for this study do not support a survey of the universe of Section 202 sponsors. The sampling approach ensures that the sample represents the broad experience of sponsors with the DPG program, even if it is not statistically representative of the sampling universe. The sample size of 100 sponsors is sizeable and will be sufficient to support descriptive analyses.

B3 Maximizing Response Rates

This survey is planned as a telephone survey. We expect that respondents will be able to respond to most questions from memory or opinion; however, there is some information that may require respondents to consult their files. When scheduling the survey, the interviewer will provide the respondent with details on information should be available during the survey administration to reduce the need for follow up questions.

We expect that in most cases, the sponsor agency's in-house staff will be able to provide most of the information needed. However, in some cases, the sponsor will have hired a development consultant for the DPG application and/or administration. In those cases, the interviewer will conduct the survey with both the sponsor staff member and consultant on the phone at the same time.

We anticipate achieving a survey response that includes 100 respondents – 70 DPG recipients and 30 non-recipients. We expect there may be instances in which sponsors will need to be replaced. This will occur if the sponsor representative familiar with the target property is no longer at the sponsor organization and there is no one else at the organization with sufficient knowledge of the DPG grant. Since we have selected properties that were funded beginning in fiscal year 2004, we expect this may occur. Sponsors will also need to be replaced if they do not respond to our attempts to contact them or refuse to participate. When a sponsor needs to be replaced, we will select the sponsor of a property with similar processing time and geographic region as the sponsor to be replaced.

B4 Tests of Procedures or Methods

The instruments will be pretested in June 2010 on five respondents including three sponsor recipients of a DPG, and two non-recipients.

B5 Statistical Consultation and Information Collection Agents

HUD has contracted with Abt Associates, Inc. to conduct the data collection. The data collection procedures will be similar to those used in other telephone surveys conducted by Abt Associates.