Rental Housing Finance Survey*
*and a few observations about government data

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Washington, DC
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The views expressed here do not necessarily reflect those of the U.S. Census Bureau.
Overview

• Rental Housing Finance Survey
  – Principal findings
• Government data – How to work with the system
  – Discussion
Rental Housing Finance Survey - Background

• Government conducts many surveys on housing units, not on properties.
• Government collects relatively little data about multifamily (MF).
• Households in 2+ renter buildings account for a fifth of all households.
Rental Housing Finance Survey -
Background (continued)

• In 2010 Department of Housing and Urban Development (HUD) funds MF housing survey
• Covers physical, managerial, and financial aspects of MF nationwide
• Builds on previous federal MF surveys (Property Owners and Managers, Residential Finance)
• Property is unit of analysis
Rental Housing Finance Survey - Products

- Micro data files
- Tables
- Analytical reports (to come)

Available at:
http://www.huduser.org/portal/datasets/rhfs/home.html
Rental Housing Finance Survey - Findings

• Number of multifamily properties declining during past twenty years
  – Driven by decline in 2+ properties
## Property Levels (2+ Unit Properties)

<table>
<thead>
<tr>
<th>Survey</th>
<th>When Conducted</th>
<th>Estimated # of Properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Finance</td>
<td>1991*</td>
<td>2,942,000</td>
</tr>
<tr>
<td>Property Owners and Managers</td>
<td>1995 – 1996</td>
<td>2,740,430</td>
</tr>
<tr>
<td>Residential Finance</td>
<td>2001</td>
<td>2,579,412</td>
</tr>
<tr>
<td>Rental Housing Finance</td>
<td>2012</td>
<td>1,994,912</td>
</tr>
</tbody>
</table>

*1991 data rounded to nearest thousand.

Source: U.S. Census Bureau
# Property Levels (5+ Unit Properties)

<table>
<thead>
<tr>
<th>Survey</th>
<th>When Conducted</th>
<th>Estimated # of Properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Finance</td>
<td>1991*</td>
<td>622,000</td>
</tr>
<tr>
<td>Property Owners and Managers</td>
<td>1995-1996</td>
<td>518,540</td>
</tr>
<tr>
<td>Residential Finance</td>
<td>2001</td>
<td>544,619</td>
</tr>
<tr>
<td>Rental Housing Finance</td>
<td>2012</td>
<td>577,131</td>
</tr>
</tbody>
</table>

1991 data rounded to nearest thousand.
Source: U.S. Census Bureau
## Rental Housing Finance Survey - Properties

<table>
<thead>
<tr>
<th>Property Size</th>
<th>Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 to 4 units</td>
<td>1,417,881</td>
</tr>
<tr>
<td>5 to 24 units</td>
<td>437,862</td>
</tr>
<tr>
<td>25 to 49 units</td>
<td>57,712</td>
</tr>
<tr>
<td>50 or more units</td>
<td>81,557</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,995,012</strong></td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau
## Rental Housing Finance Survey – Ownership (5+ Unit Properties)

<table>
<thead>
<tr>
<th>Owner Type</th>
<th>Property Size</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5 or more units</td>
</tr>
<tr>
<td>Individual Investor</td>
<td>250,762</td>
</tr>
<tr>
<td>LLP / LLC</td>
<td>184,583</td>
</tr>
<tr>
<td>Trustee</td>
<td>43,643</td>
</tr>
<tr>
<td>Nonprofit</td>
<td>26,887</td>
</tr>
<tr>
<td>Real Estate Investment Trust</td>
<td>8,963</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau
Ownership trends (5+ Unit Properties)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Individual investor</td>
<td>Individual investor</td>
<td>Individual investor</td>
</tr>
<tr>
<td>2</td>
<td>Limited partnership</td>
<td>Limited partnership</td>
<td>LLC / LLP</td>
</tr>
<tr>
<td>3</td>
<td>General partnership</td>
<td>Corporation (other than REIT)</td>
<td>Trustee</td>
</tr>
<tr>
<td>4</td>
<td>Joint Venture</td>
<td>General partnership</td>
<td>Non-profit</td>
</tr>
<tr>
<td>5</td>
<td>REIT</td>
<td>Non-profit</td>
<td>Real estate corporation</td>
</tr>
</tbody>
</table>

