National Longitudinal Land Use Survey (NLLUS) Codebook: 1994

U&¿à^¦ÁGFÊ2019 | The Urban Institute

URB
I N S T I

Variable Name	Question Number	Question Text	Variable Label
full_fip	0a	-	Unique ID: 2ST/3CO/5PL or 2ST/3CO/5MCD
year	0b	-	
jurisid	0c	-	jurisid
basename	0d	-	Jurisdiction base name
state_name	0e	-	Jurisdiction's state
region	0f	-	region
juristype	0f	-	jurisdiction type based on census designation
total_population	0h	-	Total population of full juris area from 1990 decennial census
resp_1994	0i	-	Binary: Responded in 1994 survey
enterord_1994	0j	-	Entry order
codedate_1994	0k	-	Coding date
survey1	0l	-	Survey 1 ID number
survey2_1994	0m	-	Survey 2 ID number
survey3_1994	0n	-	Survey 3 ID number
Jurisdiction	0o	-	Jurisdiction name
aftjur_1994	0p	-	After jurisdiction
title_1994	0q	-	Respondent title
titlcode_1994	0r	-	Respondent title code
respdate_1994	0s	-	Response date
plan_1994	1	Does your community have a comprehensive (master, general) plan?	Binary: Does your community have a comprehensive (master, general) plan?
zoneord_1994	2	Does your community have a zoning ordinance?	Binary: Does your community have a zoning ordinance?
maxdens_1994	3	What is the theoretical maximum number of dwelling units that may be constructed per net acre in your community, in areas zoned in the highest residential density category?	Max # units per net acre in highest dens res zoning category
maxchg_1994	4	How has the maximum permitted density changed since 1988?	Change in max permitted density since 1988
maxland_1994	5	Please indicate the approximate amount of undeveloped land as specified below. (By undeveloped, we mean areas either entirely without structures and areas that have farm buildings, small storage buildings, shacks, or sheds on them.)	Text box: Approx. amount undeveloped land (acres)

othhdlnd_1994	5a	Undeveloped acres zoned in the highest residential density category.	Text box: # undev acres (non-res) - housing can be 15+ units per acre w/o rezoning
tothdlnd_1994	5b	Undeveloped acres in other zones where housing may be built at 15 or more units per acre without rezoning (including mixed-use, commercial, office, or other zones where housing is a permitted use)	Text box: # undev acres allowing 15+ units per acre w/o rezoning
undevlnd_1994	5c	Total acres of undeveloped land, except park land, public school land, or permanently protected open space in the hands of a local, regional, state, or federal park district.	Text box: Acres undeveloped land w/o parks, school land, perm protected open space
rzvote_1994	6	Does your community require a popular vote (ballot measure) of the community's residents as a precondition to a rezoning that would allow the construction of multi-family housing?	Binary: Juris req pop vote to rezone + allow construction of multi-fam housing
surrjur_1994	8	Which of the following statements is most accurate?	Amt of incorporated land surrounding juris/room for expansion
anxvote_1994	9	Is a popular vote required as a precondition to annexation in your community? (Please answer 'no' if only vote required is that of landowners or residents in the area to be annexed.)	Binary: Pop vote req for annexation
anxvtyr_1994	9a	Year annexation vote first required.	Text box: Year annexation vote first required
anxpol_1994	10	Please choose the statement that best describes your elected officials' position on annexation since 1985.	Elected officials' stance on annexation
ugb_1994	11	Does your community have an "urban limit line" or other growth boundary, imposed by such policies as decisions to limit extension of urban services or designation of a "greenbelt" of open space around it?	Binary: Juris has urban limit line or other growth boundary
ugbyear_1994	11a	Year UGB adopted	Text box: Year juris adopted urban limit line or other growth boundary
pacecont_1994	12	Does your community currently have a measure that explicitly restricts the pace of residential growth?	Binary: Juris has measure that restricts pace of resid growth
pctcont_1994	12a	Population growth limited to ____	Text box: Population

		percent per year.	growth limit percent
pctcnyr_1994	12b	Population growth limit adopted in _____ (year).	Text box: Population growth limit year
bpcont_1994	12c	Residential building permit issuance limited to _____ (number) per year.	Text box: Building permit cap number
bpcntyr_1994	12d	Residential building permit cap instituted in _____ (year).	Text box: Building permit cap year
morat_1994	13	Does your community currently have a moratorium on issuance of new residential building permits or the processing of subdivision maps covering all or part of the jurisdiction's geographic area? (Please include moratoria imposed by either your community or another unit of government/utility district.)	Binary: Moratorium on issuing new res build permits, processing subdivision maps
moratst_1994	13a	Juris-wide moratorium in force since _____ (year).	Text box: Juris-wide moratorium in force since (year)
moratend_1994	13b	Juris-wide moratorium will expire _____(year).	Text box: Juris-wide moratorium will expire in (year)
moratind_1994	13c	Juris-wide moratorium does not have a definite expiration date.	Binary: Moratorium does not have definite expiration date
moratst_A_1994	15c.1	Juris-wide moratorium start year	Text box: Juris-wide moratorium start year
moratend_A_1994	15c.2	Juris-wide moratorium end year	Text box: Juris-wide moratorium end year
pmorind_1994	13h	Partial moratorium does not have a definite expiration date.	Binary: Partial moratorium does not have definite expiration date
pmorst_1994	13f	Partial moratorium in force since _____(year).	Text box: Partial moratorium in force since (year)
pmorend_1994	13g	Partial moratorium will expire ___(year).	Text box: Partial moratorium will expire in (year)
pmorsm_1994	13d	Partial moratorium affects less than half of the city's undeveloped land area.	Binary: Partial moratorium affects <50% city's undev land
pmorlg_1994	13e	Partial moratorium affects more than half of the city's undeveloped land area.	Binary: Partial moratorium affects >50% city's undev land
capst_1994	15a	Rate/permit cap start year	Text box: Rate/permit cap start year
capend_1994	15b	Rate/permit cap end year	Text box: Rate/permit cap end year
pmorst_A_1994	15c.3	Partial moratorium start year	Text box: Partial

