



**HUD'S OFFICE OF POLICY
DEVELOPMENT & RESEARCH**

Biennial Report FY 2019-2020



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Message From the Assistant Secretary

To all who have used and contributed to the research and data of the Office of Policy Development and Research (PD&R), we are proud to be celebrating with you our 50th Anniversary of doing research under the Authority of Title V of the Housing and Urban Development Act of 1970.

In those 50 years, we have contributed to bringing automation to the building industry; multiple decades of housing assistance innovations from the Experimental Housing Allowance Program to Moving to Opportunity; balancing the needs of risk versus credit access for homeownership; expansion of the multifamily rental inventory; and much more.

These past 2 years have drawn on our deep experience and past research to support:

- The allocation of over \$9 billion in CARES Act funding to respond to the economic consequences of the coronavirus pandemic, and to support the research to monitor how it is impacting renters and homeowners.
- Rigorous research around deregulation, rent reforms, work requirements, and landlord incentives in housing assistance as we worked closely with our Office of Public and Indian Housing to expand the Moving to Work demonstration.
- Implementation of the new mobility demonstration, putting the research findings from Moving to Opportunity (MTO) to work. While MTO shows neighborhood does matter for child economic outcomes as adults, the new demonstration is exploring what types of mobility programs are successful at helping very low-income families lease-up and remain in opportunity neighborhoods.
- Groundbreaking research on the impact rent payment reporting could have on public housing tenant credit scores if implemented.
- Improved calculation of Fair Market Rents to better capture more current local rent spikes.
- Expansion of the EnVision Center initiative to more than 80 EnVision Centers.
- Creation of a new type of technical assistance for small economically- or disaster-challenged cities.
- Building housing and community research capacity at Historically Black Colleges and Universities (HBCUs), including building technology.
- Forward thinking White House Councils focused on expanding opportunities in distressed communities and exploring how to lower the cost of housing through deregulation.
- The inaugural *Innovative Housing Showcase* held June 1-5, 2019, on the National Mall in Washington, D.C.



- Hundreds of market reviews of applications for multifamily mortgage insurance.
- Work to support the dual goals of ensuring access to sustainable homeownership to borrowers who might otherwise not have access to affordable mortgage credit while limiting risk to the FHA single-family mortgage insurance fund by assisting FHA, GNMA, and others on such things as the TOTAL Mortgage Credit Scorecard, the development of a replacement index for LIBOR, and analysis to reduce the risk in the Home Equity Conversion Mortgage (HECM) program.
- Continued support for disaster recovery, including supporting the team that helps re-house HUD-assisted families displaced after a disaster and the formula for allocating CDBG-Disaster Recovery funds.
- Monthly, and sometimes weekly, updates on the latest data on housing market conditions faced by homebuyers, homeowners, and renters, including analysis of the new Census Pulse Survey during the pandemic.

And much more. This biennial report provides a snapshot of the last 2 years in PD&R. As prior biennial reports have shown, this report continues to highlight the tremendous amount of work PD&R staff are doing. These past 2 years have seen a growth in funding and staff to match the growing demand for more research and data. We expect those demands to continue to increase as we implement the 2019 Evidence Act that calls on federal agencies to do more evaluation and research and make more of our data available.

PD&R remains up to the task.



Seth D. Appleton

Assistant Secretary for Policy
Development and Research

U.S. Department of Housing and
Urban Development

November 30, 2020

Overview, Mission, and Core Functions

PD&R's statutory authority comes from Title V of the Housing and Urban Development Act of 1970, replacing several other research authorities that dated as far back as the 1930s. On December 31, 2020, PD&R will celebrate its 50th anniversary under the HUD Act of 1970 authority (see Feature box). Shortly thereafter, in 1973, the Office of Policy Development and Research was formed from two different research offices within HUD.

The mission of PD&R is 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. This mission is achieved through three interrelated core functions:

- Collect and analyze national housing market data (including with Census Bureau).
- Conduct research, program evaluations, and demonstrations.
- Provide policy advice and support to the Secretary and program offices.

PD&R provides enterprise-wide support for HUD and works to achieve the Department's vision of being the preeminent source of research on housing and communities in the United States.



Title V of the Housing and Urban Development Act of 1970—Research and Technology, Research and Demonstrations

PD&R has broad authority to do a wide variety of research as spelled out in the HUD Act. The overall authority comes from Section 501 of the Act:

“The Secretary of Housing and Urban Development is authorized and directed to undertake such programs of research, studies, testing, and demonstration relating to the mission and programs of the Department as he determines to be necessary and appropriate...”

Section 502 of the Act contains its “General Provisions,” which provides guidance on how to implement Section 501 in the following domains:

- Building Technology

“(a) The Secretary shall require, to the greatest extent feasible, the employment of new and improved technologies, methods, and materials in housing construction, rehabilitation, and maintenance under programs administered by him with a view to reducing costs, and shall encourage and promote the acceptance and application of such advanced technology, methods, and materials by all segments of the housing industry, communities, industries engaged in urban development activities, and the general public...”

(b) To encourage large-scale experimentation in the use of new technologies, methods, and materials, with a view toward the ultimate mass production of housing and related facilities...

(c) Notwithstanding any other provision of law the Secretary is authorized, in connection with projects under this title, to acquire, use and dispose of any land and other property required for the project as he deems necessary...”

- Technical Assistance and Dissemination

“(d) In order to effectively carry out his activities under section 501, the Secretary is authorized to provide such advice and technical assistance as may be required and to pay for the cost of writing and publishing reports on activities and undertakings financed under section 501, as well as reports on similar activities and undertakings, not so financed, which are of significant value in furthering the purposes of that section. He may disseminate...any reports, data, or information acquired or held under this title, including related data and information otherwise available to the Secretary through the operation of the programs and activities of the Department of Housing and Urban Development, in such form as he determines to be most useful to departments, establishments, and agencies of Federal, State, and local governments, to industry, and to the general public.”

- Grants, Contracts, Cooperative Agreements, and Inter Agency Agreements

“(e) The Secretary is authorized to carry out the functions authorized in section 501 either directly or, without regard to section 3709 of the Revised Statutes, by contract or by grant. Advance and progress payments may be made under such contracts or grants...

(f) In carrying out activities under section 501, the Secretary shall utilize to the fullest extent feasible the available facilities of other Federal departments and agencies, and shall consult with, and make recommendations to, such departments and agencies. The Secretary may enter into working agreements with such departments and agencies and contract or make grants on their behalf or have such departments and agencies contract or make grants on his behalf. The Secretary is authorized to make or accept reimbursement for the cost of such activities. The Secretary is further authorized to undertake activities under this title under cooperative agreements with industry and labor, agencies of State or local governments, educational institutions, and other organizations. He may enter into contracts with and receive funds from such agencies, institutions, and organizations, and may exercise any of the other powers vested in him by section 502(c) of the Housing Act of 1948.”

- Data

“(g) The Secretary is authorized to request and receive such information or data as he deems appropriate from private individuals and organizations, and from public agencies. Any such information or data shall be used only for the purposes for which it is supplied, and no publication shall be made by the Secretary whereby the information or data furnished by any particular person or establishment can be identified, except with the consent of such person or establishment.”

“Reminding us about the long history of our work, one of the gems we recently turned up in the HUD library was a Works Progress Administration-funded marionette play from around 1939 called ‘The House That Jack’s Building’ by Bertram M. Gross. It is a story about a couple living in substandard housing, a bad landlord, and the promise of high-quality government housing. Its characters include, among other things, Slug the Stove, Windy the Window, and Oscar the Outhouse. The play is still incredibly relevant, even eighty years later, showcasing the continuing importance of HUD’s work.”

—Heidi Joseph, Director
Research Utilization Division



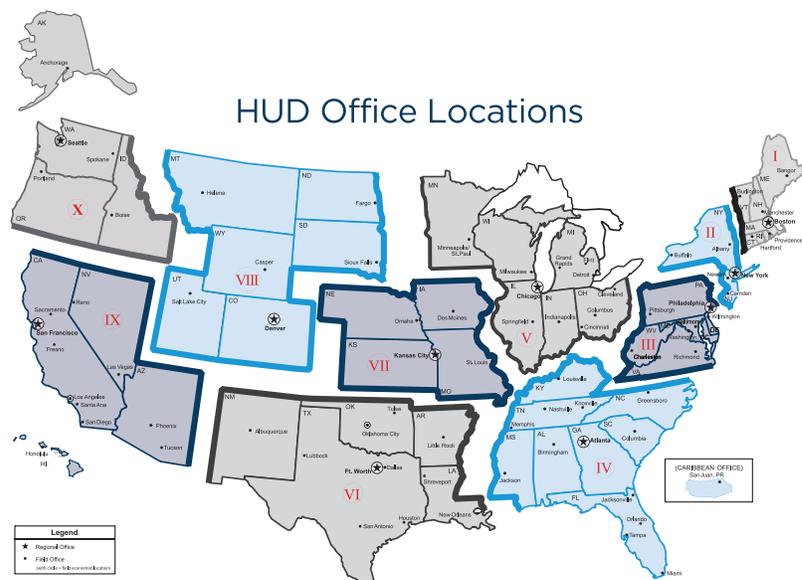
PD&R's People and Organization

PD&R's most important asset is its team of 149 employees—a growth of 15 staff in the last 2 years—which includes 116 staff members in Headquarters working across five offices and 16 divisions. One of the many strengths of this team is the diverse expertise of the staff, with backgrounds in economics, public policy, law, sociology, geography, anthropology, criminology, architecture, engineering, urban planning, business administration, and public administration.

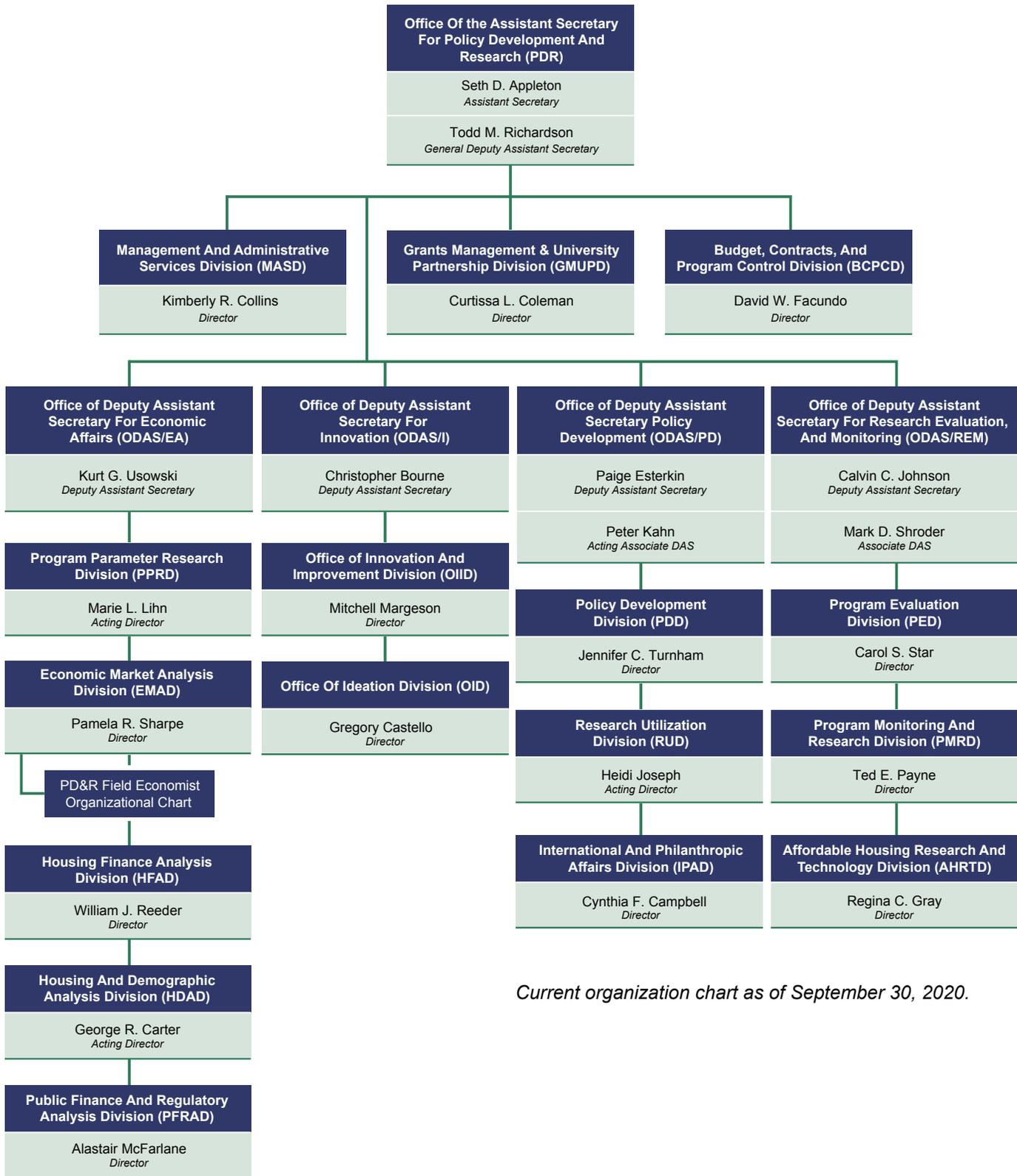
This team generates core program parameter data, including fair market rents and income limits; undertakes regulatory impact analysis for all HUD regulatory actions; designs and procures complex research and demonstrations; develops allocation funding formulas for various HUD programs; facilitates engagement with international and philanthropic peers; ensures that research and data are provided to inform policy

conversations; designs and maintains HUD's department-wide geographic information system (GIS) capability; provides administrative data on HUD programs for research and program monitoring; and much more.

In addition to staff members in headquarters, PD&R's national team of 33 field economists work in the HUD regional and field offices across the country. Field economists conduct comprehensive housing market analyses for publication; support Federal Housing Administration (FHA) reviews for multifamily mortgage insurance; collect and maintain data on demographic, economic, and housing market conditions; conduct special studies; fulfill data requests; and prepare regional summaries of housing market conditions and local housing market profiles for publication in U.S. Housing Market Conditions reports.

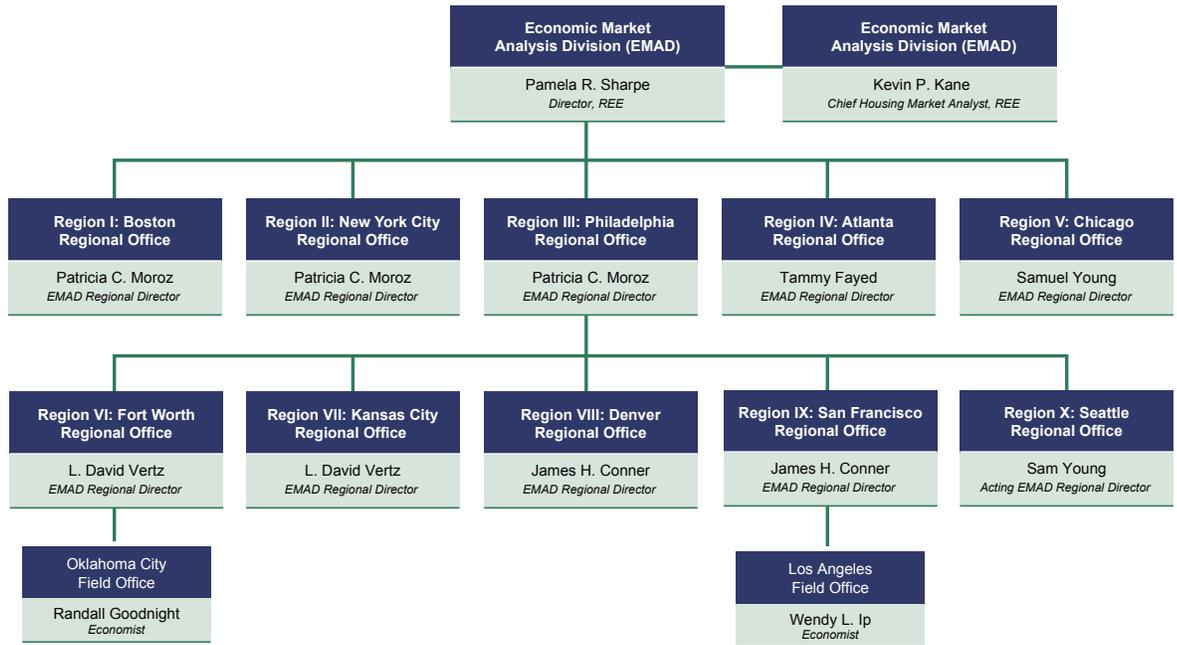


PD&R Organizational Chart



Current organization chart as of September 30, 2020.

PD&R's Field Economist Organizational Chart



Current organization chart as of September 30, 2020.

PD&R's Funding and Budget

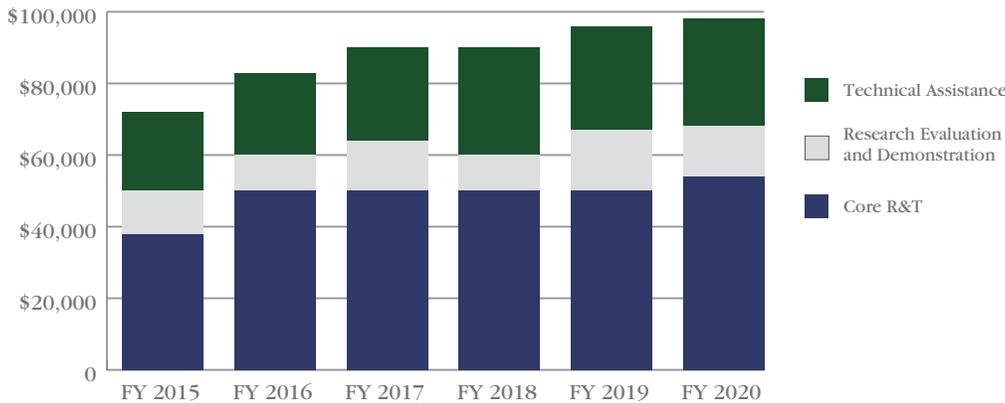


PD&R provides fundamental support for the Department's mission through national surveys, policy analysis, research, and program evaluations. Within HUD's budget, the Research and Technology (R&T) account supports the conduct of a number of surveys through Interagency Agreement with the U.S. Census Bureau; complex research and evaluations as well as knowledge dissemination through contracts, grants, and cooperative agreements; unsolicited research proposals through research partnership grants

and cooperative agreements; and technical assistance efforts for HUD's programs and initiatives.

PD&R's work enables Congress, the Secretary, principal HUD staff, state and local government officials, and the private sector to make informed decisions on housing and community development policy and program implementation. The graph below shows PD&R appropriated funding for core R&T, research and demonstrations, and technical assistance since FY 2015.

**PD&R Research and Technology (R&T) Funding Appropriations
FY 2015 to FY 2020**



PD&R manages its R&T funding in three categories:

1. **Core R&T.** In FY 2020, Core R&T increased from \$50 million in FY 2019 to \$54.375 million in FY 2020. This increase is attributable to a growth in the activities it is supporting, most notably funding for HBCU research. Core R&T funds the national housing data infrastructure, PD&R's efforts to disseminate knowledge, housing technology and innovation research, housing

finance research, and now a set-aside to build HBCU housing research capacity.

a. **Data Infrastructure:** The largest component of Core R&T supports several national surveys that inform policymakers about homeowner and rental units, HUD-assisted and unassisted populations, and the nature of affordable housing problems.