Not all response choices available in all years.
Source: U.S. Census Bureau
# Rental Housing Finance Survey: Source of Financing (1st mortgage), 5+ properties

<table>
<thead>
<tr>
<th>Rank</th>
<th>2001</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Commercial bank</td>
<td>Commercial bank</td>
</tr>
<tr>
<td>2</td>
<td>Savings and loan</td>
<td>Mortgage bank / company</td>
</tr>
<tr>
<td>3</td>
<td>Mortgage banker</td>
<td>Savings and loan</td>
</tr>
<tr>
<td>4</td>
<td>Federal agency</td>
<td>Individual / estate</td>
</tr>
<tr>
<td>5</td>
<td>Individual / estate</td>
<td>Credit union</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau
## Rental Housing Finance Survey – Property Management

<table>
<thead>
<tr>
<th>Property Size</th>
<th>Most Likely Manager</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 to 4 units</td>
<td>Property owner / unpaid agent (83%)</td>
</tr>
<tr>
<td>5 to 24 units</td>
<td>Property owner / unpaid agent (65%)</td>
</tr>
<tr>
<td>25 to 49 units</td>
<td>Management agent directly employed by owner (41%)</td>
</tr>
<tr>
<td>50 or more units</td>
<td>Management company (46%), Management agent directly employed by owner (43%)</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau
Rental Housing Finance Survey – Property Age (5+ Properties)

- Average year built, oldest building on property: 1954
- Average year built, newest building on property: 1977
- An estimated 50K, 5+ unit properties built before 1900, nationwide

Source: U.S. Census Bureau
Rental Housing Finance Survey – other “fun facts” (5+ properties)

• Share properties where electricity included in rent: 18%

• Average number of parking spaces per unit: 1

• Share participation, Low Income Tax Credit Program: 3.7

Source: U.S. Census Bureau
Future research

• Pittsburgh Metro area survey – coming soon
  – More metro-level surveys?
• Underwater properties
• Non-mortgaged / mortgaged properties – Differences in operating / capital costs?
• Geography of property ownership and management
• Your ideas?
Federal Multifamily Data - websites

- www.census.gov/housing
- http://www.census.gov/construction/nrc/
- http://www.census.gov/aboutus/subjects.html
Gubment data

“Washington is a city of Southern efficiency and Northern charm.”

- John F. Kennedy
Challenges

• Budget cuts
• Timeliness versus quality
• Multiple audiences / agendas
• Lack of coordination among surveys / statistical agencies
Strategies

- Read the “FABULOUS” Manual
- Find / nourish relationships with data brokers in government
- Offer **specific** suggestions for improvement
- Stay abreast of Federal register notices
- Encourage cooperation among residents / owners / managers in government surveys
Contact

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Government Data for Apartment Researchers

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Economist
Office of Policy Development and Research
U.S. Department of Housing and Urban Development
Danilo.pelletiere@hud.gov

April 29, 2014

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Why do we collect and disseminate data?

PD&R Mission Statement:
To inform policy development and implementation to improve life in American communities through conducting, supporting, and sharing research, surveys, demonstrations, program evaluations, and best practices.

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What are data?

What are we talking about?

• **Data point (microdata)** – an individual observation
  - e.g. the monthly rent of a single unit

• **Statistic** – a summary or descriptive measure of many data points
  - e.g. the average (mean) rent in your properties

• **Dataset or Database** – a collection of data points or statistics
What differentiates data?

Who collects the data?

When, where, how and from whom?

• Frequency, dependability, and regularity of data collection
• Administrative data versus survey or other collection methods
• Who or what is being asked about?
  o individual, family, household, unit, building, property, company, …etc.

How are the data made available?

