



HUD'S OFFICE OF POLICY DEVELOPMENT & RESEARCH
BIENNIAL REPORT FY 2011-2012

BUILDING FOR THE FUTURE



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HUD PD&R BIENNIAL REPORT FY 2011-2012:

BUILDING FOR THE FUTURE

I am pleased to present the HUD PD&R Biennial Report FY 2011–2012: Building for the Future. From August 2009 until May 2012, Raphael Bostic served as Assistant Secretary for the U.S. Department of Housing and Urban Development (HUD), Office of Policy Development and Research (PD&R). When he returned to his faculty appointment at the University of Southern California, I had the honor of serving as the Acting Assistant Secretary. Together, we initiated groundbreaking projects, research reports, and demonstrations. We also changed the way we publish and disseminate our work products and data to keep pace with the changing ways in which the public consumes information. Assistant Secretary Bostic left us an important legacy on which to build. During his tenure, he strengthened PD&R's role as a leading voice in the housing and community development field. New research products such as the administration-wide national Housing Scorecard and major research on housing discrimination, housing counseling, and rent reforms and asset-building in public housing are attracting attention from many different stakeholders. Assistant Secretary Bostic also made a tremendous difference behind the scenes in HUD's research and analytic capacity, rebuilding and supporting the PD&R network of field economists across the country and supporting and prioritizing PD&R in-house research efforts. Going beyond the traditional purview of PD&R, he provided balanced leadership essential to many high-profile efforts within HUD and for the White House. Assistant Secretary Bostic put us on a path from which we can build for the future.

I am particularly excited by the new direction and formative leadership role of PD&R in the White House Council for Strong Cities, Strong Communities Initiative (SC2). In March 2012, President Obama created the Council through Executive Order, housed at HUD and hosted in PD&R. SC2 is an interagency partnership designed to strengthen local governments' capacity to develop and execute their economic visions and strategies, break down federal silos, and ensure that federal funds are being used as effectively as possible. I believe this initiative can have a transformative effect, not only in the communities it strives to reach but also on the way the federal government partners at the local level.

This report, although nowhere near exhaustive, highlights some of our most transformative accomplishments over the past two fiscal years. Thank you for your support of PD&R, and we look forward to a continuing partnership.

Erika C. Poethig

Acting Assistant Secretary for Policy Development and Research





INTRODUCTION: PD&R'S MISSION

The U.S. Department of Housing and Urban Development (HUD), Office of Policy Development and Research (PD&R), is pleased to present this biennial report, covering fiscal years FY 2011 and 2012. The report highlights some of PD&R's most notable and transformative accomplishments over the past two years. It focuses on everything that makes up PD&R: the mission, funding, people, projects, data, dissemination, and partner outreach. The final sections provide in-depth information regarding the budget, awards, conferences, and reports.

PD&R: OVERVIEW AND MISSION

PD&R was established in 1973. The statutory authority for PD&R's research activities is in Title V of the Housing and Urban Development Act of 1970 (as amended in 1973), which authorizes programs of "research, studies, testing, and demonstrations relating to the missions and programs of the Department."

PD&R is HUD's independent research and policy arm with an enterprise-wide scope. The mission 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.

TRANSFORMATION AND BUILDING FOR THE FUTURE

A 2008 National Research Council of the National Academies report, titled *Rebuilding the Research Capacity at HUD*, played a significant role in the transformation that has taken place in PD&R over the past two years. Although positive about PD&R's role

at HUD overall, the bipartisan report did note some important shortcomings. First, the report demonstrated that the steady decline in funding for PD&R had severely limited its effectiveness and rendered it unable to live up to expectations. It also noted: "The research agenda-setting process in PD&R is too insular and has too much of a short-term focus; consequently, it is unlikely to come to grips with many important realms of emerging urban challenges."

The report went on to assert, "...PD&R's engagement with the broader housing and urban policy and research communities falls disappointingly short. The funded research agenda is developed with limited input from outside the department. Its website does not begin to take full advantage of Internet capabilities for dissemination of data and research. Potential audiences for PD&R's research are unaware of what has been produced or frustrated by recent product reductions and delays" (ES-2).

