# *Survey of Market Absorption of New MultiFamily Units (SOMA) Items Booklet*

## *April 2020*

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## *Front (Admin)*

**START**

Survey Name: Survey of Market Absorption of New Multifamily Units

Address: *(Case address)*

1. Continue
2. Quit
3. Noninterview
4. Out of Scope
5. Merged Unit
6. Transmit

**SUB_INTRO**

Introduce yourself and show identification (if personal visit).

**This is a followup interview for our survey of new apartment buildings.**

1. Enter 1 to Continue

**LETTER**

♦ Introduce yourself and, if Personal Visit, show your identification.

We are conducting the Survey of Market Absorption of New Multifamily Units for the Department of Housing and Urban Development.

  1) The data are used to measure the needs of multifamily buildings in the United States.

  2) By law, the Census Bureau can only use your responses to produce statistics.

  3) We estimate that this and subsequent interviews will take 30 minutes on average to complete.

  4) This survey is conducted under the authority of Title 13, U.S. Code Sections 8 and 9. The U.S. Census Bureau is required by law to protect your information. The Census Bureau is not permitted to publicly release your responses in a way that could identify this property.

  5) Federal law protects your privacy and keeps your answers confidential (Title 13, United States Code, Section 9). Per the Federal Cybersecurity Enhancement Act of 2015, your data are protected from cybersecurity risks through screening of the systems that transmit your data.

  6) The Office of Management and Budget has approved this survey under Project 2528-0013, which expires July 31st, 2020. The Census Bureau may not conduct, and a person is not required to respond to, a data collection request unless it displays a currently valid OMB control number.

  7) This survey is voluntary and there are no penalties for not participating.

If you have any comments about this survey, I will be happy to provide you with contact information.

♦ Send comments regarding this burden estimate and/or suggestions for reducing burden to:
HUD USER
SOMA Survey Comments 2528-0013
P.O. Box 23268
Washington, DC 20026-3268

Or helpdesk@huduser.gov

♦ Send comments regarding your status in this survey:
SOMA Survey Comments 2528-0013
US Census Bureau

1. Enter 1 to Continue

**ANYCHANGE**        **Since** *(Date of Last Interview),* **have there been any changes to the building; such as changes to the utilities, amenities, or elderly services; elevator; or owner/agent/builder information?**

1. Yes
2. No

# Building Information (Core )

## Building Basics

**VER_NUM_UNITS**        **We previously recorded that there are** *(Number of units)* **housing units in the building at this location. Is that correct?"**

Building  Name:    Building Name
Building Address: Case address

1. Yes
2. No

**NUM_UNITS**        **How many housing units are in the building at this location?**

Building  Name:    Building Name
Building Address: Case address

**VER_NUM_FLOORS**          **We previously recorded that there are (*Number of floors*) floors in the building at this location.  Is that correct?**

Building  Name:     Building Name
Building Address:  Case address

    1.  Yes
    2.  No


**NUM_FLOORS**          **How many floors are in the building at this location?**

Building  Name:     Building Name
Building Address:  Case address


**ELEVATOR**          **Is there an elevator at this location?**

Building  Name:     Building Name
Building Address:  Case address

    1.  Yes
    2.  No


**BLDG_TYPE**          **What type of units are in this building?**

    1.  Unfurnished rental
    2.  Furnished rental
    3.  A Cooperative
    4.  A Condominium
    5.  Owned or Leased by a Public Housing Agency


**PGM_TYPE**          **Is the building under any of the following programs?**

    1.  Section 8 Housing Vouchers
    2.  Housing for Elderly Direct Loan Program
    3.  Low Income Housing Tax Credit
    4.  Federal Tax Exempt Multifamily Bond Financing
    5.  Other Subsidized Program
    6.  No. Not Subsidized

**PGM_UNITS**    **How many units in this building are under any of the following programs?**

*(List programs entered in PGM_TYPE)*

**TRANS_USE**    **Are any of the units in this building reserved for transient use?**

◆ "Transient use" describes any apartment that is intended for occupancy by many different  people with usual residences elsewhere.  Units reserved for transient use are repeatedly being rented to different occupants"