			moratorium start year
pmorend_A_1994	15c.4	Partial moratorium end year	Text box: Partial moratorium end year
othpvtah_1994	17a.5_text	Does your jurisdiction use any incentives or requirements to encourage private-sector builders to develop affordable housing? Other.	Binary: Juris offers other incnt/req to encourage priv AH dev
nonproft_1994	18a	What other programs does your jurisdiction use to encourage affordable housing construction and substantial rehabilitation (check all that apply)? We use city funds or provide staff to support local non-profits.	Binary: Juris uses own funds to support housing nonprofits
hsgauth_1994	18b	What other programs does your jurisdiction use to encourage affordable housing construction and substantial rehabilitation (check all that apply)? We work with the public housing authority to build new affordable housing and/or substantially rehabilitate existing uninhabitable units.	Binary: Juris works with PHA to build/renovate AH units
purchase_1994	18c	What other programs does your jurisdiction use to encourage affordable housing construction and substantial rehabilitation (check all that apply)? We arrange for purchase of existing private-sector units for conversion to long-term affordability.	Binary: Juris purchases priv-sect units, converts to AH
othr1_1994	18e_text	What other programs does your jurisdiction use to encourage affordable housing construction and substantial rehabilitation (check all that apply)? Other programs in place.	Text box: Juris offers other programs to encourage AH construction/renovation
othr2_1994	18e_text	What other programs does your jurisdiction use to encourage affordable housing construction and substantial rehabilitation (check all that apply)? Other programs in place.	Other public program
county_1994	7	Is your jurisdiction a county?	Binary: Is juris a county?
pastgc_1994	15	Apart from an residential growth limiting measures currently in force, has your community had other growth-limiting measures that lasted for more than a year since 1980?	Binary: Juris had non-res growth-limiting measures for >1 year since 1980
apfo_1994	16	Does your community have an	Binary: Juris has adequate

		"adequate public facilities ordinance" or some other ordinance that requires off-site public facilities (schools, roads, public safety facilities, water and wastewater facilities, parks, etc) to meet or exceed specified levels of service (capacity level) as a precondition of residential development?	public facilities ordinance
any_apfo_1994	16	Does your community have an "adequate public facilities ordinance" or some other ordinance that requires off-site public facilities (schools, roads, public safety facilities, water and wastewater facilities, parks, etc) to meet or exceed specified levels of service (capacity level) as a precondition of residential development?	Juris has either case by case or formula APFO
apfsch_1994	16a	Formal ordinance: schools	Binary: Formal ordinance - schools
apftrans_1994	16b	Formal ordinance: transportation facilities (roads, highways, transit)	Binary: Formal ordinance - transportation facilities
apfps_1994	16c	Formal ordinance: public safety facilities (policy, fire stations)	Binary: Formal ordinance - public safety facilities
apfwater_1994	16d	Formal ordinance: water and/or wastewater treatment, supply, delivery, and/or storage facilities	Binary: Formal ordinance - water, wastewater treatment/supply/delivery
apfpark_1994	16e	Formal ordinance: parks, recreation, and/or open space facilities	Binary: Formal ordinance - parks, recreation, open space facilities
apfoth_1994	16f	Formal ordinance: other	Formal ordinance - other
pvtah_1994	17	Does your jurisdiction use any incentives or requirements to encourage private-sector builders to develop affordable housing? Density bonus.	Binary: Juris uses incnt/reqs to encorage priv-sect builders to develop AH
densbon_1994	17a.1	Does your jurisdiction use any incentives or requirements to encourage private-sector builders to develop affordable housing? We have an ordinance that awards residential density bonus to developers of market-rate housing who agree to provide affordable housing units.	Binary: Juris offers density bonus
inclpct_1994	17a.2	Does your jurisdiction use any incentives or requirements to encourage private-sector builders to develop affordable housing?	Text box: Inclusionary zoning - % affordable units mandated