The findings of the National Academies report spurred PD&R to examine its strategic direction and practices to determine the best way to once again become a powerhouse of information that would not only lend to the formation of strong, effective housing and community development policy but also be useful to the broader field of housing and community development.

An increase in funding, described in the following section, enabled PD&R to build a solid base for the future. This base is evident in the many projects and demonstrations that are currently under way which PD&R will complete and release in the coming years.

PD&R'S FUNDING

PD&R's program funding is appropriated through the Research and Technology account. There is also additional research, evaluation, and demonstration funds appropriated under the Department's Transformation Initiative account, described below. These funding sources are the basis for PD&R's overall research budget.

The graph below shows the history of PD&R funding for research, technology, and demonstrations (in 2012 dollars) through FY 2012. The exhibit illustrates the combined funding appropriated under the Research and Technology (R&T) account and funds appropriated under the Transformation Initiative (TI). Beginning in

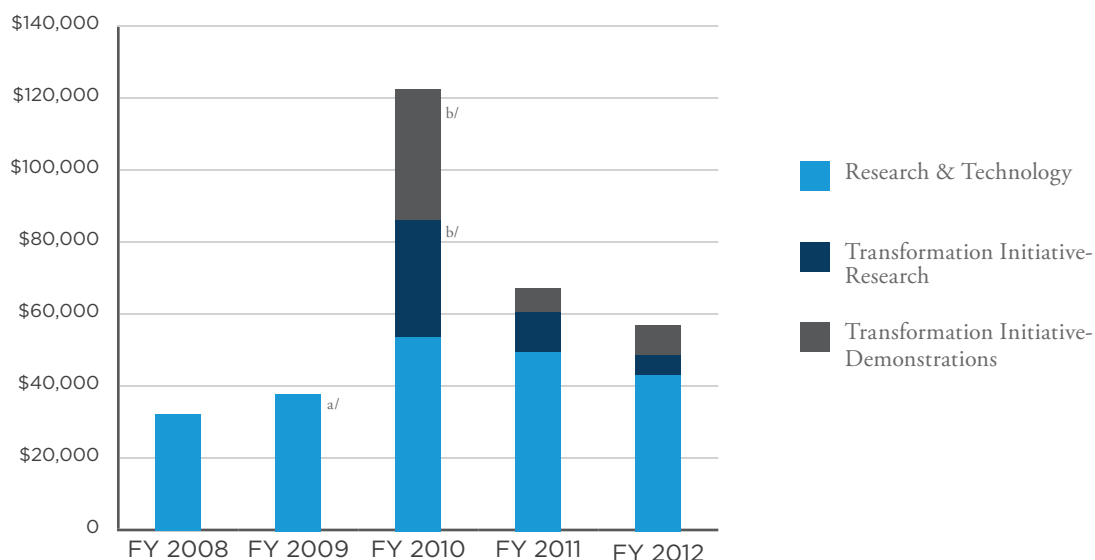
FY 2010, PD&R allocated its R&T account funding to maintaining the national data infrastructure and dissemination activities and its TI funding to research, evaluation, and demonstrations.

The sharp increase in total funding in FY 2010 reflects substantial increases for R&T to improve the national data infrastructure and for the creation of TI. Congress enacted TI in FY 2010 to enable HUD leadership to make substantial improvements in its policy and operational initiatives. TI funds are available for (1) research, evaluation and program metrics; (2) program demonstrations; (3) technical assistance; and (4) information technology.



History of PD&R Funding Appropriations

(in millions)



a/ Excludes \$24,699 for Office of University Partnerships grants
 b/ Includes reprogramming

PD&R plays two roles in TI—administering the research and demonstrations, and serving as the executive sponsor on department-wide technical assistance projects.

The Transformation Initiative provides HUD with funding, flexibility, and the authority to direct resources where they are most needed in support of the Department's strategic goals. Under TI, PD&R has funded some groundbreaking studies, which the following sections address in more detail. HUD purposefully implements a number of these studies as demonstrations, using a controlled, random-assignment design, which is widely recognized as the most rigorous and scientific type of social science research methodology. TI provided \$71.581 million in FY 2010, \$16.351 million in FY 2011, and \$11.8 million in FY 2012 for research, evaluation, and demonstrations.

