



PD&R



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

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# **Key PD&R Program Office Research and Housing Surveys**

**FY08 – FY11**

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## Strategic Goal 1: Strengthen the Nation's Housing Market to Bolster the Economy and Protect Consumers

### ***American Housing Survey for the United States (Joint Report with Census Bureau)***

Completion Date: Ongoing, reports produced annually

GTR: Dav Vandenbroucke

**Description:** This study is a survey of American housing units, their occupants, and their neighborhoods. First conducted in 1973, the survey's long-term design allows analysts to trace the characteristics of U.S. housing units and their occupants. The numbers behind this survey tell us a great deal about the composition of our housing stock, as well as help us monitor the mortgage markets, measure worst-case housing needs, and inform our policy choices. A comprehensive national sample of the more than 130 million residential housing units, the 2009 American Housing Survey is the most thorough look inside the homes of millions of Americans and reveals everything from the square footage of the unit to how many homes have front porches, garages or even usable fireplaces. The 2009 AHS includes enhanced data for five metropolitan areas: Chicago, Detroit, Philadelphia, New York and Northern New Jersey. For the first time ever, the AHS also includes data on disability status of household members.

### ***New Orleans AHS Metro***

Completion Date: August 2010

GTR: Dav Vandenbroucke

**Description:** This study provides detailed information on housing units, their occupants, and their neighborhoods in the New Orleans Metropolitan area. Last conducted in 2004, the AHS for the New Orleans Metropolitan area will show us how the housing stock changed as a result of Hurricane Katrina.

### ***Analytic Support of the AHS***

Projected Completion Date: September 2011

GTR: Dav Vandenbroucke

**Description:** The objective of this project is to: facilitate the preparation of 2009 and 2011 AHS data and documentation for the survey's users, both inside and outside HUD; prepare the Components of Inventory Change (CINCH) and Rental Dynamics reports and datasets based on the 2009 and 2011 data; and highlight the special features of the AHS, by investigating housing issues of current concern. This project has a base period and three option periods, each of which is 12 months long. The first option has been exercised.

### ***Survey of New Home Sales and Completions (Joint Report with Census Bureau)***

Completion Date: Ongoing, reports produced monthly

GTR: Dav Vandenbroucke

**Description:** This study is a survey of the sales volume and prices of new single family homes conducted in conjunction with permit survey.

### ***Survey of Market Absorption (Joint Report with Census Bureau)***

Completion Date: Ongoing, reports produced quarterly

GTR: Carolyn Lynch

**Description:** This study reports on the rate at which newly completed multifamily rental units and condominiums/co-operatives are absorbed (rented or sold). Characteristics such as average asking rents and prices are also collected

### ***Survey of Manufactured Homes Placement (Joint Report with Census Bureau)***

Completion Date: Ongoing, reports produced quarterly

GTR: Carolyn Lynch

**Description:** This report contains data on the number of new manufactured home placements and on sales price, setup, and characteristics of these new homes.

### ***U.S. Housing Market Conditions Quarterly Report***

Completion Date: Ongoing, reports produced quarterly

In House: Carolyn Lynch, Pamela Sharpe, Kevin Kane, Dav Vandenbroucke, Wendy Chi, John Comeau, Kee Nam Cheung, William Reid, and Jian Zhou

**Description:** This report presents an overall summary of key housing sector indicators and detailed quarterly estimates for production, sales, financing, affordability, rental vacancies, and homeownership rates. In addition, HUD's staff of field economists provide original housing market analyses for each of HUD's 10 regions and for specific, high-interest metropolitan areas.

### ***The PD&R Fact Sheet: Housing at a Glance***

Completion Date: Ongoing, reports produced bi-weekly

In House: Carolyn Lynch, Edward Szymanoski, and William Reeder

**Description:** This report presents data, assessments, and graphs of key housing and economic indicators.

### ***Monthly Housing Scorecard***

Completion Date: Ongoing, reports produced monthly

In House: Ed Szymanoski and Carolyn Lynch

**Description:** This report presents key statistics from the monthly Home Affordable Modification Program (HAMP) reports and FHA loan modifications, as well as key housing market indicators such as mortgage finance and home sales and prices.

## ***Industry Analysis of FHA's Market Role***

Completion Date: May 2008

GTR: William Reeder

**Description:** This project examines subprime and other specialized borrower groupings in relation to the availability of FHA and prime conventional loan products, underwriting rules, and costs to determine the extent to which and reasons why borrowers choose or are forced to take subprime loans. The study, in part, is attempting to ascertain why any A minus or strong B credit borrowers have subprime loans. The contractor reviewed and obtained industry insights about FHA and prime conventional underwriting standards to see if they unduly penalize certain segments of the population and conducted empirical analyses highlighting the risk and other characteristics of borrowers that FHA and prime conventional lenders do and do not serve.

## ***Impact of Neighborhood Credit Measures on Subprime Lending Patterns in Minority Neighborhoods***

Completion Date: July 2008

GTR: William Reeder

**Description:** This project examined the factors related to patterns and relative shares of subprime lending while controlling for neighborhood credit measures. Using newly available data on neighborhood level measures of credit scores for each of nine metropolitan areas selected to reflect a range of racial and ethnic population characteristics, this study presents detailed analysis of what has come to be known as the "risk or race" question. In particular, this report summarizes the results obtained from a series of weighted least squares regressions for models that seek to explain census tract-level variation in the share of higher-priced subprime mortgages for home purchase and refinance. In addition, the paper also reports the findings obtained from a series of logit regression models of the impact that tract-level mortgage credit scores have on the probability that an individual borrower will obtain a higher-priced as opposed to lower-priced prime mortgage. Following the path breaking work of Susan Wachter and her colleagues, these models included various measures expected to influence the allocation of mortgage credit including income and other demographic factors, mortgage credit and other measures of credit risk, as well as various neighborhood-level housing market variables. For both sets of equations, the key focus is on whether and how the inclusion of tract-level credit score information influences the relationship between racial factors and access to prime mortgages.