1. Yes
2. No

**TRANS_USE_NUM**    **You answered "Yes" to transient use.  How many units are reserved for transient use?**

## *Amenities and Utilities*

**INC_ELEC**    **Are the following items included in the (*rent or condominium fee*) or available at extra cost?**

**Electricity**

1. Included
2. Extra

**INC_GAS**    **Are the following items included in the (*rent or condominium fee*) or available at extra cost?**

**Gas**

1. Included
2. Extra

**INC_H2O**    **Are the following items included in the (*rent or condominium fee*)**

**or available at extra cost?**

**Water**

1. Included
2. Extra

**INC_SEWER**

**Are the following items included in the (*rent or condominium fee*) or available at extra cost?**

**Sewer**

1. Included
2. Extra

**INC_CABLE**

**Are the following items included in the (*rent or condominium fee*) or available at extra cost?**

**Cable or Satellite TV**

1. Included
2. Extra Cost
3. Not Available

**INC_INTERNET**

**Are the following items included in the (*rent or condominium fee*) or available at extra cost?**

**Internet or WiFi**

1. Included
2. Extra Cost
3. Not Available

**INC_POOL**

**Are the following items included in the (*rent or condominium fee*) or available at extra cost?**

**Swimming Pool**

1. Included
2. Extra Cost
3. Not Available

**INC_PARK**

**Are the following items included in the (*rent or condominium fee*) or available at extra cost?**

**Off-street parking**

1. Included
2. Extra Cost
3. Not Available

**LAUNDRY**

**We previously recorded (*availability of individual washer-dryer connections in every unit/shared laundry facilities*) in this building. Is that correct?**

1. Individual washer/dryer connections in every unit
2. Shared laundry facilities
3. Both individual washer/dryer connections and shared laundry facilities
4. No shared laundry facilities or individual washer/dryer connections

**WASHER**

**Does the management of this building provide a washer and dryer within each unit?**

1. Yes, all units
2. No
3. Only some units

[Type text]          [Type text]          9

## *Services*

**UNIT_IN_BLDG**  *(We previously recorded that this building is in a development that is age-restricted.  Is that correct?/Is this building in a development that is age-restricted?)*

1. Yes
2. No

**MEALS**  **Does the management of this building provide residents with...**

**Meals?**

1. Yes
2. No

**TRANSPORT**  **Does the management of this building provide residents with...**

**Transportation?**

1. Yes
2. No

**HOUSEKEEP**  **Does the management of this building provide residents with...**

**Housekeeping within the unit?**

1. Yes
2. No

**ASSISTANCE**  **Does the management of this building provide assistance to residents with...**

**Managing finances?**

1. Yes
2. No

**CARE**      **Does the management of this building provide assistance with...**

        **Personal care, for example, bathing, eating, moving about, dressing, or toilet use?**

         1. Yes
         2. No

## *Bedroom Count and Cost Breakdown*

**NUMUNITS**    **What is the total number of (*Unfurnished/Furnished/Co-op/Condo*) units in this building?**

**BEDNONE**    **How many of those are Efficiency or Studio units?**

**BED1**      **How many of those are 1 bedroom units?**

**BED2**      **How many of those are 2 bedroom units?**

**BED3**      **How many of those are units with 3 or more bedrooms?**

(The first time through the COST fields for each unit/bedroom type, the instrument collects data on the number of units originally in each cost range.  Subsequent cycles through the COST fields collects data on the number of remaining units in each cost range.)

**COST1**   **(Initial question text)**
**Now we will ask about the price structure for the (*Number of Bedrooms*) (*unfurnished/furnished/cooperative/condominium*) units in the building.  As of (*Date of last interview*), how many (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) units in the building were priced (*for sale/for rent) (at less than $850/at less than $250,000*)?  Please include any units which were (*rented/sold*) before (*Building Completion Date*).**

**(Subsequent Question Text)**

**As of (*Date of last interview*), how many (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) units (*were available when the building opened/were available) (for sale/for rent) (at less than $850/at less than $250,000*) having never been previously (*rented/sold*)?**

**COST2**   **(Initial question text)**

**Now we will ask about the price structure for the (*Number of Bedrooms*) (*unfurnished/furnished/cooperative/condominium*) units in the building.  As of (*Date of last interview*), how many (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) units in the building were priced (*for sale/for rent) (at $850 to $1,049/at $250,000 to $299,999*)?  Please include any units which were (*rented/sold*) before (*Building Completion Date*).**

**(Subsequent Question Text)**

**As of (*Date of last interview*), how many (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) units (*were available when the building opened/were available) (for sale/for rent) (at $850 to $1,049/at $250,000 to $299,999*) having never been previously (*rented/sold*)?**

**COST3**   **(Initial question text)**

**Now we will ask about the price structure for the** (*Number of Bedrooms*) (*unfurnished/furnished/cooperative/condominium*) **units in the building. As of** (*Date of last interview*)**, how many** (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) **units in the building were priced** (*for sale/for rent) (at $1,050 to $1,249/at $300,000 to $349,999*)**? Please include any units which were** (*rented/sold*) **before** (*Building Completion Date*)**.**