In addition to receiving funding for research, technology, evaluation and demonstrations, PD&R received funding for a variety of grant programs to assist colleges and universities to address community and economic development concerns in local neighborhoods through the Office of University Partnerships. The college and university grant programs were not directly funded in FY 2012. Direct federal funding for universities is not likely to return for a variety of reasons, but a shift in the Administration's approach to place-based initiatives means more opportunities for universities to engage in their communities.



PD&R'S DATA

PD&R creates, publishes, and maintains a large amount of data important to the field of housing and community development. It maintains the national data infrastructure by supporting five major national housing surveys and other sources of national housing data.

THE AMERICAN HOUSING SURVEY

The statutorily mandated 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. HUD provides funding, oversight, and leadership on the AHS while the United States Census Bureau provides operational management and conducts data collection. The additional funding devoted to Research & Technology beginning in FY 2010 and continuing through FY 2011 and FY 2012 enabled HUD to restore the AHS to its historical level of 60 metropolitan-area surveys on a four-year rotating basis. The AHS metropolitan surveys are important because they enable PD&R to observe housing market activity at a subnational level. The increased funding levels enabled HUD to expand the AHS national sample to improve the statistical reliability of estimates, to add an oversample of HUD-assisted units to get reliable statistics on HUD-assisted tenants' views of the condition of their housing, and to design and implement topical modules on various subjects of interest. In addition, this increased sample provided resources to conduct the survey in New Orleans a few years after Hurricane Katrina to permit comparison to the survey conducted just before the storm and document the dramatic change to the housing inventory caused by the hurricane. Overall, these additions led to a fuller

national picture and more information about local markets. For 2013, the AHS will include new questions to provide greater insight into the causes of doubled-up households.

“After experiencing one of the worst housing downturns in our nation’s history, as well as contending with an unprecedented string of natural disasters in recent years, the value of having solid information on the characteristics and condition of the housing stock is even more apparent. The American Housing Survey is an invaluable resource to help us understand how communities across the country are coping with these housing challenges.”

—Kermit Baker
Harvard University

Joint Center for Housing Studies

THE RENTAL HOUSING FINANCE SURVEY

The newest of the national surveys, which began fieldwork in FY 2012, is the Rental Housing Finance Survey (RHFS), designed to create a nationally representative sample of data on the financing of multiunit rental housing. The RHFS, conducted in partnership with the Census Bureau, will be biennial, include both longitudinal and cross-sectional elements, and be available to the public in early 2013.

FAIR MARKET RENT DATA

Fair Market Rents (FMRs) are gross rent estimates that include the shelter rent plus the cost of all tenant-paid utilities except telephones, cable or satellite television service, and Internet service. Using data from the Census Bureau, HUD annually estimates FMRs for each metropolitan area and each nonmetropolitan county to ensure that a sufficient supply of rental housing is available

to program participants. By law, in any fiscal year, HUD must publish and make available the final FMRs for use at the start of that fiscal year, October 1. HUD uses Fair Market Rents (FMRs) primarily in the following ways: to determine payment-standard amounts for the Housing Choice Voucher Program (HCVP), to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment contracts in the Moderate Rehabilitation Single Room Occupancy Program, and to serve as a rent ceiling in the HOME rental assistance program.

INCOME LIMITS DATA

The U.S. Housing Act of 1937 requires the Department 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 Housing Choice Voucher Program (Section 8). HUD's Section 8 Income Limits begin with the production of Median Family Income (MFI) estimates. HUD uses Section 8'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 income-to-housing-cost relationships.

CONSOLIDATED PLAN

HUD periodically receives custom tabulations of census data from the U.S. Census Bureau that are largely not available through standard Census Bureau products. These data, known as the Comprehensive Housing Affordability Strategy (CHAS) data, are used by HUD grantees to prepare consolidated and PHA Plans. They demonstrate the extent of housing problems and housing needs, particularly for low-income households. Local governments use

the CHAS data to plan how to spend HUD funds, and HUD may use them to distribute grant funds.