These data sources are used widely in the private sector and are essential for an efficient housing market, which in calendar year 2019 totaled \$2.7 trillion of housing and utilities consumption and more than \$800 billion of residential fixed investment, together accounting for 16.3 percent of the U.S. gross domestic product.

- b. Knowledge Management, Dissemination, and Outreach: Through this category of funding, PD&R disseminates research to inform evidence-based policy and convenes stakeholders for shared learning opportunities. Key beneficiaries of knowledge management activities include policymakers, HUD grantees, program staff, builders and developers, external experts, and international entities.
 - c. Housing Technology and Finance Research and Research Innovation: The third component of Core R&T includes the provision of technical, evidence-based guidance in the areas of building technologies, state and local land use practices, disaster preparedness and mitigation, and housing finance. Research partnership grants support innovative research conceived and partially funded by academia, foundations, and nonprofits beyond HUD's walls. Innovation funds were used to support the first *Innovative Housing Showcase* held June 1-5, 2019, on the National Mall in Washington, D.C.
 - d. HBCU Research: PD&R is initiating two new initiatives to both build research capacity at HBCUs and gain knowledge on how to improve minority homeownership and better understand the housing and community development challenges of majority minority communities using the FY 2020 HBCU set aside funding.
2. Research, Evaluations, and Demonstrations. PD&R's discretionary research and evaluations, funded at \$17 million in FY 2019 and \$13.75 million in FY 2020, is guided by the HUD Research Roadmap, a learning and research agenda that PD&R develops through an iterative stakeholder consultation process to ensure that the research is forward looking, systematic, and well structured. Using the roadmap as a guide, HUD recommends—and Congress specifies through the Appropriations Conference Reports—the specific research projects to be supported each year.
 3. Technical Assistance. This funding supports both HUD-wide technical assistance (TA)—\$26 million in FY 2019 and \$27.375 million in FY 2020—and a new type of Technical Assistance focused on small distressed cities—\$3 million in FY 2019 and \$2.5 million in FY 2020. For the department-wide TA, PD&R chairs a committee of Assistant Secretaries representing each of HUD's program offices to decide on how best to target TA funding in order to effectively support grantees and other entities in a non-siloed manner. Once

allocations are agreed on, PD&R allots the funding to the Office of Community Planning and

Development to administer on behalf of the program offices.

CARES Act Implementation

President Trump signed the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) into law on March 27, 2020, appropriating \$12.4 billion for HUD's response to the economic consequences of the coronavirus pandemic. The same day the President signed the Bill, HUD provided to Congress the allocations for the first \$3.09 billion of those CARES Act Funds—for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Housing Opportunities for People With AIDS (HOPWA), and Indian Housing Block Grant (IHBG) programs—allowing an announcement of the funds on April 2.

This was the statutorily fastest that HUD could make an allocation announcement. The speed of the allocation announcement was made possible through PD&R coordination with its colleagues in the Office of Community Planning and Development (CPD) and the Office of Native American Programs within the Office of Public and Indian Housing (PIH) prior to the passage of the Act. Through the use of the proportional share of FY 2020 formula allocations, PD&R was able to quickly allocate funds for communities to begin to plan.

While communities had funds to begin work, PD&R switched gears to focus on developing new formulas specifically targeted at the economic consequences of the coronavirus. PD&R, working closely with program office colleagues, was able to offer up new recommended allocations to target the evolving needs of communities, including \$2.96 billion for the ESG program targeted at the communities with the greatest existing, and risk for, homelessness; and \$3.99 billion for the CDBG program targeted at communities with the most pressing unemployment and coronavirus infection challenges.

“The three industries hit hardest by the rise in unemployment that occurred in the wake of the coronavirus pandemic—mining, quarrying, and oil and gas extraction; arts, entertainment, and recreation; and accommodation and food services—are also likely to trail in terms of recovery. We specifically targeted the third-round allocation of CDBG CARES Act funding to provide communities with high concentrations of employment in those most affected industries and in states with high unemployment more money to assist with their recovery, with the hope that the funds will help prevent evictions after the Center for Disease Control eviction moratorium expires.”

—Blair Russell

Policy Development Division



National Housing

Data Infrastructure

PD&R provides data on America's housing through several national surveys. These surveys have provided in-depth pictures of America's

housing for decades and inform both public- and private-sector decisions in the \$2.8 trillion U.S. housing sector.

American Housing Survey (AHS)

The American Housing Survey (AHS) is the richest source of information about the nation's housing stock and the characteristics of its occupants, and it has an important role in assessing the performance of government housing programs. PD&R provides funding, oversight, and leadership on the AHS, and the U.S. Census Bureau provides operational management and conducts data collection.

Fielded in odd-numbered years, the AHS is a sample of American Homes. A new representative national sample was drawn for the 2015 AHS and has generated data for 2015, 2017, and 2019. It provides both national and metropolitan information on America's housing, as well as how those homes have changed over time. The data made available publicly to researchers is "microdata" for each respondent, thus allowing for in-depth research.

The 2019 AHS includes over 117,000 housing units in its sample. In addition to reporting national estimates, it provides estimates for 25 metropolitan areas. The AHS includes an oversample of HUD-assisted units to gain reliable statistics on HUD-assisted tenants' views of the condition of their housing. Four topical modules on various subjects of interest were also included in 2019; those modules addressed food insecurity, secondary education enrollment, housing accessibility for the elderly and disabled, and housing insecurity.

FY 2020 funding will enable PD&R to conduct the 2021 AHS, which will include 25 metropolitan surveys and topical modules on Delinquent Payments and Notices, Intent to Move, Expanded Renter Housing Search, Wildfire Risk, Pets, and Smoking.

"The American Housing Survey is a baseline on the state of the U.S. housing inventory pre-pandemic. Notably, the 2017 module on rental and homeowner payment delinquency has proven an important baseline to compare to new data on rent payment rates and fear of eviction during the pandemic available from the Census Pulse Survey."

—George Carter, Acting Director
Housing and Demographic Analysis Division

Rental Housing Finance Survey

The Rental Housing Finance Survey (RHFS) is a national survey of owners or property managers of single-family and multifamily rental housing. The data are nationally representative of both properties and units, providing insight into the characteristics, financing, revenue, and capital expenses of America's rental inventory. The RHFS was first conducted in 2012 in partnership with the Census Bureau. Since then, PD&R supported the RHFS for new national estimates in 2015 and 2018. The 2018 RHFS data are available to the public both as a microdata Public

Use File and through the RHFS Table Creator, which permits fast tabulations weighted by properties or units.

HUD uses the RHFS data to gain a better understanding of the financial health of single-family and multifamily rental housing, including debt-to-asset and cash flow metrics. More recently, the RHFS has been a useful source of information to estimate how missed rental payments may impact landlord finances.

Housing Production Surveys

HUD funds three important surveys that paint the picture of new housing production in the United States. HUD uses the data from each of the three surveys to monitor total new housing production, market absorption, and affordability. The Bureau of Economic Analysis uses the data as an input to estimates of residential fixed investment. Trade associations use the data for housing market analysis. Manufacturers and their suppliers use the estimates to monitor trends in prices and characteristics (for example, floor area, number of bedrooms). Trade publications cite estimates in articles.

Housing Production Surveys: Survey of Construction

The Survey of Construction (SOC) is a joint effort between HUD, the Department of Commerce, and the Census Bureau. The purpose of the survey is to provide current national and regional statistics on starts, completions, and characteristics of

new, privately owned single-family and multifamily housing units and on sales of new single-family houses. Its data on new residential sales is a Principal Federal Economic Indicator. The survey has been conducted monthly and annually for housing starts since 1959 and for new home sales since 1963.

Housing Production Surveys: Manufactured Homes Survey

The statutorily mandated Manufactured Homes Survey (MHS) provides estimates of manufactured home sales and inventory for all new manufactured homes that have received a federal inspection (that is, HUD-code homes). The MHS produces monthly regional estimates of the average sales price for new manufactured homes and more detailed annual estimates including selected characteristics of new manufactured homes. In addition, MHS produces monthly estimates of homes shipped, by status—that is, (1) sold and placed for residential

use; (2) held in dealer inventory and intended for sale for residential use (units that were intended for sale at the time of survey); and (3) for non-residential or other use. Data on shipments are available on a monthly and annual basis going back to 1959. Data on homes shipped, by status, are available on a monthly basis going back to January 2014.

Housing Production Surveys: Survey of Market Absorption

The Survey of Market Absorption of New Multifamily Units (SOMA) is a survey of newly constructed buildings with five or more units.

The SOMA provides estimates of rent level and market uptake for apartments and sale price and market uptake for condominiums and cooperatives. The interviewer collects information on amenities, rent or sales price levels, number of units, type of building, and the number of units taken off the market. If necessary, interviews are also conducted at 6, 9, and 12 months after building completion. HUD and the Census Bureau release quarterly reports and an annual report with 12-month absorption data.

Census Pulse Survey

Starting in April 2020, Census began releasing data from its Household Pulse Survey. This experimental, longitudinal survey is designed in cooperation with various federal agencies to quickly capture information about household social and economic experiences during the COVID-19 pandemic. The Household Pulse Survey collects important information about housing circumstances and the associated impacts of the ongoing crisis and several other topics related to abrupt and significant changes to American life. PD&R collaborated with the Census Bureau on housing questions for both Phase 1 (April to July 2020) and Phase 2 (August to November 2020) of the survey. Based on the Phase 1 experience, PD&R modified some key questions and added questions for Phase 2 that provide a more complete picture of how COVID-19 is impacting renters and homeowners.

For Phase 2, renters are asked, “Is this household currently caught up on rent payments?” If the answer is no, the survey goes on to ask, “How likely is it that your household will have to leave this home or apartment within the next two months because of eviction?” The survey also includes a question about confidence in rent and mortgage payments (“How confident are you that your household will be able to pay your next rent or mortgage payment on time?”). A similar set of questions is asked of homeowners.

Also on the survey is structure type, which can be used to assess the impact of the pandemic on different types of landlords, because the vast majority of single-family rental inventory is operated by individual investors (“mom and pops”), whereas the multifamily inventory is largely owned by Limited Liability Corporations and similar entities.

“HUD and several other federal agencies partnered with the Census Bureau to develop the experimental Pulse Survey that provides bi-weekly (previously weekly) results from roughly 100,000 households to help us gauge how the pandemic is impacting Americans. At the close of 2020, using data from the Pulse Phase 2 household survey, HUD estimates approximately 1 million renter households think it is ‘very likely’ that they would be evicted in the next two months. This rate is three times greater than in 2017 when PD&R asked the same question in the American Housing Survey.”

—Veronica Helms, Social Science Analyst
Program Monitoring and Research Division

Housing Market Intelligence

Economists in headquarters and the field offices generate up-to-date information on all facets of national and local housing markets. These data and reports are prominently featured on the HUDUser.gov website under “U.S. Housing Market Conditions.” In addition, PD&R’s field economists provide housing market intelligence to the Federal Housing Administration (FHA) in support of FHA’s multifamily mortgage insurance program.

Each month, PD&R provides an overview of changes in the national housing market with its National Housing Market Indicators report, which pulls together data from public and private sources to summarize changes in the national housing market. This report provides the latest data and trends in the sale of new and previously owned homes, new construction for single-family and multifamily homes, rental and homeownership affordability, homeowner equity, and mortgage delinquencies and foreclosures, among other information.

Each quarter, the National Housing Market Summary and the Regional Narratives provide a more in-depth picture of national and regional

housing market trends. The Regional Narratives provide data and analysis of economic and housing market conditions in each region.

PD&R’s field economists also prepared 100 Comprehensive Housing Market Analysis reports and more than 100 Housing Market Profiles for selected metropolitan housing market areas during FY 2019–2020. These reports provide guidance for HUD in its operations and have proven to be useful to builders, mortgagees, and others concerned with trends in local housing conditions. Another data source maintained by the field economists is PD&R’s Market-at-a-Glance reports. These reports are generated monthly for all regions, states, counties, and metropolitan areas in the United States. The Market-at-a-Glance reports are based on data from the Bureau of Labor Statistics (BLS) and American Community Survey (ACS) data from the U.S. Census Bureau, with additional analysis provided by the field economists in select reports. During FY 2019–2020, additional analysis was provided or updated in more than 1,200 Market-at-a-Glance reports.

The local housing market intelligence provided in the Comprehensive Housing Market Analysis reports, Housing Market Profiles, and Market-at-a-Glance reports provides a base of knowledge that assists the field economists with their work reviewing applications

for FHA mortgage insurance for multifamily housing. During FY 2019–2020, the field economists reviewed more than 500 applications for FHA mortgage insurance for projects with mortgages totaling more than \$14 billion.

Quick Market Summary at the Close of FY 2020

PD&R housing market reports in 2020 showed overall progress in housing market activity for the year but a slowing in the second quarter as a result of the imposition of COVID-19 pandemic restrictions and a downturn in the economy. For the entire fiscal year, new and existing home sales showed respective annual increases of 19 and 2 percent, and new home construction was up 10 percent over the previous year. With mortgage rates reaching record lows, the demand for housing increased but low inventories pushed up prices and dampened sales somewhat, especially for existing homes. The months' supply of homes for sale hit record lows for both new and existing homes, and, except for the second quarter, house prices showed accelerating gains. Homeownership affordability, driven by the decline in mortgage rates, increased 7 percent, while rental affordability remained virtually the same. The national homeownership rate may have continued to improve, but the changes in survey methodology in the second and third quarters of 2020 due to COVID-19 made relative changes in the rate difficult to measure.

On a regional level, the sales and rental housing markets in HUD's 10 regions maintained their strength during the first half of 2020. During the second quarter of 2020, most sales housing markets were balanced to tight—there were some slightly soft markets in only three regions (Southeast/Caribbean, Great Plains, and Northwest). The nation's rental markets were also mostly balanced to tight, with only one region (Southwest) having metropolitan areas with soft conditions.

“We work closely with FHA Multifamily Housing to provide information and advice on current and forecast market conditions. This is used when evaluating FHA insurance applications to determine whether there is sufficient demand for additional construction in a given market. As a result, our recommendations contribute to balanced market conditions in communities across the nation, with the construction of new apartment supply.”

—Katharine Jones, Field Economist
Denver Regional Office

Program Parameter Data

Many of HUD's programs are intended to serve low- and moderate-income households or to encourage investment in distressed places. The programs generally have rules that establish cost limits or targeting requirements intended to minimize the government cost or risk exposure. PD&R provides those limits and the data that conform to those targeting requirements, called "program parameter data."

The data PD&R develops are different for every area to account for the wide variation in cost of living in the United States. Most of the data PD&R produces are updated annually. PD&R endeavors to provide these data on a regular schedule, which is posted on the HUD User website; for example, PD&R publishes Fair Market Rents (FMRs) by September 1 each year and income limits for the same fiscal year on or before the following April 1.

Fair Market Rent Data

PD&R annually updates FMRs for every metropolitan area and nonmetropolitan county in the United States—a total of 2,598 areas. FMRs are used to determine payment-standard amounts for the Housing Choice Voucher (HCV) program (that is, the maximum amount of rent that HUD will subsidize); determine initial renewal rents for some expiring project-based Section 8 contracts; and determine initial rents for housing assistance payment contracts in the Moderate Rehabilitation Single Room Occupancy program. FMRs also serve as a rent ceiling in both the HOME Investment Partnerships (HOME) rental assistance program and the Emergency Solutions Grants program, are part of the calculation of maximum award amounts for Continuum of Care recipients and the maximum amount of rent a recipient may pay for property leased with Continuum of Care funds, and are used in the calculation of flat rents for Public Housing units.

Designed to provide a rent subsidy limit that allows households to access an adequate supply of modestly priced rental units in a housing market—that is, the lower cost 40 percent of the market—FMRs are gross rent estimates that include the shelter rent plus the cost of all necessary utilities. Using data from the Census Bureau, HUD annually estimates FMRs for each area.

For FY 2020 and 2021 FMRs, HUD used recent research on local rent forecasting to improve the currency of the FMR estimates in housing markets with more recent rent changes than are captured by the base American Community Survey data (see Feature) at the time FMRs are calculated.

FMR Improvements

HUD undertook two changes to improve the accuracy of FMRs in FY 2020. The first was to replace a national trend factor with local and regional trend factors. These local and regional trend factors are made up of two independently forecasted components of the CPI: Housing, Shelter, Rent of Primary Residence; and Housing, Fuels and Utilities. The forecasts of these two series are combined using the long-term average expenditure combination factors. These local and regional forecasts are calculated for 22 CPI metropolitan areas and for four regions at three different size classes. Approximately 42 percent of Housing Choice Voucher families live in an area covered by one of the 22 CPI metropolitan areas.

The second change, for the calculation of Small Area FMRs (SAFMRs), includes a “neighboring policy” as the next step when a ZIP Code Tabulation Area (ZCTA) does not have reliable data. This improvement determines if there is reliable data for bordering ZCTAs and uses this data before going to county-based Small Area FMRs. If at least half of a ZCTA’s “neighbors” have reliable data, the weighted average of those estimates will be used as the basis for the SAFMR rather than a county proxy, where the weight is the length of the shared boundary between the ZCTA and its neighbor.

“FMR areas without a corresponding CPI metropolitan area use a regionally based local trend factor.”

—Marie Lihn, Senior Economist
Program Parameter and Research Division

Income Limits Data

Federal law requires HUD to set income limits that determine the eligibility of applicants for HUD’s assisted housing programs. One of the major active assisted housing programs is the Section 8 HCV program. HUD’s Section 8 Income Limits begin with the production of Median Family Income (MFI) estimates. HUD uses the Section 8 program’s FMR area definitions in developing MFI estimates; therefore, HUD develops income estimates for each metropolitan area, parts of some metropolitan areas, and each nonmetropolitan county. HUD calculates Section 8 income limits for every FMR area, with adjustments for family size and for areas that have

unusually high or low housing-cost-to-income relationships.

In addition to being used by all of HUD’s housing assistance programs, the income limit data are used by the Community Development Block Grant (CDBG), HOME, Housing Trust Fund, and Low Income Housing Tax Credit (LIHTC) programs, among others.

Comprehensive Housing Affordability Strategy (CHAS) Data and Community Development Block Grant (CDBG) Low- and Moderate-Income Benefit Areas

HUD annually receives custom tabulations of American Community Survey (ACS) data from the Census Bureau that are largely unavailable through standard Census Bureau products. These data, known as the Comprehensive Housing Affordability Strategy (CHAS) data, demonstrate the extent of housing problems and housing needs, particularly for low-income households. The primary purpose of the CHAS data is to support over 1,000 state and local governments with preparing their consolidated plans. PD&R supports these plans by offering multiple ways to access and use these data, including providing the data in the Geographic Information System (GIS) Consolidated Planning tool.

The data also are used by researchers nationwide to look at housing problems in a local economic context by showing housing problems by locally adjusted income breaks (primarily 30, 50, and 80 percent of Area Median Income [AMI]).