## ***A Study of Closing Costs for FHA Mortgages***

Completion Date: December 2008

GTR: William Reeder

**Description:** This project provided follow-up services for qualitative and statistical analysis of origination and settlement costs using the closing cost databases developed under previous contracts. The analyses support the Department's initiative for Real Estate Settlement Procedures Act (RESPA) reform and other research efforts related to loan origination and settlement.

## ***Case Studies of Title and Settlement Charges in Five Cities***

Projected Completion Date: December 2011

GTR: William Reid

**Description:** The purpose of this study is to provide qualitative and statistical analysis of origination and settlement costs data sampled from five metropolitan areas with particular emphasis on title costs since these are a large fraction of closing costs that were not extensively analyzed in a prior FHA closing cost study where the primary focus was on loan fees. The more specific goal is to determine what factors can be identified as leading to variations in title fees.

### ***Housing Counseling Outcome Evaluation***

Projected Completion Date: Process report completed October 2008; Evaluation report expected December 2011

GTR: Marina Myhre

**Description:** The process study describes how housing counseling works—who does it, who receives it, and the forms it takes. The second part of the project examines the housing outcomes experienced by families who receive certain types of counseling. In an ideal world, eventually this study would estimate the effects of receiving counseling—for example, do persons who receive counseling become more successful homeowners than similar people who do not receive counseling.

### ***Rates of Foreclosure in HOME and ADDI Programs***

Completion Date: June 2009

GTR: Judson James

**Description:** This congressionally mandated study attempted to measure the extent to which people receiving HOME downpayment assistance become successful homeowners and quantify default and delinquency rates among these families.

### ***SHOP Evaluation***

Projected Completion Date: Final report expected for publication June 2011

GTR: Marina Myhre

**Description:** This report is the first study of the Self-Help Homeownership Opportunity Program (SHOP). The study documents how this program is implemented, whom it serves, and how it benefits low-income homeowners.

### ***Worst Case Housing Needs 2009: A Report to Congress***

Completion Date: February 2011

In House: Barry Steffen

**Description:** These reports, requested by the Senate Appropriations Committee starting in 1991, estimate nationwide worst-case needs for housing assistance. This report analyzes key national housing market data from the 2009 AHS survey. The report examines the extent and character of affordable housing needs, including regional and demographic trends and urban, suburban, and rural housing needs.

### ***Worst Case Housing Needs of People With Disabilities – Supplemental Findings of the Worst Case Needs 2009: Report to Congress***

Completion Date: March 2011

In House: Teresa Souza

**Description:** This study presents national estimates of the number of households that include people with disabilities who have worst case housing needs and presents their characteristics. It provides a supplement to the Worst Case Housing Needs 2009: Report to Congress, released in February 2011.

### ***HUD's National Low Income Housing Tax Credit (LIHTC) Database***

Completion Date: January 2010

GTR: Michael Hollar

**Description:** HUD has updated the Low-Income Housing Tax Credit (LIHTC) database annually since the mid-1990's to include properties placed in service. The update for projects placed in service through 2006 was the first to include data from new survey questions on amount of allocated tax credits, amounts of HUD subsidies in project financing, information on elected set-asides, and the presence of project-based rental assistance. Data are available through an interactive system at [lihtc.HUDUser.org](http://lihtc.HUDUser.org). Due to funding restrictions, a full report was not produced for the 2007 update, but summary tables of the data are available. Future property data will be collected as part of the LIHTC Tenant Data Systems.

### ***Low-Income Housing Tax Credit Projects after 15 Years***

Projected Completion Date: August 2011

GTR: Regina Gray

**Description:** This study examines what happened to LIHTC properties after the first 15 years, when the original use restrictions for properties that received tax credit allocations before 1990 expired, and when some tax credit properties funded after that date also were able to leave the program. Data collection and analysis will look at how many properties left the program, how many remained in the program, and the reasons behind owner and investor decisions on whether or not to continue operations as affordable housing for low-income renters.

### ***DHAP Incremental Rent Transition Study***

Projected Completion Date: January 2012

GTR: Marina Myhre

**Description:** HUD is conducting an important study of the Disaster Housing Assistance Program (DHAP). The study tasks include tracking the client sample, conducting a 12-month follow-up telephone survey with the sample of DHAP Phase I/II/III families, data analysis, and interim and final reports. The study will fulfill three important needs for HUD and disaster housing responders. First, it will provide systematic information on the outcomes realized by disaster housing assistance recipients. Second, it will explore how these outcomes vary with the characteristics of clients, the services they receive, and the market-rate rent transition strategy to which they are subject. Third, this study will lay the groundwork for disaster housing policies.

### ***Picture of Subsidized Households***

Completion Date: Ongoing

In House: Program Monitoring and Research Division staff

**Description:** Initially issued only as a hardcopy report, the Picture of Subsidized Households and its accompanying set of data files provide essential statistics on the characteristics of families that participate in HUD rental subsidy programs. Last issued in 2000, this study is widely used by researchers and the public and is one of HUD's primary tools for disseminating information on the beneficiaries of rental subsidy programs at the national, state, public housing agency (PHA), project, and census tract levels. A website with a query capability to search the data has been developed and is undergoing final testing. The Picture of Subsidized Households for years 2004 through 2007 will be available on HUDUSER in June 2010. Picture 2008 is currently available on HUDUSER. Picture 2009 is being completed. The Picture of Subsidized Households is expected to be available annually on HUDUSER.

### ***Success Rates in the Housing Choice Voucher Program***

Completion Date: September 2008

In House: Lydia Taghavi

**Description:** This study researched the feasibility of using administrative data to determine the proportion of families who are issued a housing voucher that succeed in leasing a unit. To date, the only way of estimating success rates has been to perform a research project in which data are gathered specifically for this purpose from a sample of public housing agencies. Such a method is relatively expensive, and because the research is performed against only a sample, relatively few local agencies are included. This exploratory examination of the data indicated that the information from PIC is highly deficient. A new effort is being pursued in PIC beginning September 2010 to improve data collection on voucher issuance.