The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance; that is, the estimated number of households that have certain housing problems and incomes low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of Area Median Income). The CHAS data are also important for considering the prevalence of housing problems among different types of households, such as those including the elderly, disabled people, and minorities. The CHAS data provide counts of the numbers of households that fit these HUD-specified characteristics in HUD-specified geographic areas.

ADMINISTRATIVE DATA

In addition to supporting the major surveys, HUD also maintains and makes public its administrative data. HUD maintains data on the approximately five million households living in public and assisted housing and on community and housing investments made from such programs as the Community Development Block Grant (CDBG) Program, HOME Investment Partnership, and the LIHTC Program. Data that PD&R makes available publicly include the following:

A PICTURE OF SUBSIDIZED HOUSEHOLDS.

A Picture of Subsidized Households is a compilation of information on subsidized housing from HUD's major data collection systems. The report is useful in answering public policy and program questions without revealing the identity of individual assisted families. It consists of publicly available statistics on the 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. For the report, PD&R aggregated household data by program and at various geographic levels—national, state, city, county, and census tract. It includes the public housing program, housing choice vouchers, Section 8 project-based housing, the Section 202 Supportive Housing for the Elderly Program, and the 811 Supportive Housing for Persons with Disabilities Program. Recently, it has also included the HOME Program. PD&R staff are working to make the data current after several years of not producing the report. Available years are obtainable on www.huduser.org.

LIHTC DATA. PD&R annually collects data on properties placed in service through the Low Income Housing Tax Credit (LIHTC) Program. These 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 2010. PD&R is in the process of collecting data on properties placed in service in 2011. The next update, which will include the 2011 properties, is expected in 2013. 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 housing finance agencies to provide LIHTC tenant data to HUD. HUD began collecting this data in 2010. PD&R collects this information annually, but has not publically released any tenant data because many agencies are unable to report complete data. As data coverage and quality improve, PD&R will begin releasing aggregated tenant data, as required by HERA.

GIS WITH A PURPOSE. PD&R has played a key role in developing HUD's geospatial capabilities over the past several years. PD&R designed and developed HUD's

Enterprise Geographic Information System (eGIS) platform, a common geospatial infrastructure shared agency-wide. The eGIS platform supports a number of HUD program functions and serves as the Department's primary source for geospatial data, services, and applications. PD&R designed and developed the geodatabase and service-oriented architecture that forms the backbone of the eGIS platform, and it will continue to oversee the operation, maintenance, and further development of the platform. PD&R is providing executive oversight and management for the Enterprise Geospatial Services Transformation Initiative, which will create a formal governance structure for managing HUD's geospatial portfolio, establish standards and operational protocols for the eGIS platform, analyze the agency's geospatial requirements, identify gaps in the current geospatial portfolio, and support the creation of future geospatial solutions. To support this effort, HUD maintains the Geocoding Service Center that geocodes the addresses from all of HUD's programs. PD&R has also developed several geospatial applications to support the agency's Neighborhood Stabilization Program (NSP), Choice Neighborhoods, and Rural Innovation Fund grant programs that enabled grantees and applicants to target areas for investment and submit those areas to HUD electronically. These easy-to-use, web-based mapping tools enable grantees to identify or delineate an area proposed for the targeting of funds and to generate specific socioeconomic statistics for the application or reporting requirements of each program.

ADDITIONAL DATA EFFORTS. PD&R has also developed or assisted with the development of Qualified Census Tracts; Difficult Development Areas; special tabulation data for the Consolidated Plan; data on Real Estate Owned (REO) properties from the Federal Housing Administration, Fannie Mae, and Freddie Mac for sale to support the REO Portal; inspection data of

public and assisted households from HUD's Real Estate Assessment Center office; the data required for the Choice Neighborhoods mapping tool; United States Postal Service data on vacant addresses; data from the Federal Emergency Management Agency and the Small Business Administration to assess unmet disaster needs; and the creation of the Neighborhood Stabilization Program (NSP) foreclosure risk scores.