Related to the CHAS data, ACS custom tabulations also are used to identify areas, at multiple geographic levels, that qualify for CDBG low-mod “area benefit” activities—that is, areas where more than 51 percent of the population is in households earning less than 80 percent of median income. These data are updated every 5 years, with the most recent update occurring in FY 2019.

In 2020, PD&R published a Congressionally mandated report showing that ACS CHAS data remain the best source of data for defining low-and-moderate income areas. However, related PD&R research found that there were acceptable changes to the methodology HUD requires grantees to use to challenge the ACS data that would be less costly and burdensome for communities to implement. Those changes have been put into effect, and new tools are being developed to make it easier for local communities to collect their own data to supplement the ACS estimates.

HOME and Housing Trust Fund Sales Price Limits

Both the HOME program and the Housing Trust Fund limit the initial purchase price or after-rehabilitation value of homeownership units assisted with HOME funds to 95 percent of the area median purchase price for single-family housing, as determined by HUD. PD&R annually estimates these

limits using data from the Federal Housing Administration (FHA) and the Federal Housing Finance Agency (FHFA), which regulates Fannie Mae and Freddie Mac. These data are updated each spring.

FHA Loan Limits Data

PD&R calculates for FHA and the FHFA forward mortgage limits based on median house prices in accordance with the National Housing Act. FHA's Single-Family forward mortgage limits are set by Core-Based Statistical Area (CBSA)

and county. FHA publishes updated limits effective for each calendar year. The limits are at or between the low-cost area and high-cost area limits based on the median house prices for the area.

LIHTC Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs)

Investors in LIHTC properties in QCTs or DDAs can receive a boost in the value of their tax credits relative to investments outside these areas. PD&R is tasked with identifying these areas consistent with statutory requirements. LIHTC QCTs must have 50 percent of households with incomes below 60 percent of the

Area Median Gross Income (AMGI) or have a poverty rate of 25 percent or more. DDAs are areas with high land, construction, and utility costs relative to the AMI and are based on FMRs, income limits, the 2010 Census counts, and 5-year American Community Survey (ACS) data.

Allocation Formulas

For HUD's regular appropriated program funds, only 6 percent is awarded each year to grantees competitively—that is, by a notice of funding availability (NOFA) or a request for proposal (RFP), with most of that being the Continuum of Care (CoC) NOFA that is a hybrid of a formula and a competition.

The remainder is allocated by block grant formulas (CDBG, HOME, Indian Housing Block Grant [IHBG], Operating Fund, Capital Fund, Housing Opportunities for Persons With AIDS [HOPWA], Emergency Solutions Grants [ESG], Fair Housing Assistance Program [FHAP]—27 percent) or housing assistance contracts with various formula-like components (HCV Housing Assistance Payments [HAP] and

Administrative Fee, Project Based Rental Assistance, 202/811 Programs for the Elderly or Persons with Disabilities—67 percent). When HUD receives funding for new housing vouchers, such as HUD Veterans Affairs Supportive Housing (HUD-VASH), the funds also are often allocated through formulas.

The primary reason for this approach is that the bulk of HUD's funding either supports existing tenants or needs to have long-term planning to have a sustained impact. Formulas are very good for achieving both of those goals. Formulas also get money into the hands of grantees quickly. Competitions take 6 to 18 months from appropriation to allocation and require a great deal of HUD staff resources to manage.

Formula allocations, on the other hand, generally take 1 to 3 months from appropriation to allocation and require very few HUD staff resources. Under the CARES Act, HUD was able to announce \$3 billion in formula funding allocations within just 5 days of the President signing the bill.

PD&R has been an important contributor to the design and maintenance of all these formulas and housing assistance contracts—about \$43 billion in funding allocations each year. The CDBG,

HOME, IHBG, and PIH Capital Fund formulas, among others, were all developed by current or former PD&R staff.

In 2019 and 2020, PD&R staff were responsible for implementing multiple formulas, including the CDBG Disaster Recovery formula, which targets funds to support recovery from America’s most severe disasters, and the CDBG and ESG CARES Act formulas (see earlier Feature box on CARES Act formula allocations).

Community Development Block Grant—Disaster Recovery (CDBG-DR)

The history of allocating CDBG-DR by formula begins in 1993, when Congress made several appropriations to assist with the long-term recovery of communities suffering from a number of disasters. The Secretary asked PD&R to develop a formula to get the funds into the hands of affected communities quickly. PD&R identified and obtained data from the Federal Emergency Management Agency (FEMA) and the Small Business Administration (SBA) to

inform those allocations. Over the years, and particularly for Hurricane Katrina in 2005 and the years following, CDBG-DR has grown from a small part of community recovery to a major part, and when Congress appropriates the funds, PD&R develops the allocation formula.

In FY 2019 and FY 2020, using PD&R designed formulas, HUD allocated \$3.8 billion in CDBG-DR funds for disasters occurring in 2017, 2018, and 2019.

Housing Finance Research

PD&R has a group of highly trained analysts who provide expert advice and analytical capacity on issues such as housing demand and supply, financial institutions, mortgage underwriting, appraisal, housing finance, mortgage credit, default and prepayment, and credit scoring, providing support to the Offices of Housing, Fair Housing and Equal Opportunity, and General Counsel and the Government

National Mortgage Association (or Ginnie Mae), among others. Some continuing and recent work:

- **FHA TOTAL Mortgage Credit Scorecard.** PD&R staff have long provided technical support conducting and managing development, performance reviews, and updates to FHA’s TOTAL Mortgage Scorecard review process for underwriting FHA single-family mortgage

applications. Staff conduct an annual performance review of FHA's TOTAL Mortgage Scorecard and periodically recommend potential improvements to FHA's governing committee.

- **Replacing LIBOR (London Inter-Bank Offered Rate).** PD&R staff serve on the Alternative Reference Rates Committee (ARRC), a joint committee developing a replacement index for the soon to be defunct LIBOR index to which many of FHA's forward and reverse HECM adjustable rate mortgages are indexed. PD&R staff have provided analysis and integral support to aid FHA and Ginnie Mae in a transition from the LIBOR index.

- **Home Equity Conversion Mortgage Program.** PD&R provided FHA with technical support in developing appraisal review processes for HECM loans to minimize the risk of over-appraisal which staff analysis revealed to have been a problem in the past. Staff have also assisted FHA with construction and analysis of electronic databases on utilization of loss mitigation programs to avoid property tax and insurance defaults that can make HECM loans due and payable.

Regulatory Impact Analysis

PD&R prepares regulatory impact analyses (RIAs) of the Department's regulatory and deregulatory actions. These analyses are submitted to the Office of Information and Regulatory Affairs (OIRA) with the draft regulatory action and are subject to revision in response to public comment on proposed regulation. Preparing RIAs helps agencies evaluate the need for and assess the consequences of possible federal action. The RIA provides an assessment of benefits, costs, and potentially effective and reasonably feasible alternatives to the planned regulatory action. The analyses are

required by executive orders and administrative law. An insufficient analysis can serve as a legal basis for overturning a regulation. To ensure quality, PD&R cooperates with HUD's Office of General Counsel and the experts of the originating program office. Regulatory analysis includes evaluations of policy changes that were considered but abandoned before being made public, proposed policy changes published in the Federal Register, final rules published in the Federal Register, FHA Mortgagee Letters, and occasional reports concerning regulatory affairs.

Published Proposed Rules

FR-6054 "Conforming the Acceptable Separation Distance (ASD) Standards for Residential Propane Tanks to Industry Standards" (December 2018)

FR-6085 "Enhancing and Streamlining the Implementation of "Section 3" Requirements for Creating Economic Opportunities for Low- and Very Low-Income Persons and Eligible Businesses" (April 2019)

FR-6124 "Housing and Community Development Act of 1980: Verification of Eligible Status" (May 2019)

Published Proposed Rules

FR-6057 “Housing Opportunity Through Modernization Act of 2016: Implementation of Sections 102, 103, and 104” (September 2019)

FR 6123 “Affirmatively Furthering Fair Housing” (January 2020)

FR-6149 “Manufactured Home Construction and Safety Standards” (January 2020)

FR-6173 “Requirements to Install Carbon Monoxide Detectors in HUD-Assisted and -Insured Housing” (September 2020)

FR-6114 “Streamlining and Implementation of Economic Growth, Regulatory Relief, and Consumer Protection Act Changes to Family Self-Sufficiency (FSS) Program” (September 2020)

FR-6117 “Streamlining Environmental Review Requirements” (September 2020)

Final Rules

FR-5877 “Manufactured Home Procedural and Enforcement Regulations; Clarifying the Exemption for Manufacture of Recreational Vehicles” (November 2018)

FR-6029 “Streamlining Warranty Requirements for Federal Housing Administration (FHA) Single-Family Mortgage Insurance” (December 2018)

FR-5715 “Project Approval for Single-Family Condominiums” (August 2019)

FR-6054 “Conforming the Acceptable Separation Distance (ASD) Standards for Residential Propane Tanks to Industry Standards” (January 2020)

FR-6018 “Streamlining and Aligning Formaldehyde Emission Control Standards for Certain Wood Products in Manufactured Home Construction with Title VI of the Toxic Substance Control Act” (January 2020)

FR-6054 “Conforming the Acceptable Separation Distance (ASD) Standards for Residential Propane Tanks to Industry Standards” (January 2020)

FR-6085 “Enhancing and Streamlining the Implementation of Section 3 Requirements for Creating Economic Opportunities for Low- and Very Low-Income Persons and Eligible Businesses” (September 2020)

FR-6149 “Update to the Manufactured Housing Construction and Safety Standards Regulations” (October 2020)

Mortgagee Letters

Mortgagee Letter 2019-11 “Maximum Loan-To-Value and Combined Loan-To-Value Percentages for Cash-out Refinance Mortgages” (August 2019)

Mortgagee Letter 2019-16 “Home Equity Conversion Mortgage (HECM) Program – Continuation of HECM Collateral Risk Assessment Requirements” (September 2019)

Other Reports and Articles

Daniel Marcin and Alastair McFarlane, “Project Approval for Single-Family Condominiums,” *Cityscape*, Vol. 22, No. 1, (2020), pp. 279-292.

“Report to Congress on the On-Site Completion of Construction for Manufactured Homes” – HUD User, May 2019.

Maria Chelo De Venecia, “Acceptable Separation Distance Standards for Residential Propane Tanks,” *Cityscape*, Vol. 21, No. 2, (2019), pp. 179-183.

Data for Research and Monitoring

HUD receives an enormous amount of information from grantees and lenders to support program operations. Those data are not only a needed source of information to ensure that an individual or project meets program requirements, but they are also valuable information for understanding the bigger picture of who is served, where they are

served, and how well the programs are meeting their overall objectives.

For the big picture, PD&R aggregates data from multiple HUD systems for housing assistance and community development programs and makes those data available to the public and researchers to support research and monitoring activities.

Picture of Subsidized Households

Picture of Subsidized Households is a master compilation of information on subsidized housing tenants from HUD's major data-collection systems. The data—available both through a simple query tool or as a national download at multiple geographic choices—is useful for answering public policy and program questions without revealing the identity of individual assisted families. It presents statistics on the number and characteristics of households that receive assistance through federal housing programs, including socioeconomic and demographic information, such as family income, race, ethnicity, age of head of household, number of

household members, disability, and location and type of neighborhood. PD&R aggregates household data by program and at various geographic levels—national, state, city, county, congressional district, and census tract. It includes the public housing program, housing choice vouchers, moderate rehabilitation, and the collection of multifamily programs.

Various versions of *Picture* data are available on HUDUser.gov, with extracts dating back to 1970. Since 2004, PD&R has generated the data annually. *Picture* is based on data extracted as of December 31 and posted by the end of the following January.

“Picture of Subsidized Households is the flagship data product of PD&R to support the democratization of information even prior to the Evidence Act. This report allows researchers and the public to view, analyze and map data on the participants of HUD-assisted housing programs.”

—Lydia Taghavi, Senior Social Science Analyst
Program Parameters and Research Division

Low-Income Housing Tax Credit Data

PD&R collects data annually on properties placed in service through the LIHTC program. The data are provided to PD&R by the state and local housing finance agencies (HFAs) that administer the program. The database currently includes all properties placed in service through 2018. Data on properties placed in service through 2019 were collected in late 2020. The next update, including the 2019 properties, is expected in the spring of 2021. This database includes data on all properties placed into service

since the beginning of the program, but the most reliable information begins in 1995, when PD&R began collecting the data.

In 2008, the Housing and Economic Recovery Act (HERA) required the state and local LIHTC-allocating agencies to submit LIHTC tenant data to HUD. PD&R releases a report annually summarizing that information at the state level. The report summarizes tenant demographic information, household income, and rent levels.

Geo-Enabled Data and Tools

PD&R serves as the executive sponsor, manager, and subject matter expert for HUD's agency-wide location intelligence solution more commonly known as the Enterprise Geographic Information System or eGIS. Originally born out of a collaborative effort between PD&R and the Office of Community Planning and Development (CPD) to address a recognized need for spatial analysis and mapping, the program has grown substantially over the years as PD&R has endeavored to design, develop, and maintain a service-oriented platform to meet the agency's growing needs for geospatial analysis, business intelligence solutions, and data management.

HUD's geospatial systems solution is made possible through funding provided by HUD's Office of the Chief Information Officer (OCIO), which allows for continued operations, development, and enhancement of HUD's geospatial capabilities. Over the last 2 years, this partnership has allowed for

substantial system innovations including upgrades of all enterprise servers, databases, and software resulting in improved capacity for the benefit of both staff and the public. PD&R's Geospatial Open Data Storefront now hosts an average of roughly 3.5 million unique user sessions per month, while the HUD Resource Locator (HRL) now boasts an average of 130,000 unique sessions per month.

Over the next year, PD&R will continue to support HUD's program offices and partners with subject matter expertise and innovative solutions. PD&R likewise intends to coordinate with OCIO to carry out continued system modernization efforts, which include the migration of the entire platform to a cloud environment. Likewise, PD&R intends to work with the General Services Administration (GSA) and HUD's Office of Field Policy and Management (FPM) to develop the next iteration of the HUD Resource Locator.

Data Linkages

Linking administrative data, such as tenant characteristics, with survey data and other research datasets is an increasingly important and cost-effective way to address key research and policy questions for the assisted-housing population. PD&R is partnering with federal agencies and using administrative linkages to leverage the value of public investments in survey data.

PD&R continues to advance tenant health research through a data linkage partnership with the National Center for Health Statistics (NCHS) to identify HUD-assisted tenants in health survey data from 1999 through 2016. This collaboration is enabling researchers for the first time to study outcomes for HUD populations related to health status, chronic disease, healthcare utilization, morbidity, and mortality. Previously linked data files enabled researchers to publish several studies of the relationship between assisted housing and health during FY 2017–2018. The NCHS research center provides the infrastructure for linking data,

maintaining data confidentiality, and receiving external proposals for research using the linked data.

HUD has also entered into interagency agreements with the Census Bureau to expand access to HUD data, identify HUD-assisted tenants in national surveys, and support matching with non-HUD data by approved internal and external researchers at secured Federal Statistical Research Data Centers. The Bureau's Economic Reimbursable Surveys Division manages the infrastructure for linking HUD's tenant data and datasets from major randomized control trials with the Census' survey data and other administrative datasets. Researchers now have access to data from the Moving to Opportunity (MTO) demonstration and the Family Options demonstration.

PD&R also has long worked with FEMA to do data matching to facilitate moving HUD-assisted families quickly out of hotels and motels after a disaster.

“Hurricane Laura in 2020 displaced thousands of families, including many with HUD housing assistance. Under the authority of Information Sharing Agreements, HUD was able to match its data with FEMA data to identify the households who had HUD-assisted housing pre-disaster so our teams in the Field could quickly contact them and help them find suitable replacement housing.”

—Becky Reed
Disaster recovery lead for PD&R

White House Councils

Eliminating Regulatory Barriers to Affordable Housing

PD&R supported the White House Council on Eliminating Regulatory Barriers to Affordable Housing (Council), which was chaired by Secretary Ben Carson. The Council—comprised of 8 federal agencies and several federal offices—was created to lead joint efforts across the federal government to address, reduce, and remove unnecessarily burdensome regulatory barriers that artificially raise the cost of housing construction and development and contribute to a lack of housing supply throughout the country.

The Council conducted outreach through a variety of mechanisms including roundtables hosted by the White House, HUD, and Treasury; a listening session with Tribal leadership; meetings

conducted by individual federal agencies with stakeholders; and a Request for Information issued by HUD. The Council received input from state, local, and Tribal government officials, private-sector stakeholders, developers, homebuilders, creditors, real estate professionals, manufacturers, academic researchers, renters, advocates, homeowners, and others to identify laws, regulations, and administrative practices that create or reduce unnecessary barriers. Agencies analyzed input received to identify actionable recommendations for reducing federal regulatory barriers and increasing the supply of affordable housing. The Council's work is captured in a report to be published in FY 2021. These efforts continue HUD's extensive work on reducing regulatory barriers.

Supporting Community Revitalization in Opportunity Zones

The White House Opportunity and Revitalization Council (Council) was created to lead joint efforts across the federal government to target, streamline, and coordinate federal resources to be used in Opportunity Zones and other economically distressed communities. Comprised of 17 federal agencies and federal-state partnerships and chaired by Secretary Ben Carson, the Council has explored ways federal agencies can partner with Opportunity Zone investors and communities to support community revitalization efforts and improve residents'

lives. PD&R, working closely with the Office of Field Policy and Management, has played a major role in the department's efforts as a member of the Council.

The Council produced a number of resources to support Opportunity Zones, including the Opportunity Zone Interagency Field Manual, Opportunity Zone Toolkit Volumes 1 & 2, and a report to the President outlining Opportunity Zone best practices occurring across the Nation.



The Council undertook extensive and expeditious efforts to identify actions each agency could take under existing authorities to prioritize or focus federal investments and programs on urban and economically distressed communities, including qualified Opportunity Zones, and to minimize regulatory and administrative costs and burdens that discourage public and private investment in these communities. PD&R is now working with program offices throughout HUD and other agencies to identify the results of the efforts and develop a method to assess the effectiveness of Opportunity Zones in improving housing, incomes, and employment for residents.

Innovation

PD&R's new Innovation Office has supported three major activities in FY 2019 and 2020.

EnVision Centers

EnVision Centers are an integral part of the federal strategy to address the needs and improve the economic conditions of under-served communities. Initiated in 2018 as a demonstration, EnVision Centers create synergy in the provision of services to low-income Americans by integrating programs across multiple departments and agencies and consolidating them with state, local, and private programs to increase the capacity of low-income families to achieve self-sufficiency.

EnVision Centers support the objectives of the White House Opportunity and Revitalization Council by stimulating economic mobility and self-sufficiency and by facilitating economic development, safe neighborhoods, education and workforce development, and entrepreneurship. In this way, EnVision Centers help ensure residents of Opportunity Zones

benefit from the economic revitalization created by the Opportunity Zone tax incentives.