**(Subsequent Question Text)**

**As of** (*Date of last interview*)**, how many** (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) **units** (*were available when the building opened/were available) (for sale/for rent) (at $1,050 to $1,249/at $300,000 to $349,999*) **having never been previously** (*rented/sold*)**?**

**COST4**   **(Initial question text)**

**Now we will ask about the price structure for the** (*Number of Bedrooms*) (*unfurnished/furnished/cooperative/condominium*) **units in the building. As of** (*Date of last interview*)**, how many** (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) **units in the building were priced** (*for sale/for rent) (at $1,250 to $1,449/at $350,000 to $399,999*)**? Please include any units which were** (*rented/sold*) **before** (*Building Completion Date*)**.**

**(Subsequent Question Text)**

**As of** (*Date of last interview*)**, how many** (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) **units** (*were available when the building opened/were available) (for sale/for rent) (at $1,250 to $1,449/at $350,000 to $399,999*) **having never been previously** (*rented/sold*)**?**

**COST5**   **(Initial question text)**

Now we will ask about the price structure for the (*Number of Bedrooms*) (*unfurnished/furnished/cooperative/condominium*) units in the building.  As of (*Date of last interview*), how many (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) units in the building were priced (*for sale/for rent*) (*at $1,450 to $1,649/at $400,000 to $499,999*)?  Please include any units which were (*rented/sold*) before (*Building Completion Date*).

**(Subsequent Question Text)**

As of (*Date of last interview*), how many (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) units (*were available when the building opened/were available) (for sale/for rent) (at $1,450 to $1,649/at $400,000 to $499,999*) having never been previously (*rented/sold*)?

**COST6**          **(Initial question text)**

Now we will ask about the price structure for the (*Number of Bedrooms*) (*unfurnished/furnished/cooperative/condominium*) units in the building.  As of (*Date of last interview*), how many (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) units in the building were priced (*for sale/for rent*) (*at $1,650 to $1,849/at $500,000 to $599,999*)?  Please include any units which were (*rented/sold*) before (*Building Completion Date*).

**(Subsequent Question Text)**

As of (*Date of last interview*), how many (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) units (*were available when the building opened/were available) (for sale/for rent) (at $1,650 to $1,849/at $500,000 to $599,999*) having never been previously (*rented/sold*)?

**COST7**　　　　　　　　**(Initial question text)**

Now we will ask about the price structure for the (*Number of Bedrooms*) (*unfurnished/furnished/cooperative/condominium*) units in the building.  As of (*Date of last interview*), how many (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) units in the building were priced (*for sale/for rent*) (*at $1,850 to $2,049/ at $600,000 to $699,999*)?  Please include any units which were (*rented/sold*) before (*Building Completion Date*).

**(Subsequent Question Text)**

As of (*Date of last interview*), how many (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) units (*were available when the building opened/were available*) (*for sale/for rent*) (*at $1,850 to $2,049/ at $600,000 to $699,999*) having never been previously (*rented/sold*)?


**COST8**　　　　　　　　**(Initial question text)**

Now we will ask about the price structure for the (*Number of Bedrooms*) (*unfurnished/furnished/cooperative/condominium*) units in the building.  As of (*Date of last interview*), how many (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) units in the building were priced (*for sale/for rent*) (*at $2,050 to $2,249/at $700,000 to $849,999*)?  Please include any units which were (*rented/sold*) before (*Building Completion Date*).

**(Subsequent Question Text)**

As of (*Date of last interview*), how many (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) units (*were available when the building opened/were available*) (*for sale/for rent*) (*at $2,050 to $2,249/at $700,000 to $849,999*) having never been previously (*rented/sold*)?

**COST9**          <u>(Initial question text)</u>

**Now we will ask about the price structure for the** (*Number of Bedrooms*) (*unfurnished/furnished/cooperative/condominium*) **units in the building.  As of** (*Date of last interview*)**, how many** (*Number of Bedrooms*) (*unfurnished/furnished/cooperative/condominium*) **units in the building were priced** (*for sale/for rent*) (*at $2,250 to $2,449/at $850,000 to $999,999*)**?  Please include any units which were** (*rented/sold*) **before** (*Building Completion Date*)**.**

<u>(Subsequent Question Text)</u>

**As of** (*Date of last interview*)**, how many** (*Number of Bedrooms*) (*unfurnished/furnished/cooperative/condominium*) **units** (*were available when the building opened/were available*) (*for sale/for rent*) (*at $2,250 to $2,449/at $850,000 to $999,999*) **having never been previously** (*rented/sold*)**?**