HOUSING MARKET REPORTS

PD&R's Field Economist Organization prepared 66 Comprehensive Housing Market Analysis Reports for selected metropolitan housing market areas. These reports, located on PD&R's website www.huduser.org, assist and guide HUD in its operations and have proven to be useful to builders, mortgagees, and others concerned with local housing condition trends. For each analysis, field economists develop a factual framework based on information available, as of a particular date, from both local and national sources. Each analysis takes into consideration changes in the economic, demographic, and housing inventory characteristics of a specific housing market area during three periods: from 1990 to 2000, from 2000 to the as-of date of the analysis, and from the as-of date to a three-year forecast date. The reports present counts and estimates of employment, population, households, and housing inventory. Recent reports include: Boston, Massachusetts; Denver, Colorado; Oklahoma City, Oklahoma; and Nashville, Tennessee.

OTHER HOUSING MARKET SURVEYS

HUD provides funding, oversight, and leadership for three important surveys of the housing market. The Survey of Construction, a joint effort between HUD and the U.S. Census Bureau, provides critical information about new home sales, including New Residential Sales, a Principle

Federal Economic Indicator. The statutorily mandated Manufactured Homes Survey provides estimates of manufactured home sales and inventory. Finally, the Survey of Market Absorption of Apartments is a survey of buildings with five or more units. The survey provides estimates of rent level and market uptake for apartments and sales price and market uptake for condominiums and cooperatives.



PD&R'S PROJECTS

PD&R's work covers the full range of research priorities including housing and urban development studies, housing technology research, demonstrations, HUD program evaluations, and policy reports. PD&R's research activities have immediate relevance to the policy issues facing the Department.

Research, evaluation, and demonstration projects generally take 3 to 10 years from the time they are initiated until they provide research findings. As a result, with limited funding until 2009, PD&R initiated relatively few research studies and therefore had relatively few published research studies. This biennial report, however, shows that the large funding increases beginning in FY 2010 support many major demonstrations and research projects now in the pipeline that will have significant findings beginning in 2013.

RESEARCH AND EVALUATION FY 2011-2012

COMPLETED RESEARCH AND EVALUATION

HOUSING COUNSELING OUTCOME EVALUATION: PRE-PURCHASE AND FORECLOSURE COUNSELING OUTCOME STUDIES

HUD released two new reports in FY 2012 that add to the literature on housing counseling programs. Those reports, *Pre-Purchase Counseling Outcome Study* and *Foreclosure Counseling Outcome Study*, are part of the Housing Counseling Outcome Evaluation, designed to document the circumstances of housing counseling clients enrolled in the fall of 2009 in foreclosure and pre-purchase counseling at a broad sample of HUD-funded housing counseling agencies across the country. The Housing Counseling Outcome Evaluation is the second in a series of studies

on HUD's housing counseling program. The first report, *The State of the Housing Counseling Industry*, published in 2008, presented the first systematic overview of the housing counseling industry and of HUD-approved housing counseling agencies and the clients they serve.



PD&R and Abt Associates designed these two new reports to document the circumstances and outcomes of families enrolled in two different types of housing counseling, foreclosure prevention and pre-purchase counseling. To accomplish this objective, PD&R collected information on participants' background characteristics, their motivations for seeking counseling, the services they received over a six-month period, and select housing outcomes approximately 18 months later. The foreclosure counseling study findings suggest that broad and intensive outreach could be critical for foreclosure counseling to be successful and that telephone counseling was effective for those who sought it. The pre-purchase counseling study results are consistent with the limited literature on the effectiveness of pre-purchase housing counseling and generally indicate that

counseling assists clients in making good decisions regarding homeownership and might help to make homeownership more sustainable.

WHAT HAPPENS TO LOW-INCOME HOUSING TAX CREDIT PROPERTIES AT YEAR 15 AND BEYOND?

In the past few years thousands of properties financed through the Low-Income Housing Tax Credit Properties (LIHTC) have become eligible to leave the program, ending rent and income-use restrictions. In the worst-case scenario, more than 1 million LIHTC units could leave the affordable housing stock by 2020, a potentially serious setback to the goal of expanding housing choices for low-income households. PD&R commissioned this study to discover what happens to these properties as they become eligible to leave the program.

In addition to exploring the issue of whether owners of older LIHTC properties continue to provide affordable housing for low-income renters, this study examines the factors that affect owners' decision to leave the LIHTC Program and the implications of these departures for the affordable housing market. Based on interviews with owners, tax credit syndicators and brokers, and direct investors, the study describes the issues and decisions that LIHTC property owners confront as their tax-credit projects reach the 15-year mark.

The authors from Abt Associates find that most LIHTC properties remain affordable despite having reached and passed the 15-year period of compliance with Internal Revenue Service use restrictions. A limited number of exceptions are closely related to local housing market conditions and to events that occur at year 15 and beyond, including whether the property's use restrictions change, and whether the property is sold to a new ownership entity. Note that although most older LIHTC properties are not at risk of

becoming unaffordable, over time, they will become mid-market rental properties indistinguishable from other mid-market rental housing. This result is favorable if the goal is to achieve more mixed-income communities. The researchers recommend that federal policymakers revise Qualified Allocation Plan standards to encourage Housing Finance Agencies (HFAs) to create higher priorities for those properties that need additional use restrictions to keep them from becoming unaffordable and that HFAs lower priorities for properties in locations where low-income renters have other alternatives.



THE TENANT BASED RENTAL ASSISTANCE COST MODEL

PD&R completed the Tenant Based Rental Assistance (TBRA) Cost Model in FY 2011–2012. This project, conducted in partnership with Econometrica, developed a cost model for the Housing Choice Voucher Program (HCVP) that estimates the correlations of average per-tenant voucher costs with various contemporaneous national and regional economic measures that respected private research entities forecast. The Model monitors the effect of changes in

FMRs, payment standards, and tenant rent requirements (and possibly other HCVP policies) on the cost of the HCVP. The TBRA Cost Model is designed for use in budget forecasting and monitoring costs in the HCVP.

RESEARCH AND EVALUATION UNDER WAY

The substantial increase in research funding beginning in FY 2010 has enabled HUD to initiate a number of new research and evaluation efforts. Those projects include:

STUDY OF HOUSING DISCRIMINATION AGAINST SAME-SEX COUPLES. The *Study of Housing Discrimination Against Same-Sex Couples* undertaken by Morris Davis, Inc. measures baseline levels of rental housing discrimination against men partnering with men and women partnering with women for a representative national (metropolitan) sample of housing units. The study used paired e-mail tests instead of traditional paired in-person testing to measure housing discrimination. Between June and October 2011, the study successfully administered 6,833 tests in 50 metropolitan areas across the country in which Craigslist market coverage was available. The study tested female and male couples separately and compared the treatment of same-sex couples with that of heterosexual married couples.

Results are expected to be public in the first quarter 2013.

HOUSING DISCRIMINATION STUDY. PD&R awarded the contract for the Housing Discrimination Study (HDS) to the Urban Institute in September 2010. The first project is a rigorous, national study using in-person paired testing to estimate discrimination against racial and ethnic minorities in rental and sales housing markets in metropolitan communities across the United States. This project is the fourth in a series of national studies that PD&R has done roughly once

every decade to measure the extent of racial and ethnic housing discrimination, assess the forms it takes to assist enforcement activities, and indicate progress as reflected in declining overall rates of housing market discrimination. This series of national studies has provided a standard for local testing and enforcement activities and stimulated public awareness of the issues involved. Subsequent orders will extend the assessment of the incidence of housing discrimination to other classes protected under federal fair housing law, which have not received the same level of analysis as racial and ethnic groups. PD&R is preparing additional projects under the study with more TI funding. These projects include national testing of rental housing discrimination against people with physical disabilities, specifically deaf and wheelchair-bound renters. There will also be separate pilot administered by Morris Davis, Inc. testing studies directed toward developing effective measures of discrimination against persons with mental disabilities, families with children, and those using vouchers in the rental housing market. The study of rental housing market discrimination against members of the lesbian, gay, bisexual, and transgender community will be extended to in-person testing.