The operating concept of EnVision Centers is similar to “one-stop” or “single-site” service centers. What differentiates them is deliberate interagency effort to coordinate delivery of mutually reinforcing self-sufficiency and economic development programs. Between 2018 and 2020, in a collaboration between PD&R and FPM, the demonstration was scaled up from 18 demonstration sites to over 81 operational sites. An evaluation and measurement plan is under development to enable analysis of outcomes in the future. Additionally, a web application aligned with EnVision Centers is being developed through a prize program administered by the Census Open Innovation Lab.

Fostering HBCU Capacity for Innovative Research into the Issues of Distressed Communities

In support of the White House Initiative on Historically Black Colleges and Universities (WHI-HBCU) federal competitiveness strategy, PD&R developed a notice of funding availability targeted at Historically Black Colleges and Universities (HBCUs) to conduct research projects on topics of strategic interest to HUD. The

research projects are intended to initiate an ongoing series of reports focused on housing, community, and economic development in distressed communities that can serve as national benchmarks and assist in the establishment of an Innovative Research Center of Excellence (COE) at one of the nation's HBCUs. The research projects will focus on



distressed communities from the unique perspective of institutions primarily represented by the residents of distressed communities.

The purpose of the COE is to conduct innovative research of housing and economic development topics that include homeownership, the production and availability of affordable housing, and related issues such as economic opportunity, employment, education, and health. The COE will take a multidisciplinary approach to community development research, and through innovative methods study the social and economic factors that create healthy communities. Ultimately, the COE will influence policy at the local, state, and national levels, providing evidence-based innovative approaches to community development based on research it undertakes.

The COE will serve as a platform for the formulation, analysis, and dissemination of solutions utilizing alternatives to current academic theory and policy prescriptions to address problems confronting distressed communities. It will perform academic research, hold expert convenings, and conduct related activities designed to advance understanding of economic and social factors that affect communities, including housing, economic development, family structure, health, education, civic engagement, public safety, and other dimensions of community health. Through academic programs, research projects, and thought leadership, the COE will help leaders

across all levels of government as well as the business and civic sectors address critical issues that impact the social and economic well-being of the families and individuals who reside in distressed urban and rural communities.

The challenges faced by distressed urban and rural communities are long-standing and complex and have defied conventional approaches for decades. The COE will apply new and context-specific approaches and methods to studying those challenges to develop innovative, evidence-based policy recommendations. It will employ 21st century tools and concepts and draw on novel research approaches, including big data analytics, machine learning, and artificial intelligence; novel partnerships such as academic consortia; and collaboration with private entities or other federal agencies and apply multidisciplinary and holistic methodologies and new or enhanced theories of change models designed to achieve transformative outcomes.

Inaugural *Innovative Housing Showcase*

In June 2019, HUD—led by HUD’s Office of Public Affairs with support from PD&R—and the National Association of Home Builders (NAHB) co-hosted an *Innovative Housing Showcase* on the National Mall that included displays by 16 exhibitors of prototype homes and related innovative building technologies. Key themes included affordability and resilience.

The event brought leaders from the housing industry, federal government, Congress, the housing finance industry, home building trade associations, and the general public together for 5 days of displays, panel discussions, on-stage interviews, and presentations. The inaugural event drew more than 5,000 people to view and interact with state-of-the-art building technologies and housing solutions including tiny homes, manufactured homes, modular and containerized homes, innovative building systems, and new materials. A second showcase planned for 2020 was postponed due to the COVID-19 pandemic.



Technical Assistance

HUD's Community Compass Technical Assistance and Capacity Building Program is designed to help HUD's customers navigate complex housing and community development challenges by equipping them with the knowledge, skills, tools, capacity, and systems to implement HUD programs and policies successfully and sustainably. The program also provides effective administrative and managerial oversight of HUD funding.

Recognizing that HUD customers often interact with a variety of HUD programs as they deliver housing or community development services, Community Compass brings together technical assistance (TA) investments from across HUD program offices, including the Offices of Public and Indian Housing, Community Planning and Development, Housing, Fair Housing and Equal Opportunity, and Field Policy and Management.

This cross-funding approach allows TA to address the needs of grantees and subgrantees across multiple HUD programs, often within the same engagement. The Community Compass program is centrally managed by the Office of Community Planning and Development, with PD&R serving as the HUD-wide technical assistance coordinator. PD&R is responsible

for working across HUD's programs to improve cross-program TA coordination, effectively track TA investments, and plan the best uses of HUD's limited TA funding.

Community Compass funds are awarded through competitive notices of funding availability (NOFAs). Through a NOFA covering 2 years of funding—FY 2018 and FY 2019—HUD awarded \$159,143,747 to support TA and capacity building needs across the Department. By competing these funds only once every 2 years, HUD has increased staff time toward managing the awards. The FY 2020 and FY 2021 Community Compass NOFA is expected to be awarded in early January 2021.

Distressed Cities Technical Assistance Program

Congress appropriated funds to PD&R beginning in FY 2018 to provide technical assistance to economically distressed units of general local government (UGLGs) serving relatively small populations. Through the three subsequent budgetary cycles, the Distressed Cities Technical Assistance (DCTA) program was awarded a total of \$8.5 million for providing capacity building TA.

The DCTA program is atypical for HUD in a few key ways. First, it directly targets assistance towards UGLGs with less than 40,000 people, a subsection of UGLGs that does not often interact directly with HUD. Second, it allows PD&R to provide TA without having a heavy focus on HUD program compliance. Finally, unlike HUD's Community Compass Technical Assistance program, DCTA is currently working with only one TA provider that was competitively selected through a NOFA. As DCTA is a new program, working with a single TA provider created an opportunity for close collaboration between HUD and the TA provider to shape the DCTA program into what it is today.

The primary focus of DCTA is to help UGLGs improve their fiscal health and build sound financial management practices. Focusing on financial management first lays the foundation for future efforts, such as attracting investors for affordable housing development and competitively applying for CDBG-DR funds post disaster. Currently, the DCTA program is working with UGLGs in Puerto Rico, California, Missouri, Arkansas, Arizona, and Pennsylvania.



Research and Demonstrations

PD&R research and demonstrations align with HUD's strategic goals and cover a range of topics. This work is directed by PD&R's learning and research agenda known as the Research Roadmap. Many of PD&R's research and demonstration efforts take 3 to 10 years from the time they are initiated until results are released; whenever possible, however, PD&R makes available interim data, findings, and reports.

PD&R funds research in a variety of ways:

- **Contracts.** PD&R annually issues solicitations for research on specific topics, most of which were identified through the Research Roadmap process or specified by Congress that HUD undertake.
- **Research NOFA grants.** For projects where HUD wants to provide researchers more flexibility around a research question, PD&R issues notices of funding availability (NOFAs), which are solicitations of applications under designated research topics for cooperative agreement awards.
- **Research partnership grants.** PD&R may enter into unsolicited

research partnerships with academic institutions, philanthropic entities, state governments, units of local governments, and non-profit and for-profit institutions in the United States through noncompetitive cooperative agreements. On a rolling basis, PD&R staff reviews unsolicited proposals to assess their relevancy to supporting HUD's research, the extent to which they meet a 50-percent matching requirement, and the rigor of the research design. If they meet those standards and funding is available, PD&R will fund those proposals. In FY 2019–2020, five research partnership projects began.

- **The Multidisciplinary Research Team (MDRT)** is a contract, initiated in 2014, to manage a team of qualified researchers to expand the ability of PD&R to obtain high-quality, short-turnaround research to support HUD's priority policies and goals.

The following text outlines PD&R's process for selecting projects, a compilation of recent PD&R research, the status of current work, and projects that are currently underway.

Research Roadmap

Developing PD&R's Research Roadmap

PD&R's research program is essential to helping HUD achieve its mission to create strong, sustainable, inclusive communities and quality, affordable homes for all. To support HUD's mission, PD&R engages stakeholders to identify research

questions to support a multiyear learning agenda. PD&R uses its Research Roadmap as a strategic, 5-year plan to guide research investments and congressional budget requests.

HUD released its first Research Roadmap FY 2014-2018 in July 2013. The extensive stakeholder engagement and systematic, forward-looking approach that has characterized the Roadmap is considered a model for other agencies in developing evidence building plans. The Roadmap is a living document, and the Research Roadmap: 2017 Update established a precedent for a more iterative and ongoing assessment of emerging research needs.

In 2020, PD&R released a new Research Roadmap. The new Roadmap relied on stakeholder input

related to specific focus areas and other research priorities to create a new list of research. From over 600 research ideas submitted, subject matter experts in PD&R developed 114 projects to address pressing questions facing the Department. The 2020 Update further integrates PD&R's evidence building efforts with the Department's Strategic Planning processes. Going forward, the Roadmap 2020 Update will serve as the starting point for two major planning efforts required by the Foundations for Evidence-Based Policymaking Act: the Department's Learning Agenda and Annual Evaluation Plan for FY 2022.

Evidence Act

In response to a growing evidence-based policy movement, Congress passed the Foundations for Evidence-Based Policymaking Act of 2018 ("Evidence Act"), which has transformed the federal context for research, evaluation, and evidence-building. As HUD's primary independent research and evaluation organization, PD&R has a central role in coordinating and implementing the Evidence Act's important new requirements across the Department:

- Providing an Evaluation Officer and a Statistical Official to guide and support the development and use of evidence across the HUD enterprise.
- Collaborating with the new Chief Data Officer on issues of data governance and HUD's Open Data policy.
- Developing a learning agenda that aligns with HUD's Strategic Plan and includes these elements:
 - Policy-relevant questions for which evidence will be developed
 - Data to be acquired to facilitate the use of evidence in policymaking
 - Methods and analytical approaches for developing evidence
 - Challenges for evidence development, including restrictions to data access
 - Steps to be taken to develop evidence for policymaking
- Developing Annual Evaluation Plans, based on learning agenda priorities, that identify the key questions each planned "significant" evaluation study will address and the key information collections or acquisitions to be initiated.
- Conducting agency-wide Capacity Assessments relating to the ability to generate and use evidence.
- Strengthening statistical standards and confidentiality protections.

Completed and Ongoing Projects

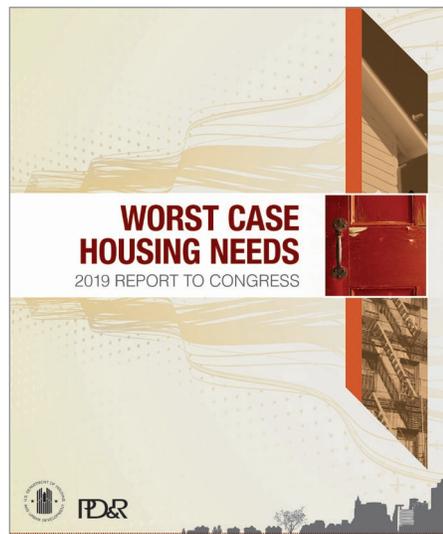
The following sections highlight some of PD&R's recently completed projects. This is followed by ongoing research. A complete list of projects

in the pipeline and interim reports for long-term efforts can be found on HUDUser.gov.

Signature PD&R Publications

Worst Case Housing Needs: 2019 Report To Congress

June 2020

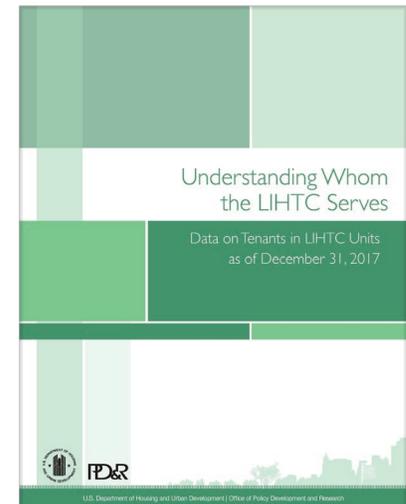


This Worst Case Housing Needs report is the 17th in a longstanding series providing national data and analysis of critical housing problems facing very low-income renting families. Renter households with very low incomes who do not receive government housing assistance and pay more than one-half of their income for rent, live in severely inadequate conditions, or both, have worst case needs for adequate, affordable rental housing. This report draws on data from the 2017 American Housing Survey (AHS) and finds there were 7.7 million renter households with worst case needs in 2017, as the private market and public rental assistance programs together made available only 59 affordable units per 100 very low-income renters. Although rising incomes shrank the population of

at-risk households, contributing to a 7-percent decline in the number of households experiencing worst case needs between 2015 and 2017, inadequate market supply and competition for affordable units continue to pose substantial challenges for very low-income renters.

Understanding Whom the LIHTC Serves: Data on Tenants in LIHTC Units as of December 31, 2017

December 2019



This report summarizes data received from the state LIHTC-allocating agencies that administer the Low-Income Housing Tax Credit. The LIHTC-allocating agencies are required by the Housing and Economic Recovery Act (HERA) of 2008 to submit certain demographic and economic information on tenants in LIHTC units to HUD. HERA specifically requires LIHTC-allocating agencies to submit to

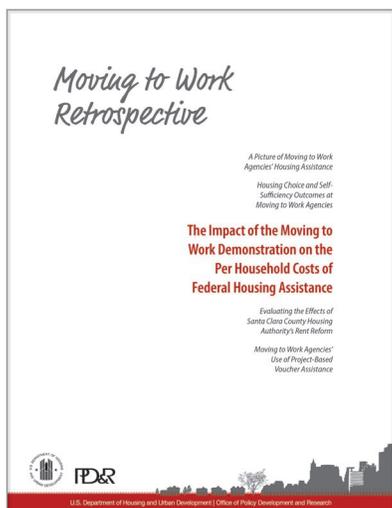
HUD information concerning race, ethnicity, family composition, age, income, use of rental assistance, disability status, and monthly rental

payments of households residing in LIHTC properties. The report summarizes the required data.

Public and Assisted Housing

Moving to Work Retrospective: The Impact of the Moving to Work Demonstration on the Per Household Costs of Federal Housing Assistance

June 2020

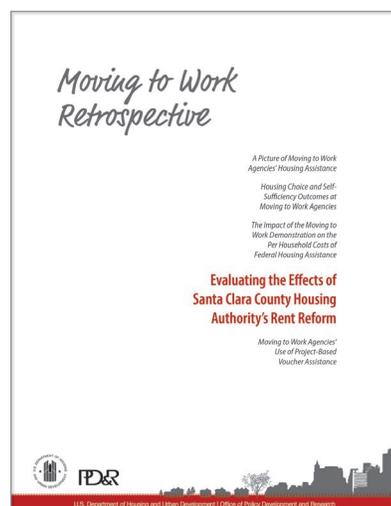


This study was designed to identify the contribution of Moving to Work (MTW) status to cost effectiveness, measured as households served per dollar of HUD funding received. To isolate the impact of MTW from other factors that could affect this measure, the analysis begins with pre-MTW baseline data for 18 MTW agencies. Using data spanning 2003–2017 for HUD funding received and households served by the 18 sampled MTW agencies and 709 comparable traditional agencies, as well as variables that account for the costs of rent and labor in each public housing agency's (PHA's) area, statistical analysis shows no impact of receiving MTW status on the number of households served per HUD dollar received. Further,

changes in program mix, housing quality and affordability, and types of households do not explain the stable cost per household after an agency joins the MTW demonstration. We know that on average MTW agencies serve fewer households per HUD dollar received than do traditional agencies, and this study helps us to understand why: it shows that these higher costs are not due to MTW status but predate agencies' participation in the demonstration. This finding supports the conclusion that MTW flexibilities are not the cause of the higher costs to HUD per household served at MTW agencies. Note that the study did not attempt to measure per-unit subsidy cost or voucher utilization. Instead, this study assessed the impact of MTW status on the ratio of HUD funding to households served.

Moving to Work Retrospective: Evaluating the Effects of Santa Clara County Housing Authority's Rent Reform

April 2020

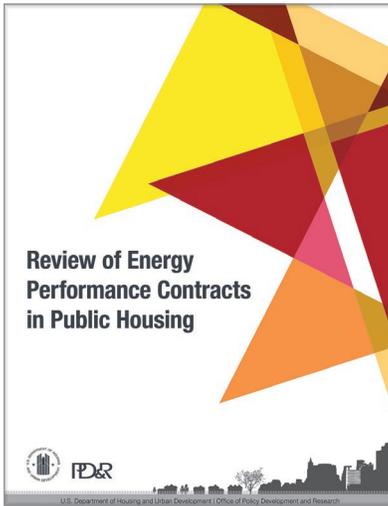


This study evaluates the effects of a rent reform implemented by the Santa Clara County Housing Authority (SCCHA). In 2013, SCCHA used its MTW flexibility to increase the proportion of income that assisted tenants paid toward rent, with the goal of decreasing the costs of housing assistance payments (HAP). SCCHA's intention was to avoid terminating households, but the policy also offered the opportunity to test whether the rent increase would act as a higher tax on earnings and would negatively affect employment and earnings of work-able HCV recipients. SCCHA initially raised the tenant contribution rate for all HCV households from 30 percent of adjusted income to 35 percent of gross income, then dropped the rate a year later to 32 percent of gross income. SCCHA also stopped exemptions to the two-person per bedroom standard, causing a sudden, sharp decrease in subsidy for 23 percent of its assisted families,

usually families with children of different sexes or multigenerational households. Based on a sample of about 15,000 work-able households at SCCHA and three comparison PHAs, the study estimated the impact of SCCHA's rent increase on employment, earnings, and level of housing subsidies provided. It found that SCCHA's rent increase did not affect the average of all work-able HCV recipients' employment and earnings in the 4 years after rent reform. SCCHA's HCV recipients increased their employment and earnings, on average, in the 4 years after rent reform, but the increase was comparable in the comparison communities around the area who were not affected by rent reforms. However, further analysis suggested that the subgroup of families hit by the changed bedroom standard (plus the higher proportion of income paid toward rent) may have earned less than they would have in the absence of rent reform. By increasing rent without affecting average earnings, SCCHA lowered total housing assistance payments and served the same households at a lower cost. It is not known whether assisted households reduced spending, increased debt, and experienced material hardship.

Review of Energy Performance Contracts in Public Housing

February 2020

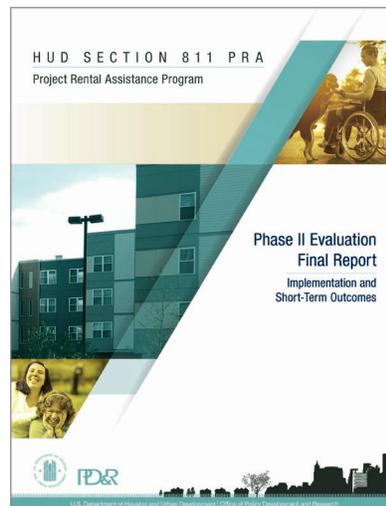


HUD has approved approximately 315 Energy Performance Contracts (EPCs) since the 1980s that have generated nearly \$1.5 billion in energy efficiency investments affecting about 250,000 public housing units. EPCs have been executed in all 10 HUD regions and in PHAs ranging from very small (fewer than 250 units) to very large (6,600 units or more). This study provides the first substantive review of the program's performance and documents the effectiveness and value of HUD's EPC program, based on an online survey administered to over 400 PHAs, telephone interviews with a subset of the responding PHAs, the examination of HUD data about utility consumption and the financial and physical condition of PHAs, and an assessment of HUD's Rental Assistance Demonstration (RAD) program and its interaction with the EPC program. The evidence suggests that HUD's EPC program is accomplishing one of its principal purposes of helping PHAs improve their units' energy efficiency. Access to private capital through the RAD

program, however, is reducing PHAs' usage of EPCs. The report makes recommendations for supporting and maintaining the EPC program for PHAs that are not interested in RAD or are unable to take advantage of RAD.