### ***Assisted Housing Research Cadre***

Projected Completion Date: April 2011

GTR: Barbara Haley

**Description:** This project is a continued effort to expand PD&R's research capacity on topics related to assisted housing through an external cadre of assisted-housing researchers. It designates a group of up to 28 social science researchers capable of conducting policy research and analysis using HUD's program administrative data and data from other sources. Individual task orders on a variety of topics related to assisted-housing are prepared and submitted to the cadre for completion. Five task orders are currently underway.

## ***Fair Market Rent Telephone Surveys***

Projected Completion Date: September 2011

GTR: Marie L. Lihn

**Description:** Since 1994, HUD has conducted random digit dialing (RDD) surveys of areas to improve the estimation of Fair Market Rents (FMRs). FMRs serve as the payment standard used to calculate subsidies under the Rental Voucher program. They are gross rent estimates and include shelter rent plus the cost of all tenant-paid utilities except telephone. FMRs must ensure a sufficient supply of rental housing to program participants. The objective of this contract is to conduct RDD surveys of areas designated by HUD staff. The RDD survey is used to re-benchmark the FMR if a significant difference is determined. Metropolitan and nonmetropolitan areas will be surveyed.

## Strategic Goal 3: Utilize Housing as a Platform for Improving Quality of Life

### ***Evaluation of Rapid Re-housing for Families Demonstration***

Projected Completion Date: July 2013

GTR: Anne Fletcher

**Description:** HUD's FY 2008 appropriation included a \$25 million demonstration of the rapid re-housing for families program, including \$1.25 million for an evaluation. Rapid re-housing is based on the notion that there is a band of families with minimal barriers to housing that could be stabilized with a limited amount of housing assistance and services. Grantees were invited to develop their own assessment tool that would be used to identify eligible families, as well as match them to the appropriate intervention, and to offer short term assistance (3-6 months), long term assistance (12-15 months), or both. Twenty-three grants were awarded, and all grantees will participate in both a process and an outcomes evaluation.

### ***Impact of Housing and Services Interventions on Homeless Families***

Projected Completion Date: December 2013

GTR: Anne Fletcher

**Description:** PD&R is beginning a congressionally mandated study of the effectiveness of different approaches to addressing family homelessness. The study will enroll 3,000 families in twelve sites across the country and randomly assign each family to one of four interventions: project-based transitional housing, community-based rapid re-housing, subsidy only, and usual care. Families will be interviewed at baseline (entry/random assignment), tracked for 18 months after intervention, and administered a follow-up survey at 18 months. The overall goal of the study is to determine which interventions work best to promote housing stability, family preservation, child well-being, adult well-being, and self-sufficiency for homeless families.

### ***Life After Transitional Housing for Homeless Families***

Completion Date: September 2008

GTR: Paul Dornan/Anne Fletcher

**Description:** This report provides an in-depth examination of transitional housing for homeless families. The study sought to assess the dynamics of transitional housing programs, the outcomes for families who are served in transitional housing programs, and to capture the culture and context of transitional housing projects for families. In addition to studying the programs themselves, this study involved tracking 195 homeless families at 3, 6, and 12 months after they had left transitional housing programs in five communities throughout the country.

### ***Costs Associated With First-Time Homelessness for Families and Individuals***

Completion Date: November 2008

GTR: Paul Dornan/Anne Fletcher

**Description:** This study measured costs associated with first-time homeless families and individuals incurred by homeless and mainstream service delivery systems in six study communities. In the process of capturing costs, the study also derived "path groups" that empirically document the way individuals and families utilize the homeless assistance system in each of the six study communities. The study resulted in the development of a common methodology for calculating costs that allows for comparisons of costs across program types.

## ***Strategies for Improving Homeless People's Access to Mainstream Benefits and Services***

Completion Date: 2009

GTR: Paul Dornan/Anne Fletcher

**Description:** This study examines how seven communities sought to improve homeless people's access to mainstream services and benefits following a purposeful shift away from funding services through HUD's Supportive Housing Program. By examining the different organizations used and activities undertaken by communities to maximize homeless people's access to mainstream benefits and services, this study provides communities with models and strategies that they can use. It also highlights the limits of what even the most resourceful of communities can do to enhance service and benefit access by homeless families and individuals.

## ***Evaluation of the Demonstration Grant (202) Program***

Projected Completion Date: November 2011

GTR: Ashaki Robinson Johns

**Description:** This study evaluates the impact of the Section 202 Demonstration Planning Grant Program (DPG). DPG was implemented to assist sponsors of projects that received Section 202 with predevelopment funding to meet an 18-month loan closing timeframe.

## ***Section 202 and 811 Operating Costs Needs***

Completion Date: Published June 2010

GTR: Michael Morse and Brent Mast

**Description:** Using HUD administrative data, this study reviews the levels and patterns of operating expenses of the project rental assistance contract (PRAC) Section 202 and 811 projects funded to date. The study also explores the feasibility of benchmarking the operating expenses of these developments and using operating costs of other HUD-assisted rental properties that serve similar populations.

## ***Section 202 Supportive Housing for the Elderly***

Completion Date: June 2008

In House: Barbara Haley

**Description:** This study addresses issues raised by OMB in the 2004 PART review of the Section 202 Program. The final report for this project summarizes the purpose of the program, provides important historical context, and describes characteristics of participants and properties. The study also proposes three long-range performance measures that could serve as benchmarks for the Section 202 program and identifies the need for future evaluation and monitoring.