HOUSING CHOICE VOUCHER PROGRAM (HCVP) ADMINISTRATIVE FEE STUDY. The *Housing Choice Voucher Program Administrative Fee Study* is designed to evaluate the amount of funding needed to administer a high-performing and efficient HCVP based on direct measurement of the work actually performed by voucher administrators and a detailed collection of overhead and non-labor costs associated with the program at a sample of 60 high-performing PHAs. The study, conducted by Abt Associates, will measure and identify the tasks performed by PHA staff to meet program requirements, to assist voucher holders in finding and renting suitable housing in a timely way, and to ensure that a broad range of affordable rental housing

throughout the community is available to voucher families. The study will use these data to model the total administrative cost per voucher for each PHA in the study, as well as costs for the major tasks involved in voucher administration at different types of PHAs operating in different labor and housing markets and serving different client populations. These cost models will then be used to develop a new administrative fee formula that is based on the actual costs of operating the voucher program and adjusts for market and other local factors known to affect PHA costs.

Ultimately, the findings of the study will be used to inform the development of a new formula for allocating HCVP administrative fees.

ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS. Housing quality is more likely to be inadequate and conditions more likely to be overcrowded among Native American, Alaska Native, and Native Hawaiian communities than among the overall population. This congressionally mandated study will gather and analyze data from multiple sources, including the census, a survey of households in tribal areas, interviews with tribal leaders and housing providers, and a survey of lenders. The study, conducted by the Urban Institute, will also examine the changes brought about by the passage of the Native American Housing Assistance and Self-Determination Act (NAHASDA) in 1996.

IMPACT OF HOUSING ON YOUNG CHILDREN. With TI funding HUD entered an interagency agreement with the National Institute of Child Health and Human Development to co-fund a rigorous study carried out by the Research Triangle Institute titled *Housing trade-offs as they are perceived and as they affect children's well-being*. The study investigates how housing options and

their links to neighborhoods and schools jointly affect the socioemotional development, academic achievement, and health of children ages three to eight. Families with at least one child between the ages of three and eight will be randomly assigned to receive a housing choice voucher or not. Random assignment is the basis for strong causal inference about the impact of housing on children. The study will also examine a sample of low-income families who did not apply for a voucher. Over a period of 40 months, researchers will survey all three groups of study participants—those receiving a voucher, those not receiving a voucher, and similar families who did not apply for a housing choice voucher—three times. Data collected will include family demography, housing quality, cognitive and health outcomes, residential preferences and tradeoffs (including data from a vignette study), and interviewer rating of neighborhood features thought to be key to child development. The study will advance knowledge by producing strong evidence about how families make housing choices, the impact of those choices on children, and the impact of receiving a housing choice voucher on families' choices and children's outcomes.

INTERFACE OF MOBILITY AND SUSTAINABILITY: THOMPSON STUDY.

The purpose of this study is to assess achievement of the goals of the partial settlement agreement in *Thompson v. HUD*, which African American residents of public housing in the city of Baltimore initiated in 1995. In 1996, HUD agreed to a partial consent decree that provided significant desegregative opportunities to the plaintiff class families. The study will conduct research and analysis related to expanding housing opportunity through a program of sustainable mobility using remedial vouchers, and it will answer research questions designed to both inform the Department on the outcomes of that case and explore the broader application of lessons learned from the case to reduce racial isolation and

concentration of poverty. Some of the areas the research will address include (1) analysis of the physical and environmental conditions of the neighborhoods of families using the Thompson vouchers; (2) an assessment of initial neighborhood choices of families using Thompson vouchers to move to opportunity areas in the Baltimore region; and (3) the identification and analysis of impediments to meeting the objectives of the settlement. The study will also build on an in-house analysis of geographies of opportunity that is under way in PD&R

A final settlement was reached in November 2012 which will allow more than two thousand additional families to be served. The settlement also calls for the continuation and expansion of the housing opportunity study.

RESEARCH PARTNERSHIPS. In FY 2012, PD&R gained new authority to accept unsolicited research proposals that meet published research priorities with at least 50 percent of project funding from other sources. This recently initiated program offers an exciting new way to encourage and support important research projects. In the 1990s, a similar matching program led to the development and creation of the Jobs Plus demonstration that had important findings on how the combination of job supports and rent incentives created long-term income benefits for public housing tenants and was used to justify a new initiative in HUD's FY 2013 budget proposal.