HUD Section 811 PRA Project Rental Assistance Program Phase II Evaluation Final Report Implementation and Short-Term Outcomes

February 2020



The Section 811 Project Rental Assistance (PRA) program represents a new approach to providing integrated supportive housing for non-elderly people with disabilities and was authorized by the Frank Melville Supportive Housing Investment Act of 2010. In this second phase of the evaluation of the PRA program, the study examined the effect of the program on residents' housing tenancy and use of home and community-based services, characteristics of properties and neighborhoods where assisted residents live, and residents' healthcare diagnoses and utilization. In order to assess the program's effectiveness, the study

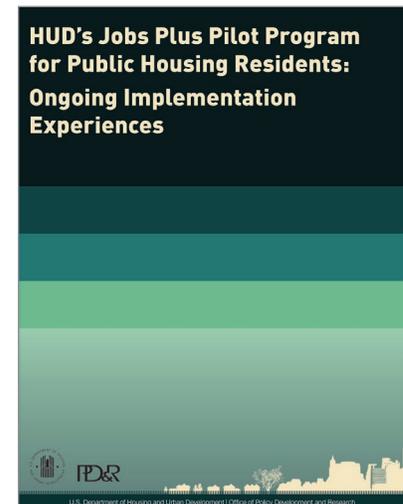
compared short-term outcomes of the PRA program against outcomes for similar individuals with disabilities in the traditional Section 811 Capital Advance/ Project Rental Assistance Contract program (referred to as PRAC), in the Non-Elderly Disabled (NED) voucher program, in other HUD-assisted programs, and receiving Medicaid but not assisted by HUD. This study focused on 6 (out of 27) states currently administering PRA grant programs (California, Delaware, Louisiana, Maryland, Minnesota, and Washington). The study's main data sources include HUD administrative data; Medicaid and Medicare data; interviews with PRA program administrators and program partners; and a survey of approximately 400 residents living in PRA and PRAC properties.

The study found early evidence that the PRA program has succeeded in targeting the intended population. The study finds that the PRA program is serving a lower-income and higher-need population, with a higher prevalence of disabling conditions, relative to any other HUD program. Early outcomes indicate that the program offers integrated housing, but neighborhood and housing quality indicators are lower for PRA units compared to PRAC units. Residents report high levels of autonomy and independence and overall access to services and supports in both the PRA and PRAC programs, with service gaps in some areas. Exits from the program are high in the states included in the study, with about one-fifth of PRA and PRAC residents exiting the program each year in the first three years after move-in. The study

was unable to detect statistically significant differences in healthcare utilization between PRA and HUD-assisted residents but found that PRA residents are more likely to use case management services and less likely to use long-term inpatient care less than 1 year after entering the program, compared to Medicaid beneficiaries not assisted by HUD. The cost-effectiveness assessment of PRA in relation to other HUD programs that assist people with disabilities finds that rental subsidy costs are similar to or lower than other HUD programs, but program administrative costs are higher.

HUD's Jobs Plus Pilot Program for Public Housing Residents: Ongoing Implementation Experiences

November 2019



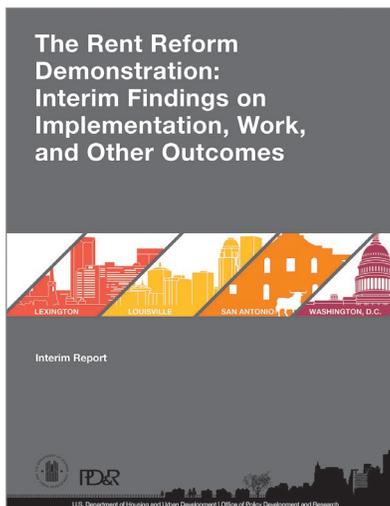
The HUD Jobs Plus program seeks to increase public housing residents' earnings and employment outcomes. The model has three core components: (1) Employment-related services, (2) Jobs Plus Earned Income Disregard, and (3) Community Supports for Work.

This process study documents the implementation lessons and

challenges experienced by the nine public housing agencies that received Jobs Plus grants in FY 2015. The report examines the program's implementation through a little beyond halfway into the 4-year grants (April 2015 through early 2018). It describes the activities and partnerships of the grantees and the extent to which sites are successfully implementing the program. The report shows that PHAs are able to implement this ambitious program and describes some of the problems that sites faced and how they and HUD dealt with them.

The Rent Reform Demonstration: Interim Findings on Implementation, Work, and Other Outcomes

November 2019

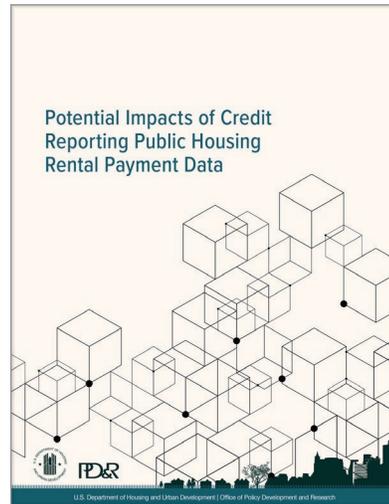


The purpose of the Rent Reform demonstration is to test an alternative to the current rent-setting system for families using housing choice vouchers (HCVs). The goals of the alternative rent-setting model now being tested are to incentivize employment and reduce the complexity and burden (and, thus, the cost) of administering the rent policy, while not causing unnecessary hardship for HCV

households. The demonstration began enrolling voucher holders in 2015 and is operating in four cities at four local Moving to Work (MTW) PHAs, sites with 6,600 participating HCV assisted households using a rigorous random assignment design. The four participating PHAs are the District of Columbia Housing Authority, Lexington Housing Authority, Louisville Metropolitan Housing Authority, and San Antonio Housing Authority. The current report presents interim results (covering more than 2 years of follow-up) on the new rent policy's effects, or "impacts," on families' labor market and housing-related outcomes, receipt of other government benefits, and use of homelessness services. It also uses in-depth qualitative interviews with PHA staff and tenants to explore their experiences with and views of the new policy. (A companion report that presents findings covering 12 to 18 months of follow-up, "Early Effects," is being released under its own cover.) The results indicate that, when the findings for all four PHAs are combined, the new policy did not generate statistically significant increases in tenants' average earnings during the available follow-up period. The story varied substantially across locations, however, with some positive effects on earnings in Lexington and San Antonio, but not in Louisville and Washington, D.C. The report also presents other impacts on housing subsidies, tenure in the voucher program, receipt of other government benefits, PHA administrative costs, and PHA and tenant experiences with the alternative rent model.

Potential Impacts of Credit Reporting Public Housing Rental Payment Data

October 2019



Private credit rating firms use the personal financial histories of U.S. consumers to estimate credit ratings that determine their access to affordable financing for homebuying and other purposes. Households with limited assets or credit histories may lack sufficient data to achieve good credit ratings. To examine potential alternatives to building credit histories, this study incorporated rental payment data from public housing residents into two credit rating calculation models: FICO 9 and VantageScore 3.0. The results of this preliminary research show that including rental history in credit reports could increase the proportions of tenant with scoreable credit histories and with good credit scores, but the change could be detrimental to credit scores for a subset of tenants.

Deriving Local Trend Factors for Fair Market Rent Estimation

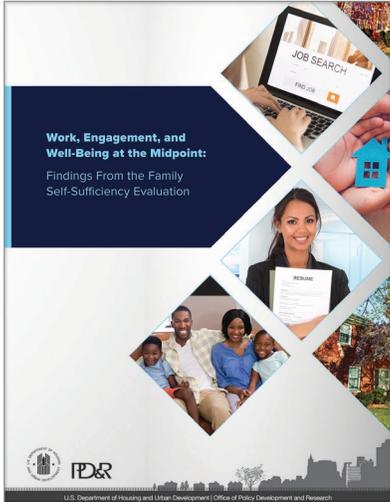
March 2019



In the fall of 2018, PD&R tasked a multidisciplinary research team to explore ways to refine HUD's current methodology, particularly as it relates to calculating a trend factor, to address public and Congressional concerns. Phase I of the study presents a statistical approach for deriving local trend factors for selected areas where local Consumer Price Index (CPI) data is available for use in the calculation of FMRs by expanding on HUD's existing methodology for estimating a national trend factor and applying it to CPI data for the 13 metropolitan and 4 regional areas of two different size classes produced by the Bureau of Labor Statistics. Phase II of the report presents alternative approaches to augmenting local market conditions into calculations of FMRs for a broader range of metropolitan areas by utilizing alternative sources of data and empirical frameworks.

Promoting Work and Self-Sufficiency for Housing Voucher Recipients: Early Findings From the Family Self-Sufficiency Program Evaluation

March 2019

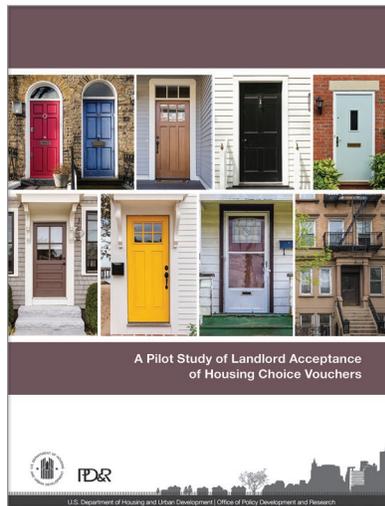


In 2012, HUD commissioned a national random assignment evaluation of the Family Self-Sufficiency (FSS) program's impacts on the labor market and other quality of life outcomes for households receiving Housing Choice Vouchers (HCVs). The FSS program has two key components: (i) funding for PHAs to support case managers who work with participant households to develop individualized self-sufficiency plans and access other community services, and (ii) funding to support savings and asset development via interest-bearing escrow accounts redeemable upon graduation from the program, generally after 5 years of FSS program participation. This report examines FSS program implementation, participants' engagement in the program, and program impacts on labor force participation and government benefits receipt in the first 24 months after program enrollment.

The evaluation finds that while FSS increased participation in a range of employment-related services and support services by a statistically significant 13 percentage points, participants in the FSS program did not increase employment rates or average earnings in the first 2 years but did experience small shifts from part-time to full-time employment.

Landlord Participation Study

October 2018



The Housing Choice Voucher (HCV) program is the largest rental housing subsidy program in the United States and has the potential to increase housing options for low-income families. In order to realize this potential, however, the program must attract landlords who accept housing choice vouchers. The primary objectives of this study are: (1) to provide insights from PHA staff on the factors associated with landlord decisions about whether to participate in the program; and (2) to identify a collection of promising and innovative practices that PHAs have used to increase landlord participation. The study provides key insights into landlord participation in the HCV program

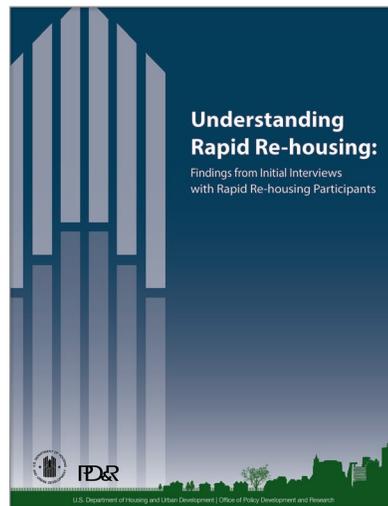
and the perspectives of PHA staff on factors influencing landlord decisions on whether to participate. The study also identifies a diverse collection of innovative activities adopted by PHAs to mitigate financial concerns among landlords, make the HCV program simpler, and alleviate landlord concerns about

HCV tenants. The study finds that a majority of PHA staff interviewed identified financial reasons as the most important factor affecting landlord participation—with payment standards and fair market rents, damage costs and security deposits, and profit motivations cited as key determining factors.

Homelessness

Understanding Rapid Re-housing: Findings from Initial Interviews with Rapid Re-housing Participants

July 2019

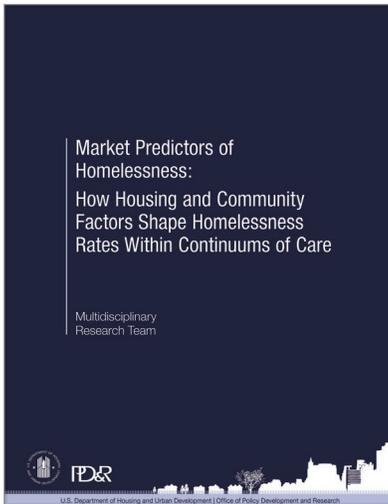


The *Understanding Rapid Re-housing* study seeks to shed light on the current state of rapid re-housing (RRH) with regard to participant experiences as well as program practices in different types of communities. To carry out the study, Abt Associates is synthesizing the current body of research available on RRH, conducting new analyses of existing data, and collecting new data to analyze current RRH program designs and households' experiences using RRH assistance. The report *Findings from Initial Interviews with Rapid Re-housing Participants* describes findings from one-time in-depth interviews

with 30 RRH participants in two communities at different stages of RRH—6 enrolled in RRH but still in emergency shelter, 18 currently receiving RRH assistance, and 6 who had exited RRH in the past 6 months. This report found that participants reported some anxiety, but also a sense of motivation, around the variation in rental assistance. At the same time, many were concerned about how they would be able to maintain their housing in the long term. The study concluded in September 2020, with one further product containing follow-up interviews with these RRH enrollees forthcoming.

Market Predictors of Homelessness: How Housing and Community Factors Shape Homelessness Rates Within Continuums of Care

March 2019

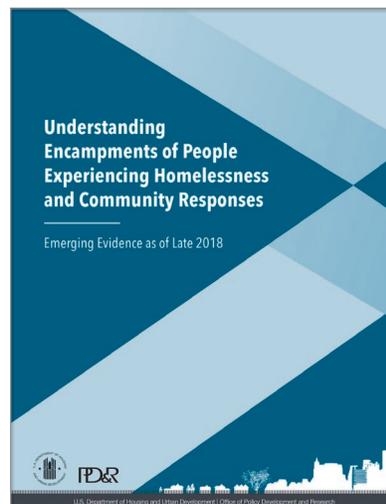


Homelessness is an acknowledged problem in many places, though its causes are myriad and may vary based on the characteristics of respective communities. This report investigates heterogeneity in community-level rates of sheltered and unsheltered homelessness, separately and combined, and provides insight into underlying community-level factors associated with homelessness across the United States. This study (1) identifies and describes market variables associated with sheltered and unsheltered homelessness, (2) constructs and evaluates empirical models of community-level homelessness, and (3) analyzes relationships within subgroup populations of local markets. Findings provide insights into predicting homelessness across different community types and market factors to consider as policy interventions are developed. The study finds that housing factors—such as rental costs, crowding, and evictions—are most consistently

associated with higher rates of community-level homelessness. This demonstrates that housing market dynamics and the availability of affordable housing are closely tied to homelessness at the Continuum of Care (CoC) level even when controlling for a range of economic, demographic, safety net, and climate factors.

Understanding Encampments of People Experiencing Homelessness and Community Responses: Emerging Evidence as of Late 2018

January 2019

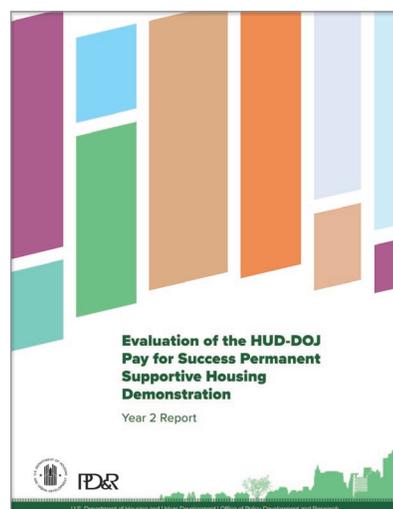


This paper documents what is known about homeless encampments as of late 2018, based on a review of the limited literature produced by academic and research institutions and public agencies, supplemented by interviews with key informants. This paper is part of a larger research study, sponsored jointly by PD&R and the Office of the Assistant Secretary for Planning and Evaluation at the U.S. Department of Health and Human Services. The goal is to contribute to the understanding of homelessness, including the characteristics of homeless encampments and the

people who stay in them, and of local responses addressing encampments and their associated costs.

HUD-DOJ Pay for Success (PFS) Permanent Supportive Housing (PSH) Demonstration Infographic: Target Populations and Target Outcomes

December 2018



HUD and the U.S. Department of Justice (DOJ) launched the Pay for Success Permanent Supportive

Housing demonstration in 2016. HUD-DOJ are conducting a formative evaluation to assess whether providing permanent supportive housing (PSH) within a pay-for-success (PFS) framework is a successful and cost-effective way of using PSH to provide housing stability and reduce social service use and recidivism for a population continually cycling between homeless services and the criminal justice system. PFS is an innovative financing model that leverages philanthropic and private dollars to provide up-front financing, with the government paying after they generate results, that is, “pay for success.” The current formative evaluation deliverables include an Infographic that tracks demonstration grantee progress through the PFS lifecycle. This Infographic provides information on target populations and target outcomes through June 20, 2018, and will be updated semi-annually.

Manufactured Housing

Report to Congress on the On-Site Completion of Construction for Manufactured Homes

June 2019

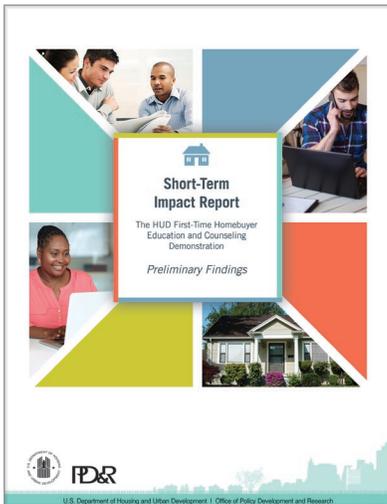
As part of the Consolidated Appropriations Act, 2018 (Public Law 115-141), Congress directed HUD to review the final rule, On-Site Completion of Construction of Manufactured Homes (FR-5295-F-02), published on March 7, 2016 (75 FR 35901). In addition to a review of the On-Site Completion of Construction Rule, Congress directed HUD to “develop a solution that ensures the safety of consumers and minimizes costs

and burdensome requirements on manufacturers and consumers.” One of the alternatives HUD was directed to consider is whether “state and local planning and permitting agencies should have jurisdiction over on-site completion.”

Homeownership

Short-Term Impact Report: The HUD First-Time Homebuyer Education and Counseling Demonstration, Preliminary Findings

June 2019

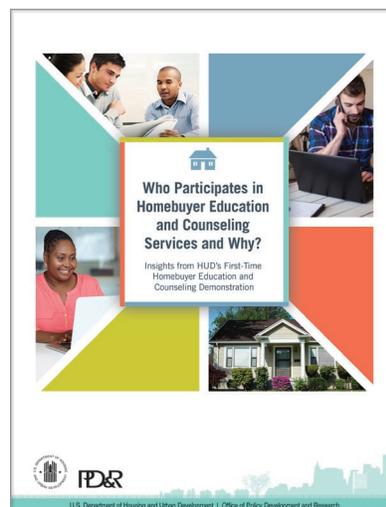


Congress and many researchers and practitioners in the field of housing counseling have asked whether pre-purchase homeownership counseling for first-time borrowers leads to better borrower outcomes and reduced lender risk relative to no counseling. HUD designed the First-Time Homebuyer Education and Counseling demonstration as a large-scale randomized experiment to answer the question about the relative efficacy of homebuyer education and counseling on first-time borrowers. This report presents preliminary findings on the impact of homebuyer education and counseling for prospective first-time homebuyers. Preliminary findings indicate that the impacts are mixed, with some positive impacts including higher rates of home purchase for young adults (29 years and younger), and either negative or “no impact” findings for other measures—including no impact on loan performance measures (for the

12-18 months after home purchase period). All findings relate to short-term impacts only (given the length of the study) and are based on information drawn from extensive administrative data and a follow-up survey of study participants. This report provides data that will hopefully help contextualize and explain longer-term outcomes expected in the final report in 2021.

Who Participates in Homebuyer Education and Counseling Services and Why? Insights From HUD's First-Time Homebuyer Education and Counseling Demonstration

October 2018



Like the *Short-Term Impact Report* described above, this report looks at HUD's First-Time Homebuyer Education and Counseling demonstration. Because of the richness of the data collected on study participants at baseline and during the service participation period of the demonstration, a detailed analysis of the study participants' personal characteristics that are associated with program participation in—both initiation and completion of—in-person and

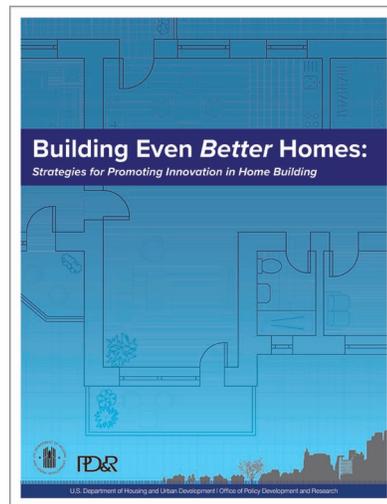
remote homebuyer education and counseling services was possible. Key findings from *Who Participates in Homebuyer Education and Counseling Services and Why? Insights from HUD's First-Time Homebuyer Education and Counseling Demonstration* indicate that women and homebuyers with greater education were more likely to participate in homebuyer education and counseling services in general. Those at an early stage of the homebuying process, those who reported being “pretty good at math,” or those who planned to purchase a home without a co-borrower were more likely to

participate in in-person services. Those who planned to spend more years living in their purchased home, who scored better on a baseline mortgage literacy quiz, or who had a higher credit score were more likely to participate in remote services. This paper provides data that can inform how HUD's Housing Counseling program and service providers market and deliver homebuyer education and counseling services, and serves as a useful basis for readers to assess the ultimate findings of the demonstration that will be forthcoming in future reports.

Building Technology

Building Even Better Homes: Strategies for Promoting Innovation in Home Building

March 2019



HUD has a long history of investing in a more innovative and productive homebuilding industry. This report provides an update to the 2003 RAND report, *Building Better Homes: Government Strategies for Promoting Innovation in Housing*, to better reflect

the current understanding and practice of innovation in housing and identify the most useful federal role for promoting such innovation. Consistent with the original report, the research team examined the structure, characteristics, and motivations within the homebuilding industry that either advance or hinder research and development (R&D) and the diffusion and adoption of housing innovations. The authors propose a new non-linear model of the innovation process that is realistic and appropriate to housing. The report outlines information-gathering and analytic activities needed to inform federal innovation policy and principles that should guide the selection of policies for supporting housing technology innovation in public-private context, and strategies to increase the impact of federal R&D investments.

Housing Affordability

Addressing Housing Affordability in High-Cost Metropolitan Areas in the United States

March 2019

The Senate Report 115-268, Transportation and Housing and Urban Development, and Related Agencies Appropriations Bill, 2018, requested that HUD investigate the rental housing affordability crisis in high-cost metropolitan areas and recommend potential solutions to help states and their local government entities. This

report summarizes the nation's rental affordability problem, identifies metropolitan areas with the greatest affordability challenges, and offers recommendations for what these communities can do to alleviate shortages of affordable rental housing. The report also highlights a select number of exemplary approaches that some of these high-cost communities have already implemented to address the affordability crisis.

Potential Impacts of Credit Reporting Public Housing Rental Payment Data

The Policy and Economic Research Council (PERC) submitted a Research Partnership proposal to HUD to study a hypothetical: If PHAs provided information to credit reporting agencies on on-time or late rent payments, how would that impact tenant credit scores? This was a perfect research partnership—PERC brought its established relationships with credit reporting agencies, and PD&R brought its relationships with public housing agencies.

The study, published in 2019, found that assisted tenants have high rates of poor credit scores or no credit scores. If rental payment were factored into credit scores, the problem of no credit scores would be largely eliminated and overall credit scores would improve. The addition of full-file rental payment data greatly reduced the proportion of tenants that were unscorable (from 48 percent to 8 percent on a commonly used credit score) and increased the proportion with good credit scores of 620 or greater (from 23 percent to 38 percent).

“The initial Research Partnerships proposal for the Policy and Economic Research Council study on how public housing tenant rent payments might impact credits scores was submitted in 2015. This was a hard project to complete because of the many different legal agreements that had to be signed between PERC, the housing authorities, and the credit reporting agencies in order to protect the privacy of the tenants. It all proved worthwhile with a study that has inspired policy discussions and even a state law in California.”

—Madlyn Wohlman-Rodriguez, Program Analyst
Grants Management & University Partnerships Division

Ongoing Research

Research can take many years to complete. Any given year, new projects are being started, many more are still underway, and some are completed.

The lists below reflect many of the projects recently started and currently underway at the conclusion of FY 2020.

Ongoing Research Projects in the Program Evaluation Division (excluding NOFA grants and Research Partnerships)

Project Title	Vendor/Staff
Evaluation of the Supportive Services Demonstration (also known as the Integrated Wellness and Supportive Housing [IWISH] demonstration)	Abt Associates
EnVision Centers Evaluation	Library of Congress
Jobs Plus Outcomes Evaluation	MDRC
HUD First-Time Homebuyer Education and Counseling Demonstration	Abt Associates
Impact Analysis of the Rent Reform Demonstration	MDRC
Evaluation of the HUD/DOJ Pay for Success Permanent Supportive Housing Demonstration	Urban Institute
Evaluation of the Resident Opportunities for Self-Sufficiency Service Coordinator (ROSS-SC) Program	Urban Institute
Evaluation of the Housing Choice Voucher (HCV) Mobility Demonstration	Abt Associates
Rental Assistance Demonstration (RAD) Choice Mobility and Long-Term Affordability	Econometrica
Understanding Rapid Re-housing	Abt Associates
Implementation Analysis of FYI Initiative	In-house: M. Ault
Housing Recovery and CDBG-DR	Urban Institute
Moving To Work Expansion (Cohort 2) Tiered and Stepped Rent Demonstration	MDRC
Moving To Work Expansion (Cohort 1) Implementing Flexibilities	Abt Associates
Youth Homelessness Prevention Demonstration Evaluation	Westat
Moving To Work Retrospective Analysis	Urban Institute
Family Self-Sufficiency Family Unification Program Evaluation	Urban Institute
ROSS for Education (Project SOAR) Assessment of Program Implementation	In-house: S. Zapolsky
Choice Neighborhoods Outcomes Evaluation	Urban Institute
ROSS for Education (Project SOAR) Randomized Evaluation	GSA

Ongoing Projects of the Affordable Housing and Research Technology Division
(excluding NOFA grants and Research Partnerships)

Project Title	Vendor/Staff
Study of Submetering Utilities in HUD Projects	Concentric Consulting Group
Improving the Quality, Performance and Operation of Manufactured Home HVAC Systems through Plant Installation	Systems Building Research Alliance
Developing Technical and Regulatory Solutions for Effective Air Sealing of Separation Walls in Attached Housing to Reduce Housing Costs and Increase Efficiency	Safety and IAQ, Newport Partners
HUD Noise Research	Volpe National Transportation Systems Center
Overcoming Barriers to Innovation in Affordable Housing	RNN Architects
Fair Housing Act Design Manual	ATI, Inc. and LCM Architects
Review of Energy Performance Contracts in Public Housing Involving Small and Very Small PHAs	Logistics Management Institute (LMI, LLC)
Walking and Cycling Case Studies	In-house: L. Borray
Family Self-Sufficiency Program Demonstration and Evaluation	MDRC
Family Self-Sufficiency Program – Sustained Income Growth Study	In-house: L. Rodgers, R. Gray
Strategies for Reducing the Regulatory Impediments to the Financing and Siting of Factory Built Housing in American Communities	2M Research
YIMBY 2020: Towards Establishing a Research Agenda for Addressing Regulatory Barriers in the 21st Century	Chitra Productions, Inc.
Identifying a Measure of the Impact of Regulatory Barriers on Affordable Housing	2M Research and University of Maryland, College Park
Phase II Evaluation of Innovative FSS Programs Administered by the Nonprofit Compass Working Capital in Partnership with Massachusetts PHAs	Abt Associates
Aging Gracefully in Place: Evaluation of Johns Hopkins CAPABLE Program	National Center for Healthy Housing
American Housing Survey Non-Response Project	GSA Office of Governmentwide Policy—Office of Evaluation Sciences
An Exploratory Study of Factory-Built Homes and Their Implications for Affordability	2M Research
Survey of IAH Student Competition PHA Partners	In-house: J. Rekhi, A. Stern

Ongoing Research Projects of the Program Monitoring and Research Division
(excluding NOFA grants and Research Partnerships)

Project Title	Vendor/Staff
Alternative Data to Measure Homelessness	In-house: B. Mast, E. Sokol
Risk of Secondhand Smoke Exposure among HUD-Assisted Tenants (2015 AHS)	In-house: J. Bachand, V. Helms, P. Ashley
The Effect of COVID-19 on Income among Households in HUD's Housing Choice Voucher Program (PIC)	In-house: J. Bachand
Musty Smells, Mold, and Moisture in the U.S. Housing Stock: Results from the 2015 American Housing Survey and the American Healthy Homes Survey II	In-house: V. Helms, J. Bachand, P. Ashley
Characteristics of Exited HUD-Assisted Households, 2019 (Data Brief)	In-house: J. Bachand, V. Helms
Health Status, Health Behavior and Healthcare Utilization of Adult Tenants after Exit from HUD-Assisted Housing, 2005-2016 (NHIS-HUD)	In-house: J. Bachand, V. Helms, B. Steffen
Health Care Access, Affordability, and Utilization Among Non-Elderly Adults in the Housing Choice Voucher and Public Housing Program (NHIS-HUD)	In-house: V. Helms, J. Bachand
Performance of ADLs/IADLs Among HUD-Assisted, Older Adults, 2007-2016 (NHIS-HUD)	In-house: L. Lozier, V. Helms, J. Bachand
A Health Picture of HUD-Assisted Residents, 2005-2016 (NHIS-HUD)	In-house: V. Helms, J. Bachand
The Effect of PHA Smoke-free Bans on Attempts to Quit and Current Smoking Prevalence among HUD-Assisted Tenants, 2006 to 2016 (NHIS-HUD)	In-house: J. Bachand, V. Helms
Healthcare access for HUD-Assisted Households in Rural America	In-house: P. Han
Health Effects of Air Pollution on HUD-Assisted Children	In-house: P. Han, V. Helms, C. Pollack
Spatial Distribution of HUD-Assisted Households by Rural Industry Groups	In-house: P. Han
Neighborhood Opportunity, Crime, and Poverty	In-house: B. Mast, A. Din, J. Huggins, M. Shroder
Neighborhood Opportunity and Wage Income in the HCV Program	In-house: B. Mast
Assessing the vulnerability of tenant PII due to FOIA requests	2M Research
Sustained Income Growth—NDNH multiyear data collection and analysis	In-house: L. Rodgers
Household Food Insecurity and U.S. Department of Housing and Urban Development Federal Housing Assistance	In-house: V. Helms, R. Gray (and USDA/ERS partners)
Identifying Jurisdictions at Risk of Containing Housing Units with Deteriorated Paint: Results and Targeting Implications for the U.S. Department of Housing and Urban Development	In-house: V. Helms, P. Ashley
Housing and Lead Index (HaLI)	In-house: V. Helms (and HUD/OLHCHH, HUD/CFO, and GSA partners)

Ongoing Research Projects of the Program Monitoring and Research Division
(excluding NOFA grants and Research Partnerships) (continued)

Project Title	Vendor/Staff
Opportunity Youth in Public and Assisted Housing	In-house: V. Helms (with 4 Johns Hopkins co-authors)
Musty Smells, Mold, and Moisture in the U.S. Housing Stock	In-house: V. Helms, J. Bachand, P. Ashley
Radon Testing Among U.S. Homeowners and Renters	In-house: V. Helms, J. Bachand, P. Ashley
Financial worry among working-age persons (aged 18 to 61) with and without disabilities who reside in public and assisted housing	In-house: V. Helms (and HUD Research partnership grantee from UNH—D. Brucker)
Quantifying Unhealthy Housing in the U.S. Housing Stock	In-house: V. Helms, P. Ashley, C. Pollack
Health Equity and Tenant-based Housing Vouchers: A Review of the Evidence	In-house: V. Helms (with CDC partners)
Flood Insurance Coverage of Federal Housing Administration Single-Family Homes	2M Research
Predictive Accuracy of Wildfire Risk Exposure Data in California	In-house: C. Narducci, A. Din

Ongoing NOFA Awarded Projects

Project Title	Vendor/Staff
Examining the Impact of Rental Assistance Demonstration on Children Living in Public Housing Communities	The Trustees of Columbia University
Technical Assistance Assessment	Urban Institute
The Re-Purpose Project	University of Florida
Prototype Testing and Evaluation of Accessible Design Retrofit for Semi-Detached and Non-Detached Houses	Home Innovation Research Labs
Affordable, Accessible Housing Solutions for Aging in Place and People with Disabilities	Auburn University
Understanding Child Trajectories in HUD Assisted Housing	University of North Carolina at Chapel Hill
Impact of the City of Chicago Mayor's Office for People with Disabilities (MOPD) Community Development Block Grant (CDBG) funded Home Mod program	Woodstock Institute
The Social and Economic Impacts of the CDBG Program	The University of Idaho
Cost-effectiveness Evaluation of HUD Community Development Block Grant-Disaster Recovery (CDBG-DR) Resilience Investments	University of Iowa
Qualitative Case Studies of Implementation of HUD Community Development Block Grant-Disaster Recovery (CDBG-DR) Resilience Investments	Enterprise Community Partners, Inc.
Cooperative Research in Housing Technologies	Home Innovation Research Labs

Ongoing NOFA Awarded Projects *(continued)*

Project Title	Vendor/Staff
Cooperative Research in Housing Technologies	Newport Partners
Housing and Urban Development Health, Economic and Residential Stability (HUD HEARS) Study	Seattle and King County
Where do Housing Assistance Leavers Go? Examining the Housing and Neighborhood Trajectories for Former HUD-Assisted Households with Children	The Regents at the University of California
Leveraging Modular Construction with Integrated Hot Water to Increase Efficiency and Reduce Cost	University of California, Berkeley
Improving the Quality, Performance and Operation of Manufactured Home HVAC Systems through Plant Installation	Systems Building Research Alliance
3D Printed Walls: Identifying Best Practices for Residential Building Product System Integration and Conducting Market Barriers Research	Home Innovation Research Labs, Inc.
Resilient Homes Meet Resilient Power Systems - Optimizing Factory-installed Solar Plus Storage	Louisiana State University
Cooperative Research to Enable 3D Printed Concrete Single-/Multi-Family Housing Technologies	Texas A&M Engineering Experiment Station
Resilient Analysis and Design of Slab-on-Ground Foundations on Expansive Soil	Oklahoma State University
Estimating the Prevalence and Probability of Homeless Youth	Case Western Reserve University
Estimating the Prevalence and Probability of Homeless Youth	Chapin Hall Center for Children
Estimating the Prevalence and Probability of Homeless Youth	Center for Policy Research
Impact of RAD on Children in HUD-Assisted Households	New York University Furman Center for Real Estate and Urban Policy
Understanding the Impact of RAD on Children in HUD-Assisted Households	University of North Carolina at Chapel Hill

Ongoing Research Partnership Awards

Project Title	Vendor/Staff
High Cost Lending in Rural America and the Great Recession	Middlebury College and USDA
Relationship Between Receipt of Housing Assistance and Social Health	Washington State Department of Social and Health Services
Using Parcel and Household Data to Evaluate the Low-Income Housing Tax Credit and Housing Choice Voucher Programs: Transportation, Crime, Education and Tenant Choice	University of Florida Shimberg Center for Housing Studies
Moving to Opportunity: Platform to Improve Health	Johns Hopkins University
Coming Home: An Evaluation of NYCHA's Family Reentry Pilot	Vera Institute of Justice

Ongoing Research Partnership Awards (continued)

Project Title	Vendor/Staff
High-Cost Cities, Gentrification, and Voucher Use: Exploring Access to Quality Homes and Neighborhoods	New York University Furman Center for Real Estate and Urban Policy
Modeling Temporary, Interim, and Permanent Housing Demand & Capacity for Medically Fragile & Vulnerable Populations	Old Dominion University
Light-Gauge Cold-Formed Steel Framed Building Shake Table Test Program	University of California, San Diego
Housing Outcomes, Tenant Satisfaction, and Community Integration in Single-site and Scattered-site Housing First Models: A Randomized Trial	DePaul University
An Independent Study of Savings Associated with Public and Private Mitigation	National Institute of Building Sciences
Washington, DC's Flexible Rent Subsidy Pilot Program (FRSP)	Urban Institute
Evaluating the Impact of a Work Requirement in Public Housing	University of North Carolina at Chapel Hill
HUD Assisted Residents with Disabilities	University of New Hampshire
Stabilized Rammed Earth (SRE) Building: Monitoring the Energy Efficiency and Thermal Comfort	West Virginia University
Shared Housing: What can the United States learn from the Federal Republic of Germany's Shared Multi-Generational Housing Model	German Marshall Fund of the United States
Housing and Children's Health Study	Johns Hopkins University
Evaluation of Tacoma Housing Authority's College Housing Assistance Program	Temple University
First Time Homeownership in Fringe Cities: A case of Brockton, MA	President and Fellows of Harvard College
Phase 2 Evaluation of Innovative FSS Programs Administered by the Nonprofit Compass Working Capital in Partnership with Massachusetts PHAs	Abt Associates
Facilitating the Study of Assisted Housing and Effects on Children and Facilities	Johns Hopkins University
Leveraging Landlords to Enhance Choice and Take-Up in the Housing Choice Voucher Program	New York University Furman Center for Real Estate and Urban Policy
Modeling the Mobility and Coordination of Material, Labor, and Displaced Vulnerable Populations for Housing Recovery	Old Dominion University Research Foundation

Evaluation of the Housing Choice Voucher Mobility Demonstration

PD&R, in collaboration with HUD's Office of Public and Indian Housing (PIH), is implementing and evaluating the Housing Choice Voucher (HCV) Mobility demonstration. This large-scale, multi-site randomized controlled trial (RCT) will test and evaluate the effectiveness of providing voucher assistance and mobility-related services to families with children to facilitate moves to lower-poverty, higher-opportunity areas. At participating PHAs across the country, families with children interested in participating will be randomized to a treatment group that is offered voucher assistance and mobility-related services or a control group that will be offered voucher assistance and business-as-usual services typically provided by the PHA; both families new to the voucher program and families already receiving voucher assistance but interested in moving will be eligible to participate.