## ***Older Americans: Key Indicators of Well-Being (with HHS)***

Projected Completion Date: September 2011

Contact: Meena Bavan

**Description:** HUD is funding the production of the Older Americans: Key Indicators of Well-Being Report and related publications. These reports will provide a summary of national indicators of older adults' well-being in an easy to use, non-technical format and document activities related to the expansion of research that supports the development of indicators, the evaluations of indicators, and efforts to close data gaps. In addition, such reports serve to improve both the quality and use of Federal data on aging by identifying information gaps, data inconsistencies, and data integration issues.

## ***MTO Evaluation***

Projected Completion Date: December 2011

GTR: Todd Richardson

**Description:** The Moving to Opportunity (MTO) evaluation is a major continuing project that commenced in 1994. Structured as a large social experiment, the evaluation will measure the differences realized by a family over a 15-year period when it moves from project-based housing assistance in a high poverty neighborhood to a low poverty neighborhood using a voucher. This report includes many measures of social and economic well-being, including employment, earnings, welfare receipt, educational achievement, health, and crime.

## ***Effects of Assisted Housing on Multiple Indicators of Well-Being***

Projected Completion Date: September 2011

GTR: Barbara Haley

**Description:** This project investigates the effects of assisted housing on multiple indicators of well-being of adults, youth, and children by combining longitudinal survey information from Panel Study of Income Dynamics (PSID) with administrative records from the TRACS, PIC and MTCS databases. The analytical goals of the project are to investigate: (1) the effects of public housing on the economic self-sufficiency outcomes (e.g., work hours, earnings) of young adults who spent some portion of their childhood in project-based assisted housing; (2) the contemporaneous effects of housing assistance on the economic self-sufficiency outcomes of adults; (3) the effects of housing assistance on the well-being outcomes of infants and toddlers; (4) the effects of housing assistance on adolescent well-being (e.g., teen births); and (5) the effects of welfare reform on housing assistance recipients.

## ***Rural Housing Research***

Completion Date: Ongoing

GTR: Ndeye Jackson

**Description:** Between fiscal years 1994 and 2007, PD&R administered a cooperative agreement with the Housing Assistance Council (HAC), a national nonprofit corporation, to provide technical assistance to state and local governments and rural housing organizations and undertake research on rural housing issues and evaluations of federal housing programs, including those of the Office of Rural Development of the U.S. Department of Agriculture. For 2006, HAC's Research and Information program consisted of five research projects and one data project. In FY 2007, HAC was not funded by Congress; in FY 2008 HAC received a Neighborhood Initiatives Grant that CPD administered. In FY 2009, HAC received funding for capacity building, technical assistance, loan fund and research activities, which was administered by PDR. As part of the 2009 research program HAC undertook 6 research studies and one data project. HAC has received funding for FY 2010 for the same activities as for FY 2009. The research program will include 6-8 research projects.

## ***Panel Study of Income Dynamics***

Completion Date: September 2008

GTR: Michael Morse

**Description:** Through an Interagency Agreement, HUD transferred funds in 2007 and 2008 to the National Science Foundation to support the Panel Study for Income Dynamics (PSID). The PSID is a research data base which covers over 40,000 individuals spanning as much as 34 years of history. A PDR representative served on the Advisory Committee and had a role in determining changes to PSID and recommending and reviewing projects proposed for its use. Of particular importance to PDR was the geocoding of PSID. The contract was not funded in 2009 or 2010.

## ***Central Cities and Suburbs: Economic Rivals or Allies?***

Completion Date: 2010

In House: Michael Hollar

**Description:** Theoretical models of urban development come to contradictory conclusions regarding the nature of central city-suburb interdependence. Unfortunately, empirical research into this relationship has been hampered by the lack of identifying information due to the endogeneity of factors affecting both central city and suburban growth. This paper resolves the identification problem by constructing an index that measures price shocks to export industries located in either center cities or their suburbs. The results indicate that positive export industry price shocks to one area have a positive spillover effect on the other. Interestingly, the cross-elasticity of suburban employment with respect to center city employment (1.18) significantly exceeds the cross-elasticity of central city employment with respect to suburban employment (0.24). To be published in *Journal of Regional Science*, 2011.

### ***Valuing Environmental Quality: A Space-based Strategy***

Completion Date: July 2009

In House: John Carruthers (with David Clark, Marquette University, Department of Economics)

**Description:** This paper develops and applies a space-based strategy for overcoming the general problem of deriving the implicit demand for non-market goods. It focuses specifically on evaluating one form of environmental quality, distance from EPA-designated environmental hazards, via the single-family housing market in the Puget Sound region of Washington State. A spatial two-stage hedonic price analysis is used to: (i) estimate the marginal implicit price of distance from air release sites, hazardous waste generators, hazardous waste handlers, superfund sites, and toxic release sites; and (ii) estimate a series of implicit demand functions describing the relationship between the price of distance and the quantity consumed. The analysis, which represents an important step forward in the valuation of environmental quality, reveals that the information needed to identify second-stage demand functions is hidden right in plain sight — hanging in the ether of the regional housing market. Citation: Carruthers JI, Clark DE (2010) Valuing Environmental Quality: A Space-based Strategy. *Journal of Regional Science*.

### ***The “Plane of Living” and the Recent Evolution of Housing Values in the United States***

Completion Date: August 2009

In House: John Carruthers (with Gordon Mulligan, University of Arizona, Department of Geography and Regional Development)

**Description:** This paper explores the relationship between quality of life differentials and the recent evolution of housing values across the United States with an eye toward implications for public policy. The analysis combines older spatial demographic methods (systematic mapping) with newer spatial econometric methods (autoregressive modeling) to deliver a panoramic view of the contemporary “plane of living” and an evaluation of its influence on housing values. Housing values are inextricably bound to geography — both natural amenities and human amenities matter, but in somewhat different ways. The influence of natural amenities is growing more powerful, but human amenities offer key opportunities to address housing market conditions because they can readily be enhanced via public policy. Several general policy recommendations follow from these findings. Citation: Carruthers, JI, Mulligan GF (2009) The “Plane of Living” and the Recent Evolution of Housing Values in the United States. U.S. Department of Housing and Urban Development working paper # REP 09-01.