		Developers of market-rate housing are required to include affordable housing units in their development. At least __% of the units must be affordable.	
inlieu_1994	17a.3	Does your jurisdiction use any incentives or requirements to encourage private-sector builders to develop affordable housing? Developers of market-rate housing are required to include affordable housing units in their development. Developers may satisfy this requirement by paying a fee instead of building housing on-site.	Binary: inclusionary zoning - Juris offers in-lieu fee option
fasttrak_1994	17a.4	Does your jurisdiction use any incentives or requirements to encourage private-sector builders to develop affordable housing? We provide "fast-tracking" for builders who agree to provide some affordable housing.	Binary: Juris offers fast-track processing
feewaiv_1994	18d	What other programs does your jurisdiction use to encourage afffordable housing construcion and substantial rehabilitation (check all that apply)? We have adopted an ordinance providing for waivers of planning or development impact fees on affordable housing projects.	Binary: Juris provides planning or dev impact fee waivers on AH proj
gcahexmp_1994	14	Does your current residential growth control or moratorium offer exemptions or incentives for affordable housing? ("Affordable housing" has controls that maintain it for at least tfive years at levels affordable to people learning less than 120% of the area's median income.)	Moratorium gives AH exemptions/incentives
apfo_flag	16	Does your community have an "adequate public facilities ordinance" or some other ordinance that requires off-site public facilities (schools, roads, public safety facilities, water and wastewater facilities, parks, etc) to meet or exceed specified levels of service (capacity level) as a precondition of residential development?	Binary: Does juris have an APFO?
iz_1994	17	Does your jurisdiction use any	Binary: juris requires

		incentives or requirements to encourage private-sector builders to develop affordable housing? Developers of market-rate housing are required to include affordable housing units in their development. At least __% of the units must be affordable.	market-rate res developers to include AH units
popbin	0		Ordinal: Juris population size (<20k, 20-50k, 50-100k, 100-150k, >150k)
jurisbin	0		Ordinal: Jurisdiction type (incorporated place, town or township, county)

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full_fip   **State + County + Place/MCD Fip Code (ten digits)**
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                                        type: string (str12), but longest is str10

            unique values: 1,168   missing "": 0/1,168

                  examples: "0800116495"
                             "2009139075"
                             "2909528324"
                             "3903571682"

----
year   **(unlabeled)**
----

                      type: numeric (int)

                     range: [1994,1994]   units: 1
            unique values: 1   missing .: 0/1,168

                tabulation: Freq.   Value
                             1,168   1994

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jurisid   **jurisid**
----

                                        type: string (str8), but longest is str7

unique values:	1,168	missing "":	0/1,168
examples:	"0807850"		
	"2036000"		
	"2917272"		
	"3931860"		

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basename   **Jurisdiction base name**

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type:	string (str51), but longest is str26
examples:	"Darien"
	"Independence"
	"Natick"
	"Santee"
warning:	variable has embedded blanks

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state_name   **Jurisdiction's state**

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type:	string (str18), but longest is str2		
unique values:	25	missing "":	0/1,168
examples:	"CO"		
	"KS"		
	"MO"		
	"OH"		

----

region   **region**

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	type:	string	(str9)

	unique values:	4		missing "":	0/1,168

	tabulation:	Freq.	Value
		399	"Midwest"
		337	"Northeast"
		166	"South"
		266	"West"

----

juristype   **jurisdiction type based on census designation**

----

	type:	string	(str25), but longest is str8

	unique values:	6		missing "":	0/1,168

	tabulation:	Freq.	Value
		36	"borough"
		662	"city"
		99	"county"
		114	"town"
		173	"township"
		84	"village"

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total_population   **Total population of full juris area from 1990 decennial census**

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	type:	numeric (double)

	range:	[1126,7322564]		units:	1
unique values:	1,157			missing .:	0/1,168

	mean:	91696.2
std. dev:	316946	

	percentiles:	10%	25%	50%	75%	90%
		12084	16749.5	28001	54905.5	131723

```
-------------------------------------------------------------------------------------------------
resp_1994                                              Binary: Responded in 1994 survey
-------------------------------------------------------------------------------------------------

                        type:  numeric (float)

                       range:  [1,1]                              units:  1
               unique values:  1                                  missing .:  0/1,168

                   tabulation:  Freq.     Value
                                1,168     1

-------------------------------------------------------------------------------------------------
enterord_1994                                                              Entry order
-------------------------------------------------------------------------------------------------

                        type:  numeric (double)

                       range:     [1,1190]                        units:     1
               unique values:  1,168                              missing .:     0/1,168

                        mean:     593.729
                    std. dev:     343.989

                 percentiles:         10%         25%        50%          75%          90%
                                      118       294.5      592.5        891.5         1071

-------------------------------------------------------------------------------------------------
codedate_1994                                                              Coding date
-------------------------------------------------------------------------------------------------

                        type:  numeric daily date (double)

                       range:  [12521,12596]                      units:  1
               or equivalently:  [13apr1994,27jun1994]            units:  days
               unique values:  19                                 missing .:  0/1,168

                        mean:     12550.4 = 12may1994 (+ 9 hours)
                    std. dev:     15.3996
```

percentiles:	10%	25%	50%	75%	90%
	12532	12541	12546	12558	12580
	24apr1994	03may1994	08may1994	20may1994	11jun1994

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survey1   **Survey 1 ID number**

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type: numeric (double)

range:	[1,1535]		units:	1
unique values:	1,168		missing .:	0/1,168

mean: 726.665
std. dev: 439.697

percentiles:	10%	25%	50%	75%	90%
	135	345.5	714	1100.5	1358

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survey2_1994   **Survey 2 ID number**

----

type: numeric (double)

range:	[1544,2280]		units:	1
unique values:	337		missing .:	831/1,168

mean: 1885.18
std. dev: 208.849

percentiles:	10%	25%	50%	75%	90%
	1615	1695	1865	2060	2185

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survey3_1994   **Survey 3 ID number**

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type: numeric (double)

range:	[1557,2281]	units:	1
unique values:	4	missing .:	1,164/1,168

tabulation:	Freq.	Value
	1	1557
	1	1558
	1	1892
	1	2281
	1,164	.

Jurisdiction   **Jurisdiction name**

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type:	string (str23)		
unique values:	1,032	missing "":	0/1,168

examples:	"Danville"
	"Imperial Beach"
	"Natick"
	"Santee"

warning:	variable has embedded blanks

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aftjur   **After jurisdiction**

----

type:	string (str9)		
unique values:	2	missing "":	893/1,168

tabulation:	Freq.	Value
	893	""
	99	"County"
	176	"Township"

warning:	variable has leading blanks

---

title_1994   **Respondent title**

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type: string   (str2), but longest is str0

unique values: 0   missing "": 1,168/1,168

tabulation: Freq.   Value
             1,168   ""

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titlcode_1994   **Respondent title code**

---

type: numeric (byte)
label: titlecodelabel

range: [1,10]   units: 1
unique values: 10   missing .: 73/1,168

examples: 1   Planning director
           1   Planning director
           2   Planner
           5   Building department

---

respdate_1994   **Response date**

---

type: numeric daily date (double)

range: [-20453,12589]   units: 1
or equivalently: [02jan1904,20jun1994]   units: days
unique values: 62   missing .: 0/1,168

mean: 12497.3 = 20mar1994 (+ 7 hours)
std. dev: 965.045

```
           percentiles:              10%        25%        50%        75%        90%
                                    12515      12518      12520      12533      12542
                                  07apr1994  10apr1994  12apr1994  25apr1994 04may1994
```

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plan_1994   Binary: Does your community have a comprehensive (master, general) plan?

```
                 type:  numeric (float)
                label:  binary

                range:     [0,1]                              units:  1
        unique values:  2                               missing .:  0/1,168
       unique mv codes:  1                               missing .*:  6/1,168

           tabulation:  Freq.        Numeric  Label
                           83              0  No
                        1,079              1  Yes
                            6             .s
```

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zoneord_1994   Binary: Does your community have a zoning ordinance?

```
                 type:  numeric (float)
                label:  binary

                range:     [0,1]                              units:  1
        unique values:  2                               missing .:  0/1,168
       unique mv codes:  1                               missing .*:  4/1,168

           tabulation:  Freq.        Numeric  Label
                           23              0  No
                        1,141              1  Yes
                            4             .s
```

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maxdens_1994   Max # units per net acre in highest dens res zoning category
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```
                type:  numeric (byte)

               range:       [1,4]                          units:  1
       unique values:  4                           missing .:  0/1,168
     unique mv codes:  2                          missing .*:  48/1,168

          tabulation:  Freq.     Value
                        191      1
                        264      2
                        369      3
                        296      4
                          7      .n
                         41      .s
```

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maxchg_1994   **Change in max permitted density since 1988**

```
                type:  numeric (byte)
               label:  maxchglab

               range:  [1,4]                               units:  1
       unique values:  4                           missing .:  0/1,168
     unique mv codes:  2                          missing .*:  69/1,168

          tabulation:      Freq.     Numeric     Label
                            942             1 Stayed approximately the same (within
                                              10%)
                             84             2 Reduced more than 10%
                             72             3 Increased more than 10%
                              1             4 No zoning in 1988
                              7            .n
                             62            .s    Skipped/Refused/Don't know
```

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maxland_1994   **Text box: Approx. amount undeveloped land (acres)**

```
                type:  numeric (double)

               range:  [0,800000]                          units:  1
       unique values:  173                         missing .:  257/1,168
```

	mean:	1301.65				
	std. dev:	26746.4				

percentiles:	10%	25%	50%	75%	90%
	0	0	16	100	400

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othhdlnd_1994   Text box: # undev acres (non-res) – housing can be 15+ units per acre w/o rezoni

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type:	string (str6)		
unique values:	139	missing "":	0/1,168
examples:	".s"		
	"0"		
	"0"		
	"200"		

----

tothdlnd_1994   Text box: # undev acres allowing 15+ units per acre w/o rezoning

----

type:	string (str6)		
unique values:	229	missing "":	0/1,168
examples:	".s"		
	"0"		
	"15"		
	"36"		

----

undevlnd_1994 Text box: Acres undeveloped land w/o parks, school land, perm protected open spa

----

type:	string (str7)		
unique values:	377	missing "":	0/1,168

	examples:	".s"
		"15"
		"2500"
		"476"

---

rzvote_1994   Binary: Juris req pop vote to rezone + allow construction of multi-fam housing

---

					units:	1

type: numeric (float)
label: binary

| range: | [0,1] | | | units: | 1 |
| unique values: | 2 | | | missing .: | 38/1,168 |

tabulation:	Freq.	Numeric	Label
	1,066	0	No
	64	1	Yes
	38	.	

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surrjur_1994   Amt of incorporated land surrounding juris/room for expansion

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type: numeric (byte)
label: surrjurlab

range:	[1,3]		units:	1
unique values:	3		missing .:	0/1,168
unique mv codes:	2		missing .*:	141/1,168

tabulation:	Freq.	Numeric	Label
	597	1	My juurisdiction is surrounded entirely by other incorporated jurisdictions or states and/or bodies of water
	229	2	More than two-thirds of my jurisdiction's boundary consists of other incorporated jurisdictions or states and/or bodies of water
	201	3	Less than two-thirds of my jurisdiction's boundary consists

| | | of other incorporated
jurisdictions or states and/or
bodies of water |
|-------|------|------|
| 106 | .n | Not Applicable |
| 35 | .s | Skipped/Refused/Don't know |

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anxvote_1994   **Binary: Pop vote req for annexation**

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type:	numeric (float)
label:	binary

range:	[0,1]	units:	1
unique values:	2	missing .:	0/1,168
unique mv codes:	1	missing .*:	743/1,168

tabulation:	Freq.	Numeric	Label
	386	0	No
	39	1	Yes
	743	.s	

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anxvtyr_1994   **Text box: Year annexation vote first required**

----

type:	numeric (int)

range:	[1900,1993]	units:	1
unique values:	15	missing .:	8/1,168
unique mv codes:	3	missing .*:	1,141/1,168

mean:	1968.47
std. dev:	22.0539

percentiles:	10%	25%	50%	75%	90%
	1944	1954	1975	1985	1990

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anxpol_1994   Elected officials' stance on annexation
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          type: numeric (byte)
         label: anxpollab

         range: [1,4]   units: 1
 unique values: 4   missing .: 4/1,168
unique mv codes: 3   missing .*: 733/1,168

    tabulation: Freq.   Numeric   Label
                      29   1 Elected officials in this community have
                                       consistently taken explicit policy decisions
                                       not to annex outlying unincorporated
                                       areas
                     173   2 Elected officials in this community have
                                       consistently taken explicit policy decisions
                                       encouraging annexation
                      69   3 Elected officials in this community have
                                       shifted between explicit policies supporting
                                       and opposing annexation
                     160   4 Elected officials in this community have not
                                       stated their policy regarding annexation
                       4   .
                     684   .n Not Applicable
                      49   .s Skipped/Refused/Don't know

----
ugb_1994   Binary: Juris has urban limit line or other growth boundary
----

          type: numeric (float)
         label: ugblab

         range: [0,1]   units: 1
 unique values: 2   missing .: 0/1,168
unique mv codes: 1   missing .*: 25/1,168

tabulation:	Freq.	Numeric	Label
	946	0	No
	197	1	Yes, urban growth boundary in place since (ugbyear)
	25	.s	Skipped/Refused/Don't know

----

ugbyear_1994   **Text box: Year juris adopted urban limit line or other growth boundary**

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type: numeric (double)

range:	[1869,1994]		units:	1
unique values:	39		missing .:	22/1,168
unique mv codes:	3		missing .*:	971/1,168

mean: 1979.63
std. dev: 14.5161

percentiles:	10%	25%	50%	75%	90%
	1969	1975	1982	1989	1992

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pacecont_1994   **Binary: Juris has measure that restricts pace of resid growth**

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type: numeric (float)
label: binary

range:	[0,1]		units:	1
unique values:	2		missing .:	0/1,168
unique mv codes:	1		missing .*:	5/1,168

tabulation:	Freq.	Numeric	Label
	1,119	0	No
	44	1	Yes
	5	.s	

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pctcont_1994   **Text box: Population growth limit percent**

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type: numeric (double)

range: [1.5,12.5]   units: .1
unique values: 4   missing .: 7/1,168
unique mv codes: 3   missing .*: 1,156/1,168

tabulation: Freq.   Value
                  1   1.5
                  2   2
                  1   2.5
                  1   12.5
                  7   .
              1,112   .n
                 44   .s

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pctcnyr_1994   **Text box: Population growth limit year**

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type: numeric (int)

range: [1976,1987]   units: 1
unique values: 4   missing .: 7/1,168
unique mv codes: 3   missing .*: 1,155/1,168

tabulation: Freq.   Value
                  1   1976
                  1   1978
                  3   1980
                  1   1987
                  7   .
              1,112   .n
                 43   .s

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bpcont_1994   **Text box: Building permit cap number**
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type:	numeric (int)					

range:	[50,1000]	units:	1
unique values:	22	missing .:	8/1,168
unique mv codes:	3	missing .*:	1,130/1,168

mean:	359.833
std. dev:	222.637

percentiles:	10%	25%	50%	75%	90%
	82	150	385	500	650

----
bpcntyr_1994   **Text box: Building permit cap year**
----

type:	numeric (int)

range:	[1971,1994]	units:	1
unique values:	16	missing .:	7/1,168
unique mv codes:	3	missing .*:	1,130/1,168

mean:	1985.16
std. dev:	5.8997

percentiles:	10%	25%	50%	75%	90%
	1977	1980	1986	1990	1993

----
morat_1994   Binary: Moratorium on issuing new res build permits, processing subdivision maps
----

type:	numeric (float)
label:	binary

	range:	[0,1]				units:	1
	unique values:	2				missing .:	0/1,168
	unique mv codes:	1				missing .*:	6/1,168

	tabulation:	Freq.	Numeric	Label
		1,117	0	No
		45	1	Yes
		6	.s	

----

moratst_1994   **Text box: Juris-wide moratorium in force since (year)**

----

	type:	string	(str4)			missing "":	0/1,168
	unique values:	6					

	tabulation:	Freq.	Value
		1,154	".n"
		6	"0"
		1	"1983"
		2	"1991"
		3	"1993"
		2	"1994"

----

moratend_1994   **Text box: Juris-wide moratorium will expire in (year)**

----

	type:	string (str4)			missing "":	0/1,168
	unique values:	5				

	tabulation:	Freq.	Value
		1,156	".n"
		6	"0"
		3	"1994"
		2	"1995"
		1	"2000"

---
moratind_1994   **Binary: Moratorium does not have definite expiration date**
---

type:	numeric (float)
label:	binary

range:	[0,1]	units:	1
unique values:	2	missing .:	1,158/1,168

tabulation:	Freq.	Numeric	Label
	7	0	No
	3	1	Yes
	1,158	.	

---
moratst_A_1994   **Text box: Juris-wide moratorium start year**
---

type:	numeric (int)

range:	[1976,1993]	units:	1
unique values:	14	missing .:	6/1,168
unique mv codes:	3	missing .*:	1,125/1,168

mean:	1986.3
std. dev:	3.47103

percentiles:	10%	25%	50%	75%	90%
	1981	1985	1986	1989	1991

---
moratend_A_1994   **Text box: Juris-wide moratorium end year**
---

type:	numeric (int)

	range:	[1981,1994]			units:	1

range: [1981,1994]   units: 1
unique values: 13   missing .:   6/1,168
unique mv codes: 3   missing .*:   1,125/1,168

mean: 1988.92
std. dev: 3.29459

percentiles: 10%   25%   50%   75%   90%
                       1984   1986   1989   1992   1993

----
pmorind_1994   **Binary: Partial moratorium does not have definite expiration date**
----

type: numeric (float)
label: binary

range: [0,1]   units: 1
unique values: 2   missing .: 1,140/1,168

tabulation: Freq.   Numeric Label
                  7   0 No
                 21   1 Yes
              1,140   .

----
pmorst_1994   **Text box: Partial moratorium in force since (year)**
----

type: numeric (int)

range: [1970,1994]   units: 1
unique values: 9   missing .: 7/1,168
unique mv codes: 2   missing .*: 1,136/1,168

tabulation:	Freq.	Value
	1	1970
	1	1978
	1	1984
	1	1986
	2	1988
	3	1989
	2	1990
	7	1993
	7	1994
	7	.
	1,136	.n

----

pmorend_1994   **Text box: Partial moratorium will expire in (year)**

----

type:	numeric (int)		
range:	[1994,1997]	units:	1
unique values:	3	missing .:	7/1,168
unique mv codes:	2	missing .*:	1,149/1,168

tabulation:	Freq.	Value
	9	1994
	2	1995
	1	1997
	7	.
	1,149	.n

----

pmorsm_1994   **Binary: Partial moratorium affects <50% city's undev land**

----

type:	numeric (float)		
label:	binary		
range:	[0,1]	units:	1
unique values:	2	missing .:	1,132/1,168

```
       tabulation:  Freq.      Numeric  Label
                     7             0  No
                    29             1  Yes
                 1,132             .
```

---

pmorlg_1994   **Binary: Partial moratorium affects >50% city's undev land**

```
            type:  numeric (float)
           label:  binary

           range:  [0,1]                               units:  1
   unique values:  2                                missing .:  1,156/1,168

       tabulation:  Freq.      Numeric  Label
                     7             0  No
                     5             1  Yes
                 1,156             .
```

---

capst_1994   **Text box: Rate/permit cap start year**

```
            type:  numeric (int)

           range:  [1978,1990]                         units:  1
   unique values:  9                                missing .:  6/1,168
  unique mv codes:  3                               missing .*:  1,146/1,168

       tabulation:     Freq.    Value
                         2     1978
                         1     1979
                         3     1980
                         2     1984
                         3     1985
                         1     1986
                         2     1987
                         1     1989
                         1     1990
                         6     .
                     1,102     .n
                        44     .s
```

----
capend_1994   **Text box: Rate/permit cap end year**
----

                    type: numeric (int)

                   range: [1984,1993]   units: 1
           unique values: 9   missing .:   6/1,168
          unique mv codes: 3   missing .*:   1,146/1,168

              tabulation: Freq.   Value
                                1   1984
                                2   1986
                                1   1987
                                1   1988
                                1   1989
                                5   1990
                                1   1991
                                3   1992
                                1   1993
                                6   .
                            1,102   .n
                               44   .s

----
pmorst_A_1994   **Text box: Partial moratorium start year**
----

                    type: numeric (int)

                   range: [1969,1992]   units: 1
           unique values: 16   missing .:   6/1,168
          unique mv codes: 3   missing .*:   1,100/1,168

                    mean: 1986.42
                std. dev: 4.51064

             percentiles: 10%   25%   50%   75%   90%
                                1980   1985   1988   1990   1991

----
pmorend_A_1994   Text box: Partial moratorium end year
----

	type:	numeric (int)				

			units:	1
range:	[1981,1994]		missing .:	6/1,168
unique values:	13		missing .*:	1,100/1,168
unique mv codes:	3			

mean:	1989.81
std. dev:	3.1718

percentiles:	10%	25%	50%	75%	90%
	1986	1988	1990.5	1992	1993

----
othpvtah_1994   Binary: Juris offers other incnt/req to encourage priv AH dev
----

type:	string	(str2)

| unique values: | 2 | | missing "": 0/1,168 |
|----------------|---| |---------------------|

tabulation:	Freq.	Value
	734	".n"
	434	".s"

----
nonproft   Binary: Juris uses own funds to support housing nonprofits
----

type:	numeric (byte)
label:	binary

			units:	1
range:	[0,1]		missing .:	0/1,168
unique values:	2		missing .*:	896/1,168
unique mv codes:	2			

```
              tabulation:  Freq.         Numeric  Label
                               6               0  No
                             266               1  Yes
                             238              .n
                             658              .s
```

---

hsgauth_1994   **Binary: Juris works with PHA to build/renovate AH units**

```
                    type:  numeric (byte)
                   label:  binary

                   range:      [0,1]                              units:  1
           unique values:  2                             missing .:  0/1,168
         unique mv codes:  2                             missing .*:  810/1,168

              tabulation:  Freq.         Numeric  Label
                               5               0  No
                             353               1  Yes
                             152              .n
                             658              .s
```

---

purchase_1994   **Binary: Juris purchases priv-sect units, converts to AH**

```
                    type:  numeric (byte)
                   label:  binary

                   range:      [0,1]                              units:  1
           unique values:  2                             missing .:  0/1,168
         unique mv codes:  2                             missing .*:  1,034/1,168

              tabulation:  Freq.         Numeric  Label
                               6               0  No
                             128               1  Yes
                             376              .n
                             658              .s
```

----
othr1_1994   Text box: Juris offers other programs to encourage AH construction/renovation
----

                              type: string   (str43)

              unique values: 8   missing "": 0/1,168

                    tabulation: Freq.   Value
                                   503 ".n"
                                   658 ".s"
                                     1 "Rehab pgms (sr., disabled)"
                                     1 "redev"
                                     1 "redev asst plan in process"
                                     1 "redev setasides for utility, land
                                        subsidies"
                                     2 "redevelopment pgms"
                                     1 "several"

              warning: variable has embedded blanks

----
othr2_1994   Other public program
----

                              type: string (str50)

              unique values: 2   missing "":   1,166/1,168

                    tabulation: Freq.   Value
                                   1,166   ""
                                       1   "Deed restrictions, silent 2nds for 1st time buyers"
                                       1   "multi-family rehab"

              warning: variable has embedded blanks

---
county_1994   **Binary: Is juris a county?**
---

                    type: numeric (float)
                    label: binary

                   range: [0,1]   units: 1
          unique values: 2   missing .: 8/1,168

              tabulation: Freq.   Numeric Label
                            1,054   0 No
                              106   1 Yes
                                8   .

---
pastgc_1994   **Binary: Juris had non-res growth-limiting measures for >1 year since 1980**
---

                    type: numeric (float)
                    label: pastgc

                   range: [0,2]   units: 1
          unique values: 3   missing .: 21/1,168

              tabulation: Freq.   Numeric Label
                              965   0 No
                              135   1 Some
                               47   2 Don't Know
                               21   .

---
apfo_1994   **Binary: Juris has adequate public facilities ordinance**
---

                    type: numeric (float)
                    label: apfo

	range:	[0,2]			units:	1
	unique values:	3			missing .:	0/1,168
	unique mv codes:	1			missing .*:	12/1,168

tabulation:	Freq.	Numeric	Label
	429	0	No
	384	1	We do not have a formal ordinance but we review projects on a case-by-case level and impose conditions of approval to ensure that projects mitigate their off-site impacts through fees or construction
	343	2	We have a formal ordinance that applies to [Matrix]
	12	.s	

---

apfsch_1994   **Binary: APFO - schools**

| | type: | numeric (float) |
| | label: | binary |

	range:	[0,1]			units:	1
	unique values:	2			missing .:	0/1,168
	unique mv codes:	2			missing .*:	1,049/1,168

tabulation:	Freq.	Numeric	Label
	4	0	No
	115	1	Yes
	1,025	.n	
	24	.s	

---

apftrans_1994   **Binary: APFO - transportation facilities**

| | type: | numeric (float) |
| | label: | binary |

	range:	[0,1]			units:	1
	unique values:	2			missing .:	0/1,168
	unique mv codes:	2			missing .*:	946/1,168

tabulation:	Freq.	Numeric	Label
	4	0	No
	218	1	Yes
	922	.n	
	24	.s	

----

apfps_1994   **Binary: APFO - public safety facilities**

----

type: numeric (float)

label: binary

	range:	[0,1]			units:	1
	unique values:	2			missing .:	0/1,168
	unique mv codes:	2			missing .*:	1,057/1,168

tabulation:	Freq.	Numeric	Label
	4	0	No
	107	1	Yes
	1,033	.n	
	24	.s	

----

apfwater_1994   **Binary: APFO - water, wastewater treatment/supply/delivery**

----

type: numeric (float)

label: binary

	range:	[0,1]			units:	1
	unique values:	2			missing .:	0/1,168
	unique mv codes:	2			missing .*:	923/1,168

```
          tabulation:  Freq.       Numeric  Label
                          4              0  No
                        241              1  Yes
                        899             .n
                         24             .s
```

----

apfpark_1994   **Binary: APFO - parks, recreation, open space facilities**

```
                type:  numeric (float)
               label:  binary

               range:      [0,1]                              units:  1
       unique values:  2                                  missing .:  0/1,168
     unique mv codes:  2                                 missing .*:  917/1,168

          tabulation:  Freq.       Numeric  Label
                          4              0  No
                        247              1  Yes
                        893             .n
                         24             .s
```

----

apfoth_1994   **APFO - other**

```
                type:  numeric (float)
               label:  binary

               range:      [0,1]                              units:  1
       unique values:  2                                  missing .:  0/1,168
     unique mv codes:  2                                 missing .*:  1,158/1,168

          tabulation:  Freq.       Numeric  Label
                          4              0  No
                          6              1  Yes
                      1,134             .n
                         24             .s
```

----
pvtah_1994   **Binary: Juris uses incnt/reqs to encourage priv-sect builders to develop AH**

```
              type:  numeric (float)
             label:  binary

             range:     [0,1]                              units:  1
     unique values:  2                             missing .:  0/1,168
   unique mv codes:  1                            missing .*:  24/1,168

        tabulation:  Freq.        Numeric  Label
                       734              0  No
                       410              1  Yes
                        24             .s
```

----
densbon_1994   **Binary: Juris offers density bonus**

```
              type:  numeric (float)
             label:  binary

             range:     [1,1]                              units:  1
     unique values:  1                             missing .:  183/1,168
   unique mv codes:  3                            missing .*:  758/1,168

        tabulation:  Freq.        Numeric  Label
                       227              1  Yes
                       183              .
                       734             .n
                        24             .s
```

----
inclpct_1994   Text box: Inclusionary zoning - % affordable units mandated
----

```
              type:      numeric (byte)
```

range:	[2,36]			units:	1
unique values:	10			missing .:	7/1,168
unique mv codes:	2			missing .*:	1,056/1,168

mean: 15.0667
std. dev: 6.33711

percentiles:	10%	25%	50%	75%	90%
	10	10	15	20	20

---

inlieu_1994   **Binary: inclusionary zoning - Juris offers in-lieu fee option**

---

type: numeric (float)
label: binary

range:	[0,1]	units:	1
unique values:	2	missing .:	292/1,168
unique mv codes:	3	missing .*:	758/1,168

tabulation: Freq.   Numeric Label

Freq.	Numeric	Label
60	0	No
58	1	Yes
292	.	
734	.n	
24	.s	

---

fasttrak   **Binary: Juris offers fast-track processing**

---

type: numeric (byte)
label: binary

range:	[0,1]	units:	1
unique values:	2	missing .:	0/1,168
unique mv codes:	2	missing .*:	1,071/1,168

tabulation:	Freq.	Numeric	Label
	7	0	No
	90	1	Yes
	728	.n	
	343	.s	

---

feewaiv_1994   **Binary: Juris provides planning or dev impact fee waivers on AH proj**

---

type:	numeric (float)
label:	binary

range:	[0,1]	units:	1
unique values:	2	missing .:	658/1,168
unique mv codes:	2	missing .*:	418/1,168

tabulation:	Freq.	Numeric	Label
	7	0	No
	85	1	Yes
	658	.	
	418	.n	

---

gcahexmp_1994   **Moratorium gives AH exemptions/incentives**

---

type:	numeric (float)
label:	gcahexmp

range:	[0,3]	units:	1
unique values:	4	missing .:	1,090/1,168

tabulation:	Freq.	Numeric	Label
	6	0	No
	47	1	Projects that consist mostly (more than 50%) of affordable units are exempt from the control
	8	2	The permit allocation system gives preferences to affordable housing
	17	3	Affordable projects exempt + incentives
	1,090	.	

---

apfo_flag   **Binary: Does juris have an APFO?**

---

          type: numeric (float)
        label: binary

        range: [0,1]   units: 1
  unique values: 2   missing .: 12/1,168

tabulation:	Freq.	Numeric	Label
	429	0	No
	727	1	Yes
	12	.	

---

iz_1994   **Binary: juris requires market-rate res developers to include AH units**

---

          type: numeric (float)
        label: binary

        range: [0,1]   units: 1
  unique values: 2   missing .: 0/1,168
  unique mv codes: 1   missing .*: 116/1,168

	tabulation:	Freq.	Numeric	Label
		929	0	No
		123	1	Yes
		116	.s	

----

popbin   **Ordinal: Juris population size (<20k, 20-50k, 50-100k, 100-150k, >150k)**

----

type: numeric (float)

range: [1,5]   units: 1
unique values: 5   missing .: 0/1,168

tabulation:	Freq.	Value
	400	1
	436	2
	176	3
	52	4
	104	5

----

jurisbin   **Ordinal: Jurisdiction type (incorporated place, town or township, county)**

----

type: numeric (float)

range: [1,3]   units: 1
unique values: 3   missing .: 0/1,168

tabulation:	Freq.	Value
	835	1
	234	2
	99	3