The evaluation is planned for two phases. In phase one, HUD will evaluate the effectiveness of a suite of comprehensive mobility-related services, which include pre-move support, landlord outreach, family financial assistance, landlord financial incentives, and post-move counseling. In phase two, HUD will roll out a third experimental arm to test the effectiveness of selected mobility-related services, which will consist of subsets of the most promising services that are likely to both promote moves to opportunity areas and be more cost-effective than the full suite of services.

HUD will conduct an impact analysis to assess whether there are differences in the treatment and control groups on moves to—and persistence in—opportunity areas, as well as to understand the costs associated with these services. Additionally, the study team will conduct baseline surveys and interview families, program staff, and landlords which will help HUD understand the barriers to moves to opportunity areas and inform the composition of selected mobility-related services to be tested in phase 2. Importantly, HUD is setting up the study to measure not only short-term impacts on moves and persistence, but to also ensure HUD and qualified researchers can assess long-term impacts on health, education, employment, and other outcomes through administrative data matching long after the demonstration is completed.

“This is the first time in nearly 30 years to revisit the mobility work initiated by HUD’s landmark Moving to Opportunity study, the long-term impacts of which have only recently been understood. It’s an exciting study to understand what truly works to help families with children access low poverty, higher opportunity areas, and to further investigate some of the exploratory findings from MTO around health and upward economic mobility in future years.”

—Leah Lozier, PhD, Social Science Analyst
Program Evaluation Division

PD&R's Outreach and Dissemination



PD&R continually aims to improve the way it disseminates research and reaches out to its stakeholders. When in-person events were almost universally cancelled starting in March 2020 due to the COVID-19 pandemic, PD&R started to rely more heavily on electronic means of outreach and dissemination—including the biweekly online magazine *The Edge* and eList updates—to ensure researchers and the public stayed current on PD&R research and data. With over 7,700 followers on Twitter and 6,500 followers on Facebook, PD&R's social

media presence provides further opportunities to virtually engage with the public. PD&R also markets its products online and in print in top industry outlets to ensure a wide audience, even in the absence of in-person events.

Still at the core of PD&R's dissemination work is HUDUser.gov, through which all of PD&R's research and communications flow. HUDUser.gov is updated regularly with the latest publication and data releases.

HUD User Usage FY 2019-2020

Usage Category	FY 2019	FY 2020
Total Number of Downloads	12.1 million	10.3 million
Average Downloads per Month	1,005,796	856,552
Number of Visits per Month	670,049	842,479
Orders Processed	756	698
Publications Disseminated	76,085	53,811

“Since its inception in 1978, HUD User has served as a repository for the important work that PD&R does. Not only does it serve as a source of important information, but over time it has also become the fulcrum around which PD&R's interactions with our stakeholders revolve.”

—Ransford Osafo-Danso, Program Manager/COR
Research Utilization Division

HUD Library Historic Document Preservation

Beginning in 2017, PD&R began an ambitious project to scan historic documents to ensure their availability in the future to public and private sector researchers. Through the end of FY 2020, the HUD Library has scanned 1,750

historic and rare documents, some dating back as far as 1910. From World War II housing plans to documents related to the founding of HUD in the 1960s, this project is making significant contributions to the body of research and information

related to housing in America. This document preservation project has also made available many PD&R

reports from the office's formation in 1973 until the mid-1990s that were not previously found online.

PD&R Sponsored Events

In 2019, PD&R hosted three events that were open to the public and highlighted exciting work being done by PD&R and the Department.

- Quarterly Update—Shaping HUD's Research, Kickoff Event (March 20, 2019): During this event, PD&R gathered feedback from policy experts and members of the public to inform future HUD research.
- *Innovative Housing Showcase* (June 1-5, 2019): Hosted in collaboration with the National Association of Home Builders, this event featured new building technologies and housing solutions that are making homeownership more affordable for American families and homes more resilient during natural

disasters. Packed with panel discussions, interviews, demos, and exhibits of prototype homes, the showcase attracted over 5,000 people.

- Quarterly Update—Opportunity Zones (June 20, 2019): This event brought together a panel of experts from the investment, research, and philanthropic sectors to discuss how to maximize the impacts of public and private investments in Opportunity Zones.

To make the events more accessible, the Quarterly Updates were webcast live, then archived and made available for viewing later on HUDUser.gov.

Dissemination to Housing and Community Development Professionals Through Conferences

Housing and community development professionals are members of several associations. It is at events held by those associations that many folks become aware of the research and data produced by

PD&R. In FY 2019 and 2020, PD&R had an exhibit at 19 conferences and events, highlighting the research and data available from HUD User.

Event	Date	Location
2018 National Housing Conference: Solutions for Affordable Housing Convening	November 27-28, 2018	Washington, DC
Housing Assistance Council: Rural Housing Conference	December 4-7, 2018	Washington, DC
National Alliance to End Homelessness: 2019 Solutions for Individual Homeless Adults, A National Conference	February 21-22, 2019	San Diego, CA
National Low Income Housing Coalition: Housing Policy Forum	March 27-28, 2019	Washington, DC
American Real Estate Society: Annual Meeting	April 9-13, 2019	Paradise Valley, AZ
American Planning Association: National Planning Conference	April 13-15, 2019	San Francisco, CA
Urban Land Institute: Washington Real Estate Trends Conference	April 30, 2019	Washington, DC
Affordable Housing Conference of Montgomery County: Affordable Housing Summit	May 17, 2019	Bethesda, MD
HUD/NAHB: <i>Innovative Housing Showcase</i>	June 1-5, 2019	Washington, DC
HAND: 28th Annual Meeting & Housing Expo	June 11, 2019	Washington, DC
Association of Public Data Users: Annual Conference	July 9-10, 2019	Arlington, VA
National Alliance to End Homelessness: National Conference on Ending Homelessness	July 22-24, 2019	Washington, DC
Public Housing Authorities Directors Association (PHADA): Legislative Forum	September 9-10, 2019	Washington, DC
National Association of Housing and Redevelopment Officials (NAHRO): National Conference & Exhibition	October 10-11, 2019	San Antonio, TX
International City/County Management Association: Annual Conference	October 19-22, 2019	Nashville, TN
National League of Cities: City Summit	November 20-22, 2019	San Antonio, TX
2019 National Housing Conference: Solutions for Affordable Housing Convening	December 3, 2019	Washington, DC
Allied Social Science Associations: Annual Meeting	January 3-5, 2020	San Diego, CA
National Alliance to End Homelessness: 2020 Solutions for Individual Homeless Adults, A National Conference	February 19-21, 2020	Oakland, CA



Periodicals

PD&R produces several periodicals as part of its outreach efforts to different audiences.

The Edge. *The Edge* is PD&R's biweekly online magazine which provides news, a message from

The Edge: Most Viewed Articles in FY 2019–2020

Article Title	Date Posted
Rent-to-Own Program Rehabilitates Abandoned and Foreclosed Properties	October 20, 2014
Landlords	June 11, 2018
Local and State Strategies for Responding to the COVID-19 Housing Crisis	September 28, 2020
Rental Burdens: Rethinking Affordability Measures	September 22, 2014
Riverview Terrace Navigates RAD Renovation To Continue Providing Affordable Housing to Low-Income Seniors in Westbrook, Maine	September 28, 2020
Rental Assistance Demonstration Evaluation: Final Report	November 4, 2019
Community Land Trusts and Stable Affordable Housing	November 4, 2019
Ensuring Long-Term and Stable Affordability With Community Land Banks and Trusts	September 14, 2020
How Housing Instability Impacts Individual and Family Well-Being	February 4, 2019
Rapid Re-Housing Working Papers	February 4, 2019

Evidence Matters. *Evidence Matters* is designed to highlight topics that connect policymakers at all levels—as well as researchers, advocates, and industry members—with clear, accessible, and timely information. Since it was first published in 2011, PD&R has released 27 *Evidence Matters* issues, and the subscriber base is more than 25,000, in addition to those that read it online. The following issues of *Evidence Matters* were written during FY 2019–2020:

Winter 2019: Landlords and Vouchers—This issue of *Evidence Matters* focused on the research regarding landlord acceptance of

PD&R leadership, and a wide range of information about housing and community development issues, research, and best practices. In 2020, *The Edge* averaged approximately 100,000 views per month.

vouchers, the efforts to increase participation, and the implications of landlord participation in the housing choices of voucher households.

- Feature article: Landlords: Critical Participants in the Housing Choice Voucher Program
- Research Spotlight article: HUD-Sponsored Research Sheds New Light on HCV Landlords
- In Practice article: PHAs Encourage Landlord Participation with Incentives

Spring/Summer 2019: Place-Based Incentives—This issue of *Evidence Matters* looked at Opportunity

Zones within the context of other place-based tax incentives aimed at fostering community development.

- Feature article: Place-Based Tax Incentives for Community Development
- Research Spotlight article: Evaluating Place-Based Incentives
- In Practice article: Shaping Investment in Opportunity Zones

Winter/Spring 2020: Factory-Built Housing—This issue of *Evidence Matters* highlighted innovations in the factory-built housing industry, as well as challenges hindering its expansion.

- Feature article: Factory-Built Housing for Affordability, Efficiency, and Resilience
- Research Spotlight article: Effects of Market Forces on the Adoption of Factory-Built Housing
- In Practice article: Programs Support Energy-Efficient Modular and Manufactured Housing

Summer/Fall 2020: Supporting Homeowners and Renters During Times of Disruption—Set in the context of the COVID-19 pandemic, this issue of *Evidence Matters* looked at the strains on and supports for different actors in the housing market, including renters, homeowners, landlords, mortgage lenders, and investors.

- Feature article: The Federal Government Steps Up in Times of Disruption
- Research Spotlight article: The Federal Housing Administration: Bringing the Housing Finance System Out of a Chaotic Situation

- In Practice article: State Moratoria Support Households Experiencing Financial Hardship

Cityscape. *Cityscape* is a multidisciplinary scholarly journal that PD&R publishes three times a year to advance the state of knowledge, policy, and practice in the areas of HUD's mission. Each issue includes at least one Symposium of scholarly papers on a common theme. Each Symposium has a guest editor. In FY 2019 and 2020, the topics covered and the guest editors of *Cityscape* Symposia were the following:

Volume 21 Number 1

Symposium: The Fair Housing Act at 50

Guest Editors: Vincent J. Reina and Susan Wachter

Volume 21 Number 2

Symposium: National Survey of Mortgage Originations

Guest Editors: Robert B. Avery and Ron Borzekowski

Volume 21 Number 3

Symposium: Small Area Fair Market Rents

Guest Editors: Adam Bibler, Chalita Brandly, Peter Kahn, Marie Lihn, and Lydia Taghavi

Volume 22 Number 1

Symposium: Housing Tenure and Financial Security

Guest Editors: Jaclene Begley, Christopher Herbert, Michael LaCour-Little, Kristin Perkins, and Jonathan Spader

Volume 22 Number 2

Symposium: Two Essays on Unequal Growth in Housing

Guest Editor: John Carruthers



In addition to Symposium articles, each issue includes Departments, which contain short papers to help scholars and new students explore the areas of HUD's mission in the following areas:

- **Impact:** Details and explains the benefit and cost calculations for new HUD regulations.
- **Policy Briefs:** Summarizes a change or trend in national policy that may have escaped the attention of researchers.
- **Graphic Detail:** Illustrates the power of maps to inform public policy and social science.
- **Foreign Exchange:** Describes policy innovations in housing and urban development in other countries that may be of interest to U.S. readers.
- **Industrial Revolution:** Illustrates the potential of technological innovation in residential construction to affect society.
- **Spatial Analysis and Methods (SpAM):** Takes the reader step by step through pioneer techniques in the analysis of geographic information.
- **Evaluation Tradecraft:** Shares innovations in the techniques of program evaluation.
- **Affordable Design:** Describes the winning entries in HUD-sponsored design competitions.
- **Data Shop:** Introduces the reader to new datasets and new procedures for using the data in familiar sources.

The *Cityscape* Advisory Board is comprised of Richard Green, University of Southern California; Carolina K. Reid, University of California, Berkeley; Dolores Acevedo Garcia, Brandeis University; Ira Goldstein, The Reinvestment Fund; Jens O. Ludwig, University of Chicago; Mark Joseph, Case Western University; Mary E. Pattillo, Northwestern University; Patrick T. Sharkey, New York University; Ted Koebel, Virginia Polytechnic Institute; and Matthew Kahn, University of California Los Angeles.

Awards

Innovation in Affordable Housing Student Design and Planning Competition

In FY 2019 and 2020, PD&R held the sixth and seventh years of the annual Innovation in Affordable Housing (IAH) Student Design and Planning Competition. The competition encourages innovation in affordable housing and raises future practitioner capacity while fostering teamwork across disciplines—including design, finance, public policy, and planning. It also raises awareness of affordable housing at the graduate level. Interdisciplinary teams of three to five graduate students work to solve problems and craft solutions in response to a project encountered by a public housing agency. A jury of five academics, practitioners, planners, and architects narrow the field to four finalists. The finalists are invited to the project site to walk the grounds and hear from the community.

The competition typically culminates in a final presentation at HUD Headquarters in early April, though in 2020 the presentations were held remotely due to the COVID-19 pandemic. The jury hears each team's final presentation and asks questions before it leaves for deliberation.

In 2019, the project was located along the world-famous San Antonio River Walk. The San Antonio Housing Authority's new development called the Rex will provide city residents with more affordable housing units and access

to tourist hotspots. The winner was University of Maryland, College Park's proposal *Brooklyn Bend*, which received \$20,000, and the runner-up was University of California, Berkeley, which received \$10,000. The remaining two finalist teams were Virginia Polytechnic Institute and State University (Virginia Tech) and Yale University.

In 2020, the project was new development on a vacant 6.6-acre parcel in Santa Fe, New Mexico. The Santa Fe County Housing Authority plans to use the site to provide much-needed housing for families with children. The winner was Yale University's development *Jacobo Commons*, which received \$20,000, and the runner-up was University of Maryland, College Park, which received \$10,000. The remaining two finalist teams were the University of Michigan, Ann Arbor, and the University of California-Berkeley.

In Memoriam: Rachelle Levitt

Director of the Research Utilization Division in PD&R from 2010 to 2019, Rachelle Levitt was a keen grower and innovator of PD&R's signature publications and events. When first hired, she was asked to sustain and improve a publication that had just published its first edition—*Evidence Matters*—and ensure it was of high quality and accessible. In close partnership with the Policy Development Deputy Assistant Secretary, they grew *Evidence Matters* into PD&R's flagship publication for practitioners and policymakers, ensuring that the 24 editions she oversaw before retiring met her high standards. She proudly displayed a framed cover of each issue in her office. Using *Evidence Matters* as the hook each quarter, she and her team oversaw a popular public gathering of researchers and practitioners to discuss the issue—called the PD&R Quarterly. When a suggestion was made by an Assistant Secretary that he wanted a daily blog, she gently suggested maybe a biweekly eMagazine with a “From the Leadership” post, knowing it would be hard to get a post every two weeks, much less daily. And with that, *The Edge* was born. Looking for a new challenge, she suggested that PD&R use recently enacted authority for federal agencies to offer prizes and initiate a competition that would inspire students in planning and architecture schools to focus on the creation of affordable rental housing. This led to the birth of the Innovation in Affordable Housing Student Design and Planning Competition, now in its 8th year. All four of these ideas have stood the test of time, becoming important contributors to meeting the mission of HUD. Those innovations and many more are the legacy of Rachelle who passed away on October 13, 2020.



HUD Secretary's Awards

The HUD Secretary's awards, managed by PD&R, honor projects that exemplify excellence in four categories: community planning, historic preservation, affordable design, and cooperative public efforts. HUD presents the awards in partnership with several leading housing and community development organizations.

Advisory Council on Historic Preservation—Excellence in Historic Preservation Award

This award recognizes developers, organizations, and agencies for their success in advancing the goals of historic preservation while providing affordable housing or expanded economic opportunities for low- and moderate-income families and individuals.

Until 2015, the HUD Secretary's Award for Excellence in Historic Preservation was presented in partnership with the National Trust for Historic Preservation.

- 2019 Winner: Bell Artspace Campus, New Orleans, Louisiana
- 2020 Winner: Historic Ashe Hospital, Jefferson, North Carolina

American Institute of Architects—Housing and Community Design Awards

These awards recognize excellence in affordable housing, community-based design, participatory design, and accessibility. Awards are offered in four categories: Excellence in Affordable Housing Design Award, Housing Accessibility—Alan J. Rothman Award, Creating Community Connection Award, and Community-Informed Design Award.

Excellence in Affordable Housing Design Award

This award recognizes architecture that demonstrates overall excellence in terms of design in response to both the needs and the constraints of affordable housing.

- 2019 Winner: Williams Terrace, Charleston, South Carolina

Housing Accessibility—Alan J. Rothman Award

The purpose of this award is to recognize exemplary projects that demonstrate excellence in improving housing accessibility for people with disabilities.

- 2019 Winner: IFF Access Housing, Chicago, Illinois
- 2020 Winner: Plymouth on First Hill, Seattle, Washington

Creating Community Connection Award

This award recognizes projects that incorporate housing within other community amenities for either revitalization or planned growth.

- 2019 Winner: Anchor Place: Long Beach, California

Community-Informed Design Award

This award recognizes design that supports physical communities as they rebuild inner-city social structures and relationships that may have been weakened by outmigration, disinvestment, and the isolation of inner-city areas.

- 2019 Winner: 8869 Avis, Detroit, Michigan
- 2020 Winner: Tierra Linda, Chicago, Illinois

**American Planning Association—
Opportunity and Empowerment
Award**

This award honors excellence in community planning that has led to measurable benefits in increased economic development, employment, education, or housing choice and mobility for low- and moderate-income residents. The award stresses tangible results and recognizes the planning discipline as an important community resource. It emphasizes how creative housing, economic development, and private investments are used in—or in tandem with—a comprehensive community development plan.

- 2019 Winner: Family Scholar House, Louisville, Kentucky
- 2020 Winner: Ebeid Neighborhood Promise initiative, Toledo, Ohio

**The Secretary’s Awards for Public-
Philanthropic Partnerships—Housing
and Community Development in
Action**

These awards recognize excellence in partnerships that have both transformed the relationships between the sectors and led to measurable benefits in housing and community development, including increased economic development, health, safety, education, workforce development, disaster resilience, inclusivity and cultural opportunities, innovative regional approaches, or housing access for low- and moderate-income families. HUD and The Council on Foundations selected ten foundations in 2019 and another seven foundations in 2020 from a dynamic and competitive pool of applicants, and the awards were announced by Secretary Ben Carson.

***2019 and 2020 Secretary’s Award for Public-Philanthropic
Partnerships Winners***

2019 Recipients	2020 Recipients
California Community Foundation	Sheller Family Foundation
Citi Foundation	The Homeless Assistance Fund, Inc.
Community Foundation of Utah	Meyer Memorial Trust
Minnesota Housing Fund	Quicken Loans Community Fund
The Home Partnership Foundation	The Rockefeller Foundation
Medtronic Foundation	SBP (formerly Saint Bernard Project) Long-Term Home Rebuilding
National Church Residences Foundation	MUFG Union Bank Foundation
Parkersburg Area Community Foundation	
Puerto Rico Community Foundation	
The Cleveland Foundation	

Excellence in Public-Philanthropic Partnerships Exchange: The Exchange brings together all the former winners (foundations and their government partners) of

the Secretary’s Awards for Public-Philanthropic Partnerships in a community of practice. It is a partnership between HUD and The Council on Foundations.

International and Philanthropic Engagement

PD&R also focuses on information sharing on housing and community development issues with other nations and with the philanthropic community

Notable international engagements in 2019 and 2020 included the following:

- **Organization for Economic Co-operation and Development (OECD):** PD&R works closely with State Department personnel at the U.S.-OECD Mission providing annual input for OECD's Country File on National Urban Policy and the OECD Affordable and Social Housing Data.
- **OECD Working Party on Urban Policy (WPURB):** Provides direction for the work of the OECD Urban Development program. HUD provides a delegate to the OECD's Regional Development Policy Committee and its Working Party on Urban Policy.
- **United Nations Habitat:** PD&R provides support to UN Habitat through various meetings through reviews of State Department clearance requests involving UN Habitat and technical assistance to the U.S. Mission and to the State Department's International Organization Office.
- **World Urban Forum:** UN Habitat hosts the World Urban Forum (WUF), held every 2 years. It is the world's largest conference on urban issues. HUD attended the 2020 WUF that took place in Abu Dhabi, United Arab Emirates, in February with a delegation of four HUD staff. Assistant Secretary

Appleton was the United States' Head of Delegation.

- **United States Mission to the United Nations Economic Commission for Europe (UNECE):** UNECE's major aim is to promote pan-European economic integration. PD&R provides a delegate and coordinates membership and information/research exchanges for the UNECE Housing and Land Administration Committee.
- **Japan Aging in Place Memorandum of Cooperation:** A Memorandum of Cooperation (MOC) between HUD; the Japanese Ministry of Land, Infrastructure, Transport, and Tourism; and the Urban Renaissance Agency of Japan was signed on June 30, 2017, to share innovations in housing policy and urban planning approaches to aging in place and community development for older adults. In 2019, HUD hosted a research forum in Los Angeles and a research delegation in Washington, D.C., and New York City. In 2020, a small delegation led by Assistant Secretary Appleton visited Japan and attended a forum in both Tokyo and Nagoya.
- **German JDOI and the German Marshall Fund of the United States (GMF) Dialogue for Change Program:** In 2019, HUD and the German Federal Ministry of the Interior, Building, and Community (BMI) signed a Joint Declaration of Intent (JDOI), renewing the JDOI previously signed in 2011.

HUD has also entered into Memoranda of Understanding (MOUs) with several countries



to facilitate the exchange of ideas on how to best address common housing and community development challenges.

- **Israel MOU and JEDG Meeting:** Since 2017, HUD has participated in the U.S.-Israel Joint Economic Development Group (JEDG), an annual economic policy dialogue between the two countries.

Assistant Secretary Appleton attended the 2019 and 2020 JEDG as HUD's representative. In 2018, HUD and Israel's Ministry of Finance signed a Memorandum of Cooperation to work collaboratively and in a mutually beneficial manner to support and learn from research on affordable housing and urban development policies and programs.

- **Korea MOU and Wilson Center Research Partnership:** HUD, Ginnie Mae, and the Republic of Korea signed an MOU in October 2014, and a new MOU is expected in 2020. A new MOU will focus on best practices and policies surrounding economic revitalization of urban and rural

communities and other shared interests.

- **Saudi Arabia MOU:** In 2020, a Memorandum of Understanding (MOU) was signed between HUD and the Saudi Arabian Ministry of Housing. The Saudi Arabian Ministry of Housing is interested in learning more about the U.S. government's mortgage system.

PD&R also leads HUD's coordination with philanthropy, providing resources, tools, and advice. PD&R runs Philanthropic Engagement Workshops for HUD employees nationwide to learn more about the philanthropic sector and identify useful strategies to build partnerships in their regions. PD&R also engages with major foundations around the country, ensuring their programs and initiatives are highlighted to HUD staff. One engagement includes an MOU with AARP to support research on healthy aging in place and shared housing, among others.

International Engagement During a Global Pandemic

PD&R facilitated HUD's collaboration with Australia's Housing and Urban Research Institute (AHURI) to share best practices and highlight each other's research. In September 2020, HUD and AHURI co-hosted the COVID-19 International Housing Policy Roundtable. The purpose of the roundtable was to convene an international panel focusing on policy exchange as the opening of an international housing policy dialogue in the context of the COVID-19 pandemic among a range of nations to capture diverse approaches to the pandemic and economic recovery. Representatives from 10 nations participated in the virtual roundtable, which highlighted commonalities and differences between the participants' national responses and research strategies to assess the impact of these responses.

Appendix: Publications and Datasets

During the past 2 years, PD&R has released 45 publications, 10 National Summary Reports, 22 Housing Market Indicators (U.S. Housing Market Reports), and 52 datasets.

All reports and datasets listed can be accessed through HUDUser.gov.

Note: This list does not include historical reports posted on HUDUser.gov during this timeframe.



Publications:

2M Research

Deriving Local Trend Factors for Fair Market Rent Estimation

Aratani, Yumiko, Charney, Ariel, Lazzeroni, Sarah, Nguyen, Sophie, Moore, Tiana, Hernández, Diana, Brooks-Gunn, Jeanne, Columbia University Mailman School of Public Health, National Center for Children in Poverty
Examining the Effects of the Rental Assistance Demonstration on Children Living in Public Housing in Fresno, California

Bower, Anna E., Canes, Michael E., Funk, Stuart D., Prabhakaran, Jyothsna, LMI, Deora, Amy, CIVIS Analytics, Hazelton, Rob, Dominion Due Diligence Group
Review of Energy Performance Contracts in Public Housing

Castells, Nina

Moving to Work Retrospective: Evaluating the Effects of Santa Clara County Housing Authority's Rent Reform

Cohen, Rebecca, Yetvin, Will, Khadduri, Jill, Abt Associates Inc.
Understanding Encampments of People Experiencing Homelessness and Community Responses: Emerging Evidence as of Late 2018

Cunningham, Mary K., Liberman, Akiva
HUD-DOJ Pay for Success (PFS) Permanent Supportive Housing (PSH) Demonstration Infographic: Target Populations and Target Outcomes

Dastrup, Samuel, Finkel, Meryl, Burnett, Kimberly, Sousa, Tanya de
Small Area Fair Market Rent Demonstration Evaluation: Final Report

Dunton, Lauren, Brown, Scott R., Abt Associates Inc.
Rapid Re-housing in 2018: Program Features and Assistance Models
Understanding Rapid Re-housing

Eggers, Frederick J., Econometrica Inc., SP Group LLC
Characteristics of HUD-Assisted Renters and Their Units in 2015

Characteristics of HUD-Assisted Renters and Their Units in 2017

- Gillespie, Sarah, Batko, Samantha, Liberman, Akiva, Urban Institute
Data Use and Challenges in Using Pay for Success to Implement Permanent Supportive Housing: Lessons From the HUD-DOJ Demonstration
- Gubits, Daniel, Bishop, Korrin, Dunton, Lauren, Wood, Michelle, Spellman, Brooke E., Khadduri, Jill
Understanding Rapid Re-housing: Systematic Review of Rapid Re-housing Outcomes Literature
- Hollar, Michael K., Marcin, Daniel, McFarlane, Alastair, Office of Policy Development and Research, U.S. Department of Housing and Urban Development
Report to Congress on the On-Site Completion of Construction for Manufactured Homes
- Jefferson, Anna, Thomas, Hannah, Khadduri, Jill, Mahathey, Anna, Dunton, Lauren, Abt Associates Inc.
Understanding Rapid Re-housing: Findings from Initial Interviews with Rapid Re-housing Participants
- Liberman, Akiva, Bieretz, Brian, Alexandra, Ricks, Cunningham, Mary K., Eldridge, Matt, Gillespie, Sarah, McCoy, Evelyn, Batko, Samantha, DuBois, Nicole
Evaluation of the HUD-DOJ Pay for Success Permanent Supportive Housing Demonstration Baseline Report
- Martin, Carlos, McCoy, Andrew
Building Even Better Homes: Strategies for Promoting Innovation in Home Building
- McInnis, Debi, Gubits, Daniel, Rodriguez, Brenda, Brown, Scott R., Wood, Michelle, Abt Associates Inc.
Family Options Study: Long-term Tracking Project
- Mitchell, Maxine V., CRE, Miller, Robert E., Brett, Deborah, Kinser, Ralph, Moroney, Ann, Tatian, Peter A., Galvez, Martha, Meixell, Braydon, Daniels, Rebecca
Interface of Mobility and Sustainability: Thompson v. HUD Final Report
- Morton, Matthew, Dworsky, Amy, Samuels, Gina Miranda, Patel, Sonali
Voices of Youth Count Comprehensive Report: Youth Homelessness in America
- Moulton, Shawn, Peck, Laura, Fiore, Nichole, Bocian, Debbie Gruenstein, DeMarco, Donna, Abt Associates Inc.
Who Participates in Homebuyer Education and Counseling Services and Why? Insights From HUD's First-Time Homebuyer Education and Counseling Demonstration
- Nisar, Hiren, Vachon, Mallory, Horseman, Charles, Murdoch, Jim
Assessment of Economic Opportunity Metrics for HUD-Assisted Renters
- Nisar, Hiren, Murdoch, Jim, Elgin, Dallas, Vachon, Mallory, Horseman, Charles, 2M Research
Landlord Participation Study

Nisar, Hiren, Vachon, Mallory, Horseman, Charles, Murdoch, Jim
Market Predictors of Homelessness: How Housing and Community Factors Shape Homelessness Rates Within Continuums of Care

Peck, Laura, Moulton, Shawn, Bocian, Debbie Gruenstein, DeMarco, Donna, Fiore, Nichole, Abt Associates Inc.
Short-Term Impact Report: The HUD First-Time Homebuyer Education and Counseling Demonstration, Preliminary Findings

Riccio, James, Deitch, Victoria
The Rent Reform Demonstration: Early Effects on Employment and Housing Subsidies

Riccio, James, Verma, Nandita, Deitch, Victoria
The Rent Reform Demonstration: Interim Findings on Implementation, Work, and Other Outcomes

Shawn Bucholtz, U.S. Department of Housing and Urban Development, Emily Molfino, U.S. Census Bureau, Quentin Brummet, National Opinion Research Center
Identifying Subsidized Housing Units Within the American Community Survey Through Administrative Record Linkage: A Technical Report

Stacy, Christina Plerhoples, Leopold, Josh, Teles, Daniel, Gourevitch, Ruth, Oneto, Alyse, Su, Yipeng, Gerken, Matthew, Urban Institute
Moving to Work Retrospective: The Impact of the Moving to Work Demonstration on the Per Household Costs of Federal Housing Assistance

Stout, Dennis, Clogston, Frankie, Thackeray, Alexander, Stoloff, Jennifer, Anthony, Brad, Econometrica Inc., Hayes, Christopher, The Urban Institute
Evaluation of HUD's Rental Assistance Demonstration (RAD): Final Report

Turner, Michael, Walker, Patrick, Policy and Economic Research Council
Potential Impacts of Credit Reporting Public Housing Rental Payment Data

U.S. Department of Housing and Urban Development, Office of Policy Development and Research
Addressing Housing Affordability in High-Cost Metropolitan Areas in the United States

FHA Loan Limits and County Land Area

HUD Section 811 PRA Project Rental Assistance Program Phase II Evaluation Executive Summary

HUD's Office of Policy Development & Research Biennial Report FY 2017-2018

Report to Congress: Photographic Review of HUD-Assisted Properties

Scaling Solutions II: A look at best practices in successful public-philanthropic partnerships

Understanding Whom the LIHTC Serves: Data on Tenants in LIHTC Units as of December 31, 2017

Use of Alternative Data to Supplement Low- and Moderate-Income Summary Data in the Community Development Block Grant Program

U.S. Department of Housing and Urban Development, Office of Public and Indian Housing, Office of Policy Development and Research
Impediments to PHA Reimbursement for Surveys and Solutions to Address Delays in HUD's Annual Calculation of Fair Market Rents

U.S. Department of Housing and Urban Development, U.S. Census Bureau, U.S. Department of Commerce
Topical Module History Report: 2009–2019

Vandawalker, Melissa, Breunig, Ian, Dastrup, Samuel, Galantowicz, Sara, Locke, Gretchen, Nichols, Austin, Abt Associates Inc.
HUD Section 811 PRA Project Rental Assistance Program Phase II Evaluation Final Report Implementation and Short-Term Outcomes

Verma, Nandita, Stephen, Freedman, Tessler, Betsy L., Nuñez, Stephen, Fink, Barbara
Promoting Work and Self-Sufficiency for Housing Voucher Recipients: Early Findings From the Family Self-Sufficiency Program Evaluation

Verma, Nandita, Tessler, Betsy L., Greenberg, David H., Yang, Edith, Sutcliffe, Sophia, MDRC, Webb, Michael D., Rohe, William M., Jaramillo, Atticus, University of North Carolina at Chapel Hill, Khare, Amy T., Miller, Emily K., Joseph, Mark L., Case Western Reserve University
HUD's Jobs Plus Pilot Program for Public Housing Residents: Ongoing Implementation Experiences

Walton, Douglas, Wood, Michelle, Rodriguez, Jason, Khadduri, Jill, Gubits, Daniel, Dunton, Lauren, Shinn, Marybeth
Understanding Rapid Re-housing: Supplemental Analysis of Data from the Family Options Study

Watson, Nicole Elsassner, Steffen, Barry L., Martin, Marge, Vandenbroucke, David A.
Worst Case Housing Needs: 2019 Report To Congress

National Summary Reports:

- October 2018. *2nd Quarter 2018 Housing Market Summary*. Washington, DC: U.S. Department of Housing and Urban Development.
- January 2019. *3rd Quarter 2018 Housing Market Summary*. Washington, DC: U.S. Department of Housing and Urban Development.
- March 2019. *4th Quarter 2018 Housing Market Summary*. Washington, DC: U.S. Department of Housing and Urban Development.
- June 2019. *1st Quarter 2019 Housing Market Summary*. Washington, DC: U.S. Department of Housing and Urban Development.
- September 2019. *2nd Quarter 2019 Housing Market Summary*. Washington, DC: U.S. Department of Housing and Urban Development.
- December 2019. *3rd Quarter 2019 Housing Market Summary*. Washington, DC: U.S. Department of Housing and Urban Development.
- March 2020. *4th Quarter 2019 Housing Market Summary*. Washington, DC: U.S. Department of Housing and Urban Development.
- June 2020. *1st Quarter 2020 Housing Market Summary*. Washington, DC: U.S. Department of Housing and Urban Development.
- September 2020. *2nd Quarter 2020 Housing Market Summary*. Washington, DC: U.S. Department of Housing and Urban Development.

Monthly National Housing Market Indicators (total 22 reports: 14 in FY 2019 and 8 in FY 2020)

Datasets:

October 2018	HUD USPS Vacancy Data for 3rd Quarter 2018. HUD USPS ZIP Code Crosswalk Files for 3rd Quarter, 2018. Qualified Census Tracts and Difficult Development Areas: Data for 2019.
November 2018	FY 2019 Multifamily Utility Allowance Factors.
January 2019	HUD USPS Vacancy Data for 4th Quarter 2018. HUD USPS ZIP Code Crosswalk Files for 4th Quarter, 2018.
February 2019	Picture of Subsidized Households: 2018 Data.
April 2019	Special Tabulations of Households: 2017 Data. Physical Inspection Scores: 2019 Data. FY 2019 50th Percentile Data. FY 2019 Renewal Funding Inflation Factors. HUD USPS Vacancy Data for 1st Quarter 2019.

	HUD USPS ZIP Code Crosswalk Files for 1st Quarter, 2019.
	FY 2019 Income Limits, MTSP Income Limits, URA Income Limits, NSP Income Limits.
June 2019	SOCDS Building Permits 2018 annual data.
	FY 2019 Low-Vacancy Areas - Set-Aside Tenant Protection Vouchers.
July 2019	HUD USPS Vacancy Data for 2nd Quarter 2019.
	HUD USPS ZIP Code Crosswalk Files for 2nd Quarter, 2019.
August 2019	Consolidated Planning 2012-2016.
	FY 2020 Fair Market Rents (FMR), Small Area FMR.
September 2019	Qualified Census Tracts and Difficult Development Areas: Data for 2020.
October 2019	HUD USPS Vacancy Data for 3rd Quarter 2019.
	HUD USPS ZIP Code Crosswalk Files for 3rd Quarter, 2019.
November 2019	FY 2020 Multifamily Utility Allowance Factors.
December 2019	Annual Adjustment Factors 2020.
	Homelessness Prediction Model Data.
January 2020	Public Use Microdata Sample (PUMS) Data for 2019.
	HUD USPS Vacancy Data for 4th Quarter 2019.
	HUD USPS ZIP Code Crosswalk Files for 4th Quarter, 2019.
	Picture of Subsidized Households: 2019 Data.
	Wildfire Risk Exposure - California.
March 2020	FY 2020 Renewal Funding Inflation Factors.
	FY 2020 Income Limits, MTSP Income Limits, URA Income Limits, NSP Income Limits.
April 2020	HUD USPS Vacancy Data for 1st Quarter 2020.
	HUD USPS ZIP Code Crosswalk Files for 1st Quarter, 2020.
	ACS-HUD Data Linkage.

May 2020	<p>SOCDS Building Permits 2019 annual data.</p> <p>Survey of Market Absorption of New Multifamily Units.</p> <p>Survey of Construction.</p> <p>Manufactured Housing Survey.</p>
June 2020	<p>CY 2018 Low Income Housing Tax Credit data.</p>
July 2020	<p>FY 2020 Low-Vacancy Areas – Set-Aside Tenant Protection Vouchers.</p>
August 2020	<p>FY 2021 Fair Market Rents (FMR), Small Area FMR.</p> <p>HUD USPS Vacancy Data for 2nd Quarter 2020.</p> <p>HUD USPS ZIP Code Crosswalk Files for 2nd Quarter, 2020.</p> <p>Migrated AHAR and PIT datasets from HUD Exchange to HUD User.</p>
September 2020	<p>2015-2017 CINCH and Rental Dynamics Reports.</p> <p>2021 Qualified Census Tract.</p> <p>Migrated CDBG Income Limits from HUD Exchange to HUD User.</p> <p>Migrated HOPWA Income Limits from HUD Exchange to HUD User.</p> <p>Migrated Housing Trust Fund Income Limits from HUD Exchange to HUD User.</p> <p>Migrated Housing Trust Fund Rent Limits from HUD Exchange to HUD User.</p>

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Washington, DC 20410-6000



January 2021