

National Longitudinal Land Use Survey (NLLUS) Codebook: 1994

September 30, 2019 | The Urban Institute



Variable Name	Question Number	Question Text	Variable Label
full_fip	0a	-	Unique ID: 2ST/3CO/5PL or 2ST/3CO/5MCD
survey1_1994	0b	-	Survey 1 ID number
survey2_1994	0c	-	Survey 2 ID number
survey3_1994	0d	-	Survey 3 ID number
Jurisdiction	0e	-	Jurisdiction name
aftjur_1994	0f	-	After jurisdiction
title_1994	0f	-	Respondent title
titlcode_1994	0h	-	Respondent title code
respdate_1994	0i	-	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)
othhdInd_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
tothdInd_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
undevInd_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
rvote_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	Amt of incorporated land

		accurate?	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 ____ percent per year.	Text box: Population 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 undeveloped land
pmorlg_1994	13e	Partial moratorium affects more than half of the city's undeveloped land area.	Binary: Partial moratorium affects >50% city's undeveloped 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 incentives/requirements to encourage private-sector affordable housing development
nonprofit_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 affordable housing 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 private-sector units, converts to affordable housing
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	Text box: Juris offers other programs to encourage affordable housing construction/renovation

		place.	
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 "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: Juris has adequate 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 encourage 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	Binary: Juris offers density bonus

		housing who agree to provide affordable housing units.	
inclpct_1994	17a.2	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. At least __% of the units must be affordable.	Text box: Inclusionary zoning - % affordable units mandated
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 affordable 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

full_fip **Unique ID: 2ST/3CO/5PL or 2ST/3CO/5MCD**

type: string (**str10**)

unique values: **1,168**

missing "": **0/1,168**

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

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

survey1**Survey 1 ID number**

```
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
```

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
```

survey3_1994**Survey 3 ID number**

```
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**

type: string (**str23**)

unique values: **1,032** missing "": **0/1,168**

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

warning: variable has embedded blanks

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**

type: string (**str2**), but longest is str0

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

```
tabulation: Freq. Value
             1,168 ""
```

titlcode_1994

Respondent title code

type: numeric (**byte**)
label: **Respondent title** units: 1
range: [1, 10] missing .: 73/1,168

Freq.	Numeric	Label
567	1	Planning director
201	2	Planner
19	3	Consultant
48	4	Engineer
148	5	Building dept
59	6	City admin
8	7	City manager
4	8	Elected official
23	9	Zoning board
18	10	Clerk

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

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

zoneord_1994

Binary: Does your community have a zoning ordinance?

type: numeric (**float**)
label: **binary**
range: [0,1] units: 1
unique values: 2 missing .: 4/1,168

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

maxdens_1994

Max # units per net acre in highest dens res zoning category

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

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

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**

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	.	

surrjur_1994

Amt of incorporated land surrounding juris/room for expansion

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 jurisdiction 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

anxvote_1994

Binary: Pop vote req for annexation

type: numeric (**float**)
 label: **binary**
 range: [**0,1**]
 unique values: **2**
 unique mv codes: **1**

units: **1**
 missing .: **0/1,168**
 missing .*: **743/1,168**

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

anxvtyr_1994

Text box: Year annexation vote first required

type: numeric (**int**)
 range: [**1900,1993**]
 unique values: **15**
 unique mv codes: **3**

units: **1**
 missing .: **8/1,168**
 missing .*: **1,141/1,168**

mean: **1968.47**
 std. dev: **22.0539**


```

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

```

pctcnyr_1994

Text box: Population growth limit year

```

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

```

```

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

```

bpcont_1994

Text box: Building permit cap number

```

type: numeric (int)
range: [50,1000]
unique values: 22
unique mv codes: 3
units: 1
missing .: 8/1,168
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

```

```

nomorat_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)

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

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**)

unique values: **5** missing "": **0/1,168**

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_1994Text box: Juris-wide moratorium end year

type: numeric (**int**)

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_1994Binary: 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_1994Text 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]
unique values: 3
unique mv codes: 2
units: 1
missing .: 7/1,168
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]
unique values: 2
units: 1
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]
unique values: 16
unique mv codes: 3

mean: 1986.42
std. dev: 4.51064

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

units: 1
missing .: 6/1,168
missing .*: 1,100/1,168

```

pmorend_A_1994

Text box: Partial moratorium end year

```

type: numeric (int)

range: [1981,1994]
unique values: 13
unique mv codes: 3

mean: 1989.81
std. dev: 3.1718

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

units: 1
missing .: 6/1,168
missing .*: 1,100/1,168

```

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"

nonprofit Binary: Juris uses own funds to support housing nonprofits

type: numeric (**byte**)

label: **binary**

range: [**0,1**]

units: **1**

unique values: **2**

missing .: **0/1,168**

unique mv codes: **2**

missing .*: **896/1,168**

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]
unique values: 2
units: 1
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]
unique values: 3
units: 1
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

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
	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**]
 unique values: **2**

units: **1**
 missing .: **12/1,168**

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