### ***The Benefits of Environmental Improvement: Estimates From Space-time Analysis***

Completion Date: June 2010

In House: John Carruthers and Robert N. Renner (with David Clark, Marquette University, Department of Economics)

**Description:** This paper develops estimates of environmental improvement based on a two-stage hedonic price analysis of the single family housing market in the Puget Sound region of Washington State. The analysis — which focuses specifically on several EPA-designated environmental hazards and involves 226,918 transactions for 177,303 unique properties that took place between January 2001 and September 2009 — involves four steps: (i) ten hedonic price functions are estimated year-by-year, one for each year of the 2000s; (ii) the hedonic estimates are used to compute the marginal implicit price of distance from air release, superfund, and toxic release sites; (iii) the marginal implicit prices, which vary through time, are used to estimate a series of implicit demand functions describing the relationship between the price of distance and the quantity consumed; and, finally (iv) the demand estimates are compared to those obtained in other research and then used evaluate the potential scale of benefits associated with some basic environmental improvement scenarios. Overall, the analysis provides further evidence that it is possible to develop a structural model of implicit demand within a single housing market and suggests that the benefits of environmental improvement are substantial. Citation: Carruthers JI, Clarke DE, Renner RN (2010) The Benefits of Environmental Improvement: Estimates From Space-time Analysis. U.S. Department of Housing and Urban Development working paper # REP 10-02.

## ***Monitoring of Internal Moisture Loads in Residential Buildings***

Completion Date: January 2010

GTR: Michael Blanford

**Description:** PD&R staff initiated a project with Steven Winter Associates and Oak Ridge National Laboratory to measure the internal moisture loads of representative homes across the country. The Office of Healthy Homes and Lead Hazard Control (OHHLHC) funded this important moisture project through PD&R. No complete understanding exists of the influences certain factors have on a home's overall moisture content and moisture performance. Which is more harmful to a home: showering with the fan off or having a steel-framed house? This project will identify and quantify moisture loads on a home. This information will lead other groups, such as the American Society of Heating, Refrigerating & Air Conditioning Engineers, to develop construction standards and other guidance that will reduce the likelihood of new homes having moisture (and mold) problems.

***Measuring Conformance with Fair Housing Accessibility Guidelines***

Projected Completion Date: June 2012

GTR: Jennifer Stoloff

**Description:** This study, a follow-up to one published in 2003, will develop statistical estimates of the extent to which newly constructed multifamily properties meet the accessibility requirements of the Fair Housing Act. Data collection is complete and PD&R staff will prepare the report.

***Evaluation of the Fair Housing Complaint Process***

Completion Date: September 2008

GTR: Todd Richardson

**Description:** A joint project with the Office of General Counsel (OGC) and the Office of Fair Housing and Equal Opportunity (FHEO), this study examined the fair housing complaint process. One principal outcome of this study is accurate estimates of how long it takes to process complaints properly.

***Evaluation of the FHIP Program***

Projected Completion Date: April 2011

GTR: Judson James

**Description:** This report provides a descriptive assessment of the Fair Housing Initiatives Program (FHIP) that explains the FHIP organizations and the types of activities they undertake.

***Strategies for Overcoming Regulatory Barriers***

Completion Date: December 2008

GTR: Edwin Stromberg

**Description:** This project developed and provided guidance on regulatory barrier removal strategies to various public, private and non-profit entities seeking to improve their ability to address these issues.

***Research on National Regulatory Barriers Database***

Completion Date: December 2008

GTR: Edwin Stromberg

**Description:** This research developed model protocols and survey instruments for obtaining information on local regulatory barriers to affordable housing and alternative strategies for carrying out the survey on a regular basis. The final report, *A National Survey of Local Land Use Regulations: Steps Toward a Beginning*, was published in July 2008 by Rutgers Press.

## ***Assessment of Impact and Costs/Benefits of Inclusionary Zoning***

Projected Completion Date: December 2011

GTR: Regina Gray

**Description:** This project, which is the first phase, is developing a research protocol which will be pilot tested in two communities. The second phase, which is the option year, will carry out the field research in a nationwide study to collect and analyze data to on the costs and benefits of local inclusionary zoning programs.

## ***Inclusionary Zoning in a Dynamic City***

Projected Completion Date: July 2011

In House: Alastair McFarlane

**Description:** Inclusionary zoning is a set of controls and incentives designed to encourage the production of affordable housing. In this study, the PD&R staff member proposes a model of developer behavior and examines how a developer would respond to the variety of incentives provided by inclusionary zoning. By aggregating the profit-maximizing actions of developers over space, he is able to predict how inclusionary zoning could affect market-level variables such as the housing supply and average rent. He is also able to predict how inclusionary zoning could affect urban aggregates such as the urban-rural boundary and density. This work complements recent empirical studies, which provide intriguing evidence concerning the effects from inclusionary zoning.

## ***Reducing Brownfields Regulatory Barriers Forum***

Completion Date: September 2008

GTR: Edwin Stromberg

**Description:** This project involved convening the Greening of Brownfields Forum for Affordable Housing in June 2008. The forum focused on innovative ways to cleanup up brownfields to make them a resource for affordable housing as part of local revitalization initiatives. The project was cited as one of the most significant research efforts of 2008. Many of the papers were included in the Cityscape Vol. 12, No. 3 which was released in November 2010.

## ***A Review of Regulatory Barriers to Employer Ability to Recruit and Retain Employees***

Completion Date: June 2008

GTR: Edwin Stromberg

**Description:** This project developed a framework for conducting research into the impacts of high housing costs on employers and regional economic competitiveness; that is, it specified key research topics to investigate, identified research methodologies for conducting the specified research, and assessed the kinds of data that are available and needed to carry out such investigations. The final report, Study of Impacts of Regulatory Barriers to Employer Ability to Recruit/Retain Employees, was posted on HUDUSER in August 2008.