**COST10**     <u>(Initial question text)</u>

**Now we will ask about the price structure for the (***Number of Bedrooms***) (***unfurnished/furnished/cooperative/condominium***) units in the building.  As of (***Date of last interview***), how many (***Number of Bedrooms) (unfurnished/furnished/cooperative/condominium***) units in the building were priced (***for sale/for rent***) (***at $2,450 to $2,699/at $1,000,000 to $1,249,999***)?  Please include any units which were (***rented/sold***) before (***Building Completion Date***).**

<u>(Subsequent Question Text)</u>

**As of (***Date of last interview***), how many (***Number of Bedrooms) (unfurnished/furnished/cooperative/condominium***) units (***were available when the building opened/were available***) (***for sale/for rent***) (***at $2,450 to $2,699/at $1,000,000 to $1,249,999***) having never been previously (***rented/sold***)?**

**COST11**     <u>(Initial question text)</u>

**Now we will ask about the price structure for the (***Number of Bedrooms***) (***unfurnished/furnished/cooperative/condominium***) units in the building.  As of (***Date of last interview***), how many (***Number of Bedrooms) (unfurnished/furnished/cooperative/condominium***) units in the building were priced (***for sale/for rent***) (***at $2,700 to $2,999/at $1,250,000 to $1,499,999***)?  Please include any units which were (***rented/sold***) before (***Building Completion Date***).**

<u>(Subsequent Question Text)</u>

**As of (***Date of last interview***), how many (***Number of Bedrooms) (unfurnished/furnished/cooperative/condominium***) units (***were available when the building opened/were available***) (***for sale/for rent***) (***at $2,700 to $2,999/at $1,250,000 to $1,499,999***) having never been previously (***rented/sold***)?**

**COST12**                    (Initial question text)

Now we will ask about the price structure for the (*Number of Bedrooms*) (*unfurnished/furnished/cooperative/condominium*) units in the building.  As of (*Date of last interview*), how many (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) units in the building were priced (*for sale/for rent*) (*at $3,000 or more/at $1,500,000 or more*)?  Please include any units which were (*rented/sold*) before (*Building Completion Date*).

(Subsequent Question Text)

As of (*Date of last interview*), how many (*Number of Bedrooms) (unfurnished/furnished/cooperative/condominium*) units (*were available when the building opened/were available*) (*for sale/for rent*) ((*at $3,000 or more/at $1,500,000 or more*) having never been previously (*rented/sold*)?

## Back (Admin)

**CLOSE**                    As this building is owned or leased by a public housing agency, no further information is required at this time.

    1.   Press '1' to Continue.

**CLOSE_NO_UNITS**    As all the units in this building are subsidized or transient, no further information is required at this time.

    1.  Press '1' to Continue.

**CLOSE_NONINT**        This case has been coded as a noninterview and will now close out.

    1.  Press '1' to Continue.

**CLOSE_SCOPE**        This case has been coded as Out of Scope and will now close out.

    1.  Press '1' to Continue.

**CLOSE_MERGE**        This case has been coded as Merged and will now close out.

    1.  Press '1' to Continue.

**CONTACT_METHOD**    For this current survey month, how did you gather (or attempt to

1. Telephone
2. Site Visit
3. Telephone and Site Visit
4. Other Method

**SOMA_THANKS**    **Thank you for your help in completing the Survey of Market Absorption of New Multifamily Units.**

*((As this is the 4<sup>th</sup> interview/As there are no more units available), this concludes your SOMA interview(ing).  There will be no (more) follow-up interviews/We will return in approximately 3 months to update the information on the remaining units in the building.)*

1. Press '1' to Continue.

**EXIT**    **Thank you for your time. You are now exiting this case.**

Case status:

Outcome: OUTCOME
Mark: MARK

1. Exit temporarily
2. Finished for the month - Exit - No (additional) HQ Notes
3. Finished for the month - Exit  - Enter (additional) HQ Notes

**APPTDATE**    **I'd like to schedule a DATE to complete the interview.**

**What DATE and TIME would be best to call back?**

♦ Enter date in the format MM/DD/YYYY     Today is: CurrentDate

♦ Note closeout dates for current interview month. Do not schedule callbacks beyond scheduled closeout dates.

**APPTTIME**    What TIME would be best to call back?

♦ Enter time in the format HH:MM AM/PM

**HQNOTES**    ♦ Please enter any information you would like to share with HQ

below.

Previous Notes to HQ from FR:
Previous Notes to Headquarters from Field Representative

Notes to FR from HQ:
Notes to Field Representative from Headquarters

Current Notes to HQ from FR: