

RESEARCH AGENDA CONFERENCE



U.S. Department of Housing and Urban Development | Office of Policy Development and Research

Research Agenda Conference

Policy Development and Research

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L'Enfant Plaza Hotel

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Building a Research Agenda: Stakeholder Outreach

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Five Forums for Public Input

- What Works Collaborative (WWC)
- How Housing Matters Conference
- Web Portal for Public Outreach
- Research Agenda Conference
- Future Engagement with Stakeholders



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What Works Collaborative Partners

- **Foundation Partners:**

- Annie E. Casey Foundation
- Ford Foundation
- Kresge Foundation
- John D. and Catherine T. MacArthur Foundation
- Open Society Institute
- Rockefeller Foundation
- Surdna Foundation

- **Research Partners:**

- Brookings Institution
- Furman Center for Real Estate and Urban Policy, New York University
- Joint Center for Housing Studies, Harvard University
- Urban Institute, Center for Metropolitan Housing and Communities



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How Housing Matters Participants

- MacArthur Foundation
- National Building Museum
- Bridge Project
- Purpose Built Communities
- Rand Corporation
- Housing Partnership Network
- Institute for Research on Poverty, University of Wisconsin-Madison
- Family Self Sufficiency Program, Montgomery County, MD
- Center for Housing Policy
- Northwestern University
- U.S. Department of Health and Human Services
- Children's Health Watch
- University of Chicago Law School
- National Church Residencies
- Massachusetts Institute of Technology
- NeighborWorks America
- Low Income Investment Fund
- Johns Hopkins Institute for Policy Studies



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Web Portal for Public Outreach

- **148 Public Comments**
- **Type of Organizations:**
 - National Nonprofits and Advocacy Groups
 - Municipal Governments
 - State Agencies, Community Development Corporations, and Nonprofits
 - Researchers and Students
 - Private Firms
 - HUD Staff
 - Concerned Individuals
- **Sample of Research Themes:**
 - Improving property appraisals and market analyses
 - Credit scores and loan performance
 - Locational efficiency
 - Social capital and capacity building in neighborhood development
 - How to make rental assistance programs more effective
 - How to better serve people with special needs
 - Shared equity housing



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Common Themes from Outreach

1. **Create, Expand, and Integrate Datasets and Surveys; Utilize Existing Program Data for Research Purposes.**
2. **Pilot/Research Innovative Solutions with Demonstrations and Experiments.**
3. **Research Outcome and Cost Effectiveness of Existing Programs.**
4. **Establish Standard Metrics for the Field.**
5. **Research Housing Market Trends, Inefficiencies, and Characteristics.**
6. **Disseminate Information.**



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1. Create, Expand, and Integrate Datasets and Surveys; Utilize Existing Program Data

- **Integrate housing data with education and health data from other Federal agencies to fully understand how housing matters to kids and the elderly**
– *How Housing Matters; What Works*
- **Better utilize existing foreclosure data on FHA, Fannie Mae, and Freddie Mac properties to better understand the effects of foreclosures on renters; complement with a new survey of renters in foreclosed properties**
– *Web Portal; What Works*
- **Analyze FHA multifamily financial data to better understand how multifamily properties weathered the financial downturn**
– *What Works*
- **Use existing FHA Multifamily data and obtain new data from utility companies to better understand a) the split incentive problem for energy conservation in rental housing and b) the cost effectiveness and efficiencies of green retrofits**
– *What Works*



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2. Pilot / Research Innovative Solutions with Demonstrations and Experiments.

- **Pilot and evaluate shared-equity solutions such as land trusts, rent-to-own models, cooperatives, and other financing structures**
– *Web Portal; What Works*
- **Design and evaluate new lending programs or other non-traditional credit products to address market inefficiencies**
– *What Works*
- **Pilot and examine regionalization strategies for voucher administration**
– *Web Portal*
- **Examine methods of measuring and operationalizing land taxation to address speculation in neighborhoods**
– *Web Portal*
- **Through a national demonstration, pilot and evaluate ways to minimize risks inherent in rental tenure, such as long-term leases or rental insurance**
– *What Works*



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3. Research Outcome and Cost Effectiveness of Existing Programs.

- **Cost benefit analyses to show savings in other federal programs caused by investments in housing**
– *How Housing Matters; What Works*
- **Research efficient uses of neighborhood stabilization resources, including appropriate levels of rehab and best practices for coordinating between local, state, and federal efforts**
– *What Works*
- **Most effective means for integrating services with housing and tenant relocation strategies**
– *Web Portal*
- **Further examine the cost effectiveness of place based vs. tenant based assistance**
– *Web Portal*
- **Examine the effects of place-based Federal investments on neighborhood strength or the trajectory of neighborhood change**
– *Web Portal*



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4. Establish Standard Metrics for the Field.

- **Incorporate disability metrics in standard HUD reports and data systems like the Worst Case Needs Analysis and CHAS special tabulations of the ACS**
– *Web Portal*
- **Establish standard opportunity metrics for schools and neighborhoods**
– *How Housing Matters; What Works*
- **Build off CNT's H+T index to create a national index measuring the totality of housing costs, including energy costs and transportation models**
– *Web Portal*



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5. Research Housing Market Trends, Inefficiencies, and Characteristics.

- **Research demographic trends and their relation to projections in tenure demand and public assistance**
– *Web Portal; What Works*
- **Research the supply of accessible units for disabled households across various markets**
– *Web Portal*
- **Continue research on housing discrimination along protected classes, including religious affiliation, sexual orientation, gender identity, victims of domestic violence, and persons with disabilities**
– *Web Portal*
- **Research the impacts of improvements in global logistics on metropolitan economies**
– *What Works*



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6. Disseminate Knowledge.

- **Synthesize literature on housing finance and disseminate policy relevant findings**
– *What Works*
- **Disseminate best practices for community and neighborhood planning, not just regional planning and collaboration**
– *Web Portal*



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- **Your turn for input**
- **Help us prioritize PD&R's agenda to best serve practitioners, scholars, and public servants**



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