• Publicly or restricted, tables, reports, etc.
• Summary level and geography
  • microdata
  • families, households, building, property, city, county…
• Frequency of release

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Units vs. Households

Based on Cresce, Cheng and Grieves 2014 U.S. Census Bureau

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HUD surveys

• Sponsored by the U.S. Department of Housing and Urban Development

• Conducted by the U.S. Census Bureau
HUD data collections

Current Surveys
- American Housing Survey, Survey of Market Absorption of New Multifamily Units, Rental Housing Finance Survey, Survey of Construction, Manufactured Homes Survey

Notable Past Surveys
- Property Owners and Managers Survey, Residential Housing Finance Survey

HUD Low Income Housing Tax Credit Data (IRS)
- LIHTC properties database, LIHTC tenant database (forthcoming)

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Other government surveys

The Bureau of the Census
- The Decennial Census (Very limited housing data, no structure data)
- American Community Survey (Replaces the census long-form)
- Current Pop./Housing Vacancy Surveys (Vacancy, tenure, price)
- New York City Housing and Vacancy Survey (With NYHPD)

Department of Energy
- Residential Energy Consumption Survey

Consumer Financial Protection Bureau (CFPB)
- HMDA (indicates if a mortgage is given to a 5+ unit)

Bureau of Labor Statistics
- Current Price Index

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### Data availability

<table>
<thead>
<tr>
<th></th>
<th>More often than once a year</th>
<th>Annually</th>
<th>Biennially</th>
<th>Decennially</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Local</strong></td>
<td></td>
<td>ACS, HMDA</td>
<td>AHS Metro (Zones)</td>
<td>Census</td>
</tr>
<tr>
<td><strong>Metro/Place</strong></td>
<td></td>
<td>CPI</td>
<td>ACS HMDA</td>
<td>Census</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td></td>
<td></td>
<td>ACS, HMDA</td>
<td>Census</td>
</tr>
<tr>
<td><strong>Census Region/Division</strong></td>
<td>HVS, SOMA, SOC…</td>
<td>ACS, HMDA</td>
<td>AHS</td>
<td>Census</td>
</tr>
<tr>
<td><strong>National</strong></td>
<td>HVS, SOMA, SOC, CPI…</td>
<td>ACS, HMDA</td>
<td>AHS, RHFS</td>
<td>Census</td>
</tr>
</tbody>
</table>

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Why don’t surveys agree?

Household Counts from Four Government Surveys

Table 1 from Cresce, Cheng and Grieves 2014 U.S. Census Bureau

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Reasons two sources give different results

1. **They really are the same**
   - Small differences but fundamentally the same number and similar trend

2. **They really are not the same**
   - E.g. families versus households, all units versus occupied units. Mean versus median etc.

3. **Estimates generated differently**
   - Methods for “scaling up” survey results may differ (as seen in the CPS).

4. **“Sampling Frame” is different**
   - E.g. 2010 ACS and 2010 Census based on different versions of the Master Address File..

5. **Surveys are implemented differently**
   - E.g. There are different methods and definitions for identifying occupancy status in ACS versus AHS or the CPS.

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HUD administrative data

• Data from HUD records on tenants, units, buildings and properties
  - Picture of Subsidized Households
  - REAC physical inspection data
  - HUD Insured Multifamily Mortgages Database (F-47)
  - …etc.

• Statistics used for HUD and other program administration
  - Fair Market Rents
  - Income Limits
  - Difficult to Develop Areas/ Qualified Census Tracts (IRS)
  - Utility allowances
  - …etc.
HUD data tools

- Special Tabs of ACS data
  - Consolidated Planning Data (CHAS)
  - Special Tabulations of Households
- Housing Affordability Data System
  - Panel data from the AHS
- Mapping Tools
- State of the Cities Data Systems
- USPS Vacancies Data

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Deep dive: the AHS

• Survey began in 1973

• Every other year, in odd years (2011, 2013, 2015…)

• Data collection in typically conducted during summer
Who uses the AHS?

• HUD and other Federal agencies

• Industry and trade associations

• Local governments

• Non-profits and advocacy groups

• Academics

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Where do we collect data?

- **National Sample**: core sample of 65,000 housing units
  - Not properties, or buildings, or portfolios…
- **Metropolitan Area Samples**
  - 60 metropolitan areas total
  - 30 areas in each survey year
  - 4,000 housing units per area

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Where do we collect data?

• Returns to the *same housing units* as in previous surveys (“longitudinal”)

• New units added to the sample, to keep coverage current
Who do we interview?

- Housing unit residents
  - Deed or lease holders
    - NB Can’t ask renters about the property mortgage
  - Other adult residents
- “Knowledgeable person” for vacant units
  - Non-occupant Owner
  - Rental Manager
  - Neighbor

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What questions do we ask?