## ***Regulatory Barriers to Manufactured Housing Placement in Urban Communities***

Completion Date: March 2011

GTR: Edwin Stromberg

**Description:** This study examines the scope and severity of state and local regulatory barriers to manufactured housing, i.e., HUD-Code housing, placement within CDBG-eligible communities, and makes recommendations on steps that states and localities can take to mitigate the identified barriers.

## ***Costs and Benefits of Building Green Affordable Housing***

Projected Completion Date: July 2011

GTR: Edwin Stromberg

**Description:** This project has examined the incremental costs and measureable financial savings of the “greening” of affordable housing construction projects. The contractor estimated, using the ANSI green building standard, the green rating of a number of HUD-assisted affordable housing developments and then modeled the changes—cost and construction changes—necessary to achieve ratings across a range of incremental ratings. The study also modeled long-term cost savings resulting from the changes. The project will help inform decisions regarding the value of green ratings in the design and construction of affordable housing.

## ***Improved Energy Efficiency in 202/811 Housing (with EPA)***

Completion Date: March 2011

GTR: Michael Blanford

**Description:** The objective of these tasks is to develop a roadmap for Section 202 and Section 811 housing to improve the energy efficiency of existing units as well as to construct energy efficient units through energy efficient technologies and practices promoted by DOE and EPA.

## ***Section 108 Assessment***

Projected Completion Date: December 2011

GTR: Judson James

**Description:** The Section 108 Program Assessment will document the type of projects funded through Section 108 loans in recent years and assess its potential overlap with other federal economic development programs. The analysis will include program files, a web survey of local administrators, a limited number of site visits and will be concerned with the relation of the Section 108 loans to other funding sources and the products of these loan activities.

## ***USPS Data on Long-Term Vacant Housing***

Projected Completion Date: Ongoing

GTR: Dwight Jefferson

**Description:** The U.S. Postal Service (USPS) maintains information on vacant properties. The USPS provides to HUD quarterly extracts at the Zip+4 (street segment) level of geography that provides: (1) number of addresses; (2) number of vacant addresses; and (3) number of no-stat addresses. It also identifies how long addresses are in the vacant and no-stat categories and how many change status each quarter. PD&R makes these data available to the public on HUD User at [www.huduser.org](http://www.huduser.org). The data are updated quarterly.

## ***Coordinating Housing and Transportation***

Projected Completion Date: July 2011

GTR: Luis Borray

**Description:** This project is designed to develop a transportation and housing plan that can be used as a template or model by jurisdictions; the plan will be a combination regional and station area plan depending on the needs of the study area. The intent is to develop a methodology to achieve a strategic assessment, an evaluation, and a road-map to enable a jurisdiction to pursue affordable housing near transit. It will reflect a forward thinking outlook regarding the development of housing near transit by analyzing what already exists in a given location and anticipating tendencies (economic, sociological, physical, etc.) that will contribute to the stated goal. The overall purpose of this study is to advance the nation's understanding and to expand the expertise of key stakeholders in addressing the need for mixed-income and affordable housing near transit.

## ***Strategies for Expanding Affordable Housing Near Transit (with FTA)***

Projected Completion Date: December 2011

GTR: Regina Gray

**Description:** This study identifies significant regulatory, policy and financial issues that must be addressed to realize the potential demand for affordable housing, both market-rate and subsidized affordable, near transit. HUD, in partnership with FTA, is organizing and implementing policies and incentives through existing programs to further promote affordable housing near transit. It will result in the publication of at least 3 major policy papers on barriers to affordable housing development and recommendations for their removal.

## ***Rehabbing Flooded Houses: A Guide for Builders and Contractors***

Completion Date: July 2008

GTR: Michael Blanford

**Description:** Rehabbing Flooded Houses is a guidebook for professional builders and contractors performing rehabilitation on flooded single-family houses. Homes flood for a variety of reasons (overflowing rivers, high coastal waves, hurricanes, etc.) but the methods for determining how badly the building has been damaged and how to repair it are relatively similar no matter where you are working. The emphasis in this guidebook is on safe practices and the most important activities in the rehab process. This guidebook is bilingual in English and Spanish.

## ***Housing Recovery in the Gulf Coast Phase 1: Results of Windshield Observations in Louisiana, Mississippi and Texas***

Completion Date: January 2011

GTR: Paul Joice

**Description:** Between 2005 and 2008, Congress appropriated \$19.7B in supplemental CDBG funds for disaster recovery. Most of the funding went to Louisiana, Mississippi, Texas, and Alabama. The states allocated most of the funds to housing recovery. This study will assess the state of housing recovery. Through focusing on "significantly affected blocks" (where three or more units experienced significant hurricane damage), this study will assess the following: 1) locations and conditions of properties sold to the state or foreclosed upon; 2) obstacles to housing recovery for owners and landlords, including obstacles to using CDBG; and 3) the state of housing supply, including vacancy rates among repaired properties. The study involves a windshield survey of a sample of storm-damaged properties, survey of properties owners, and analysis of administrative data.

### ***Roadmap for Disaster Housing Research***

Projected Completion Date: June 2011

GTR: Michael Blanford

**Description:** To guide future disaster housing research efforts within the Department and elsewhere, a “roadmap” for the conduct of research programs is necessary. The research roadmap will describe the building science, community planning, and social science research necessary to advance the capacity for HUD to assist the nation in responding to disasters in communities. It also will describe the current state of knowledge, unmet research needs, priorities for research efforts, and strategies for their accomplishment. The roadmap will include research that might be performed by contract, other organizations, or in-house.