Core data (every survey)

• Housing costs, value, and mortgage
  o Rent, Mortgage payments and characteristics, Utility costs, Fees, Taxes, Value, utilities

• Income amounts and sources
What questions do we ask?

Core data (every survey)

- Equipment—heating, cooling, major appliances

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What questions do we ask?

Core data (every survey)

- What goes wrong: Structural problems, equipment failures
- Fixing and improving: Major repairs and remodeling
What questions do we ask?

Topical Modules: 2011
• Healthy homes and safety
• Accessibility features

Topical Modules: 2013
• Doubled-up households
• Disaster preparedness
• Neighborhood social capital
• Neighborhood characteristics
• Public transportation and walkability

What should we do next?

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What data products are available?

- HUD AHS
  http://www.huduser.org/portal/datasets/ahs.html

- Census Bureau Gateway:
  http://www.census.gov/programs-surveys/ahs/

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What data products are available?

Summary Data Tables

Table C-02-RO.

Rooms, Size, and Amenities—Renter-Occupied Units—Con.

<table>
<thead>
<tr>
<th>Characteristics</th>
<th>Total renter-occupied units</th>
<th>New construction past 4 years</th>
<th>Manufactured/mobile homes</th>
<th>Household characteristics</th>
<th>Elderly (65 years and over)</th>
<th>Below poverty level</th>
<th>Regions</th>
<th>Inside MSA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Central city</td>
<td>Not central city</td>
</tr>
<tr>
<td>Lot Size</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Central city</td>
<td>Not central city</td>
</tr>
<tr>
<td>1-unit structures</td>
<td>14,677</td>
<td>203</td>
<td>1,508</td>
<td>2,575</td>
<td>2,538</td>
<td>1,450</td>
<td>3,928</td>
<td>4,563</td>
</tr>
<tr>
<td>Less than 1/8 acre</td>
<td>3,614</td>
<td>57</td>
<td>339</td>
<td>740</td>
<td>811</td>
<td>361</td>
<td>1,026</td>
<td>463</td>
</tr>
<tr>
<td>1/8 up to 1/4 acre</td>
<td>4,389</td>
<td>57</td>
<td>335</td>
<td>845</td>
<td>920</td>
<td>425</td>
<td>1,228</td>
<td>337</td>
</tr>
<tr>
<td>1/4 up to 1/2 acre</td>
<td>2,151</td>
<td>30</td>
<td>117</td>
<td>408</td>
<td>336</td>
<td>195</td>
<td>522</td>
<td>220</td>
</tr>
<tr>
<td>1/2 up to 1 acre</td>
<td>1,387</td>
<td>15</td>
<td>147</td>
<td>212</td>
<td>172</td>
<td>128</td>
<td>346</td>
<td>190</td>
</tr>
<tr>
<td>1 up to 5 acres</td>
<td>2,433</td>
<td>19</td>
<td>396</td>
<td>313</td>
<td>222</td>
<td>262</td>
<td>622</td>
<td>295</td>
</tr>
<tr>
<td>5 up to 10 acres</td>
<td>259</td>
<td>8</td>
<td>70</td>
<td>15</td>
<td>32</td>
<td>32</td>
<td>71</td>
<td>34</td>
</tr>
<tr>
<td>10 acres or more</td>
<td>444</td>
<td>16</td>
<td>50</td>
<td>42</td>
<td>46</td>
<td>47</td>
<td>113</td>
<td>58</td>
</tr>
<tr>
<td>Median (acres)</td>
<td>0.19</td>
<td>0.19</td>
<td>0.25</td>
<td>0.13</td>
<td>0.13</td>
<td>0.19</td>
<td>0.16</td>
<td>0.24</td>
</tr>
</tbody>
</table>

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What data products are available?

Microdata

- Public Use File (PUF) microdata
- Specialized microdata datasets
  - Housing Affordability Data System
  - Components of Inventory Change
- Research Data Center (RDC) access
  - Non-public information

Publications

- Fact sheets, reports, etc

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How can I learn more about the AHS?

AHS Contact HUD

- Dav Vandenbroucke
- David.A.Vandenbroucke@hud.gov
- 202-402-5890
- 451 7th Street SW, Room 8222
  Washington, DC 20410

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