### ***Strategies for Estimation of Housing Production Facilities Outside Disaster Areas***

Projected Completion Date: June 2011

GTR: Michael Blanford

**Description:** This project examines the labor, facilities, tooling, and capital requirements to rapidly establish a factory to produce housing or housing components. Because of the similarity of production processes, such a factory might produce panelized, modular, HUD Code, or other factory built housing with little tooling or process differences. The study examines and discusses the options for layout and workflow to maximize production and quality. This will allow planners and political leaders to be able to make decisions more quickly and understand how such factories could speed reconstruction.

### ***Performance Requirements for Disaster Housing***

Projected Completion Date: December 2011

GTR: Dana Bres

**Description:** Identify critical performance requirements that would apply to multiple forms of disaster housing. These requirements would establish a common baseline for all types of disaster housing purchased or constructed. This would result in a standard that would apply in addition to the existing building codes or standards.

### ***FEMA Affordable Housing Pilot Project Building Science Evaluation***

Projected Completion Date: March 2012

GTR: Dana Bres

**Description:** Through an Interagency Agreement, Federal Emergency Management Agency (FEMA) is providing support to HUD’s Office of Policy Development and Research “temporary” housing modalities (e.g., types of manufactured housing) and other procedures used to convey and manage housing assistance to individuals and households displaced by Hurricanes Katrina and Rita with an eye toward assessing how that assistance can best foster the recovery of those persons. This project will examine both the impact on the resident’s recovery as well as the performance of the actual housing units in terms of cost, durability, energy efficiency and disaster resistance.

## ***Ethnography for Affordable Housing Pilot Project – LA, AL, MS, TX***

Completion Date: February 2008

GTR: Dana Bres

**Description:** FEMA has entered into an agreement with HUD to evaluate the Alternative Housing Pilot Program (AHPP). Five grants to four states affected by Hurricane Katrina and other Gulf Coast hurricanes of 2005 have been awarded to implement the pilot program. HUD is studying the state programs (1) to assess what types of housing solutions best meet the range of housing needs presented by natural disasters, and (2) to determine if the pilot programs are an effective method for testing new approaches to disaster response. Through in-depth, ethnographic research, the Reconnaissance Ethnography is phase one of a multidisciplinary evaluation. This ethnographic research provides the starting point for the larger formative evaluation of the larger AHPP. For each state (Alabama, Louisiana, Mississippi, and Texas) one ethnographer documents the implementation of the AHPP. For a period of six months, the ethnographers explore the initial implementation of the AHPP through conducting participant observation with those directly involved (including manufactures, state and local officials, advocates, and other parties). At the end of the six-month period, each ethnographer synthesized his or her in-depth fieldwork findings into a report that documents the early implementation phase of the AHPP.

## ***Assessing Quality of Life Issues in FEMA's Affordable Housing Pilot Project***

Projected Completion Date March 2012

GTR: Dana Bres

**Description:** In 2006, Congress appropriated \$400 million to FEMA for the development of an Alternative Housing Pilot Program (AHPP) to identify and evaluate better ways to house disaster victims. In response, FEMA designed and implemented the AHPP as a competitive grant to the Gulf Coast states. Grants for five projects were awarded to 4 states: two projects to Mississippi and one each to Alabama, Louisiana, and Texas. The AHPP is working in conjunction with FEMA's Joint Housing Solutions Group (JHSG), the mission of which is to improve disaster housing assistance by systematically and rigorously assessing potential housing alternatives. These assessments will be used to increase the range of housing options the federal government can provide to people and communities impacted by disasters. Together, AHPP and the JHSG initiatives will yield disaster housing alternatives worthy of consideration by FEMA and Congress. The types of AHPP housing piloted in each state (permanent, temporary, single-or multifamily) differ. All states must, however, ensure that individuals with an ongoing housing need as a result of the 2005 hurricane season are given first priority for occupancy. At the end of the program, the States may sell, transfer or lease the units to individuals and/or non-profits as permitted by their own State disposition laws.

The objectives of the AHPP are to: evaluate the efficacy of non-traditional short and intermediate-term housing alternatives for potential future use in a catastrophic disaster environment; identify, develop and evaluate alternative to and alternative forms of FEMA Disaster Housing to assist victims of the 2005 hurricanes in the Gulf Coast; consider the feasibility of these options as part of the standard package of housing assistance that could be made available by federal government agencies or state agencies for other disasters of various sizes, locations and impacts; and assure that pilot projects address the needs of a variety of populations, such as persons with disabilities, the elderly, historically underserved populations as well as renters, homeowners, single- and multi-family dwelling occupants.

## ***Does State Growth Management Change the Pattern of Urban Growth? Evidence from Florida***

Completion Date: March 2009

In House: John Carruthers (with Marlon Boarnet, University of California, Irvine, Department of Planning, Policy, and Design and Department of Economics; Ralph McLaughlin, University of Southern Australia, School of Natural and Built Environments)

**Description:** This paper examines a policy question of acute interest in the fields of urban and regional economics and urban planning: if a state government wanted to alter the spatial pattern of growth, could it? The analysis uses a bidirectional growth model to examine equilibrium densities of people and jobs throughout the Atlantic Southeast, which includes Florida — a state having one of the nation’s best-known pieces of growth management legislation. The results suggest that Florida’s policy has had two sets of countervailing effects: (i) a lower population density at equilibrium and a slower process of adjustment toward that equilibrium; and, more tentatively, (ii) a lower employment density at equilibrium and a faster process of adjustment toward that equilibrium. Focusing on the population density results, which are more robust than the employment density results, the paper concludes that Florida’s growth management program may have produced more residential sprawl, even as it slowed the transition toward that outcome. Citation: Boarnet MG, McLaughlin RB, Carruthers JI (2006) Does State Growth Management Change the Pattern of Urban Growth? Evidence from Florida. U.S. Department of Housing and Urban Development working paper # REP 07-02.

## ***Coming Undone: A Spatial Hazard Analysis of Urban Form in American Regions***

Completion Date: February 2009

In House: John I. Carruthers, Robert Renner (with Selma Lewis and Gerrit-Jan Knaap, University of Maryland, National Center for Smart Growth)

**Description:** This paper explores the viability of using proportional hazard models to study spatial point patterns generated by urbanization. The analysis demonstrates that the “spatial hazard” framework is not only viable for studying urban form, but is extremely promising: the models do an excellent job of characterizing very different patterns of development, and they lend themselves directly to the kind of probative analysis needed to guide urban and regional policy. Compared to more traditional approaches to characterizing urban form — namely, density gradients — hazard models rest on a probabilistic worldview, and, so, they portray the built environment as a quantum-like froth of stochastic transitions through which urban form unfolds in an irregular fashion until it at last comes undone. Several general conclusions and directions for future research follow from these findings. Citation: Carruthers JI, Lewis S, Knaap GJ, Renner RN (2010) Coming Undone: A Spatial Hazard Analysis of Urban Form. *Papers in Regional Science*, 89: 65 - 88.

## ***The American Way of Land Use: A Spatial Hazard Analysis of Changes Through Time***

Completion Date: February 2009

In House: John I. Carruthers, Robert Renner (with Selma Lewis and Gerrit-Jan Knaap, University of Maryland, National Center for Smart Growth)

**Description:** This paper examines the ability of proportional hazard models to evaluate changes in land use through time. The three specific objectives are: (i) to review previous research on the complexity of urbanization and explain how the spatial hazard framework accommodates that complexity; (ii) to estimate a series of spatial hazard models characterizing land use in the 25 highest-growth core based statistical areas of the United States areas in 1990, 2000, and 2006; and (iii) to use the estimation results to track land use change region-by-region over the 16-year timeframe. Overall, the analysis reveals that the spatial hazard framework offers an effective means of describing land use change. It also illustrates that the classic (Alonso 1964; Muth 1969; Mills 1972) model of urbanization continues to hold in an ever more complex world — albeit, in an explicitly uncertain and inherently chaotic manner. Citation: Carruthers JI, Lewis S, Knaap GJ, Renner RN (2010) *The American Way of Land Use: A Spatial Hazard Analysis of Changes Through Time*. *International Regional Science Review*, forthcoming.

## Strategic Goal 5: Transform the Way HUD Does Business

### ***HUD Partner Survey***

Projected Completion Date: May 2011

GTR: Jon Sperling

**Description:** PD&R has completed two surveys on the level of satisfaction with HUD and its programs by members of approximately eight HUD partner groups, which were surveyed in 2001 and 2006. A new partner survey underway in PD&R that includes most of the same partner groups will provide statistically useful estimates of current satisfaction levels and estimate changes in satisfaction levels since 2006. Changes to the 2009 survey include an expanded sample size (for most groups the universe and for large groups a sample will be drawn); reporting will be expanded to include national level, local (Field Office or Regional Office, HUD's for Housing Partners, FHA Homeownership Center for FHA Partners); and the addition of two new groups (FHIPS and FHA-Approved Lenders). Partner groups surveyed in 2009 include: Directors of Community Development Departments in cities or urban counties entitled to CDBG (universe 1,206/response 985); Mayors or Elected Officials of communities with population 50,000 or more (universe 664/response 550); Directors of Public Housing Agencies that own and manage 100 or more units of conventional public housing (universe 1,649/response 1,367); Directors of Fair Housing Assistance Programs (universe 107/response 92); Directors of Fair Housing Initiative Programs (universe 114/response 97); Directors of non-profit housing organizations affiliated with National Association of Housing Partnerships (universe 95/response 86); Owners of Section 202 and Section 811 multifamily properties (est. sample 1,894/est. response 1,250); Owners of HUD-insured (unsubsidized) multifamily properties (est. sample 2,118/est. response 1,250); Owners of HUD-assisted (subsidized) multifamily properties (est. sample 2,016 est. response 1,250); and FHA-Approved Lenders (est. sample 2,083/est. response 1,250).

### ***Assessment of the Usefulness of PD&R Research Products***

Completion Date: March 2010

GTR: Barbara Haley

**Description:** This project gauges satisfaction of key users with the reliability and usefulness of research products, including research publications, data files, and internal work products in support of program disciplines. These products are used by a wide audience that includes Federal, State, and local policymakers as well as researchers, academics, practitioners, the media, and the general public. In 1978 PD&R established HUD USER as its primary dissemination source. HUD USER contains Federal Government reports and information on housing policy and programs, and other housing-related topics. Survey is complete and report is being cleared for publication. The final deliverable is a report which summarizes the results of the survey and also provides order and download information for PD&R data sets and publications.

### ***Quality Control for Rental Assistance Subsidy Determination***

Completion Date: Ongoing, reports prepared annually; next report expected October 2011

GTR: Yves Djoko

**Description:** The purpose of the quality control study is to provide national estimates of rent subsidy errors for the PHA and owner-administered housing programs. These studies, which are conducted annually, provide the Department with updated estimates of the type, severity, and cost of errors associated with the income certification and rent calculation process. This information is used by HUD to better focus its management efforts on correcting the most serious errors, and to determine the effectiveness of corrective measures put into effect after the last report. In addition, annual reports on this matter are required by the Improper Payments Act of 2002 and for inclusion in the Department's annual financial statement. Quality control error measurement studies are a crucial part of the Department's efforts to address the concerns of senior HUD program management officials, OMB, and HUD's Office of the Inspector General.

## ***International Housing and Urban Policy Research***

Projected Completion Date: Ongoing

GTR: Alven Lam

**Description:** This research supports the Department's and Secretary's initiatives on exchanging and sharing housing policies with other countries to enhance and develop HUD's policy and program priorities. The project also supports HUD's collaboration with the Department of State in advancing U.S. foreign policy and representing the U.S. government in active dialogues with other countries on urban and housing policy. These housing and urban policy dialogues serve as critical elements in the Administration's foreign policy to promote worldwide democratic process and local governing capacity.