SMALL GRANT PROGRAMS

A new innovation for PD&R was the creation of a number of grant programs to encourage academic research in several varying topics of interest to the Department. Those small grant programs include:

NATURAL EXPERIMENTS GRANT PROGRAM. In January 2011, HUD invited investigators to submit proposals for funding

to support scientific research that uses natural experiments to evaluate the effects of local, state, and federal policies. HUD was particularly interested in funding evaluations that can help policymakers determine how to spend taxpayer dollars effectively and efficiently. HUD awarded grants to the New York City Housing Preservation and Development Department, to estimate the effect of a new LIHTC project on tenants admitted to the project; to the New York City Department of Homeless Services, to estimate the effect of an employment program on homeless men; and to Case Western Reserve University, to estimate the effect on young people of scattered-site public housing relative to high-density public housing.

DEMONSTRATION SMALL GRANT PROGRAM. HUD made four awards designated for small grants to complement the study of *The Impact of Housing and Services Interventions on Homeless Families* (the Family Options Study), a HUD-funded, 12-site national study that will be the largest study of homelessness yet to use an experimental design. The grants include studies of (1) barriers to preschool enrollment among homeless families; (2) involvement of homeless families in county-level public services (public assistance, child protective services, mental health, and substance abuse); and (3) the impact of housing interventions on school performance of children in homeless families.

SUSTAINABLE COMMUNITIES RESEARCH GRANT PROGRAM. The Sustainable Communities Research Grant Program (SCRGP) supports efforts by the research community to build on existing evidence-based studies to evaluate new and existing tools and strategies that promote and implement more effective policies that (1) preserve housing affordability; (2) improve accessibility through effective transit systems; (3) reduce the regulatory barriers to sustainable development and strengthen land

use planning and urban design standards; (4) advance economic opportunities that create jobs and promote diverse communities; and (5) address the health of the environment by reducing carbon emissions and conserving energy. Six grants were awarded in FY 2010.

The purpose of the FY 2013 SCRGP is to fill key data and information gaps and to begin developing and evaluating policy alternatives that communities can adopt to facilitate decision making about various community investments in sustainability initiatives. For this round of sustainability research grants, HUD is primarily interested in sponsoring cutting-edge research in quality, equitable affordable housing development and preservation; transportation and infrastructure planning; and “green,” energy-efficient practices. HUD gives priority to applications that advance evidence-based research on the effectiveness of federal programs in these areas, which include HUD programs such as HOME, CDBG, public housing, Choice Neighborhoods, and the range of HUD programs that address sustainability issues. HUD believes that the results from the program will enable it to develop a broader sustainability agenda beyond current departmental priorities and any future efforts or initiatives that it may consider based on the results of the research.

DEMONSTRATIONS

FY 2011–2012

COMPLETED DEMONSTRATIONS

MOVING TO OPPORTUNITY FOR FAIR HOUSING DEMONSTRATION

Support from outside funders made possible the final report of the long-running Moving to Opportunity (MTO) for Fair Housing demonstration by the National Bureau of Economic Research. In 2012, PD&R issued the final report for this demonstration that HUD initiated in the early 1990s. HUD designed MTO to test whether offering

housing vouchers to families living in public housing projects in high-poverty neighborhoods of large inner cities could improve their lives and the lives of their children by enabling them to move to lower poverty neighborhoods. The original authorizing legislation for MTO charged HUD with describing “the long-term housing, employment, and educational achievements of the families assisted under the demonstration program.”

Between 1994 and 1998, MTO randomly assigned families to one of three groups: (1) the *experimental group*, which allowed families to use the voucher only in low-poverty neighborhoods; (2) the *Section 8 group*, which allowed the families to use the voucher in any neighborhood; and (3) the *control group*, which did not receive vouchers. All MTO families had the option of remaining in their current neighborhoods. HUD tracked and interviewed the families through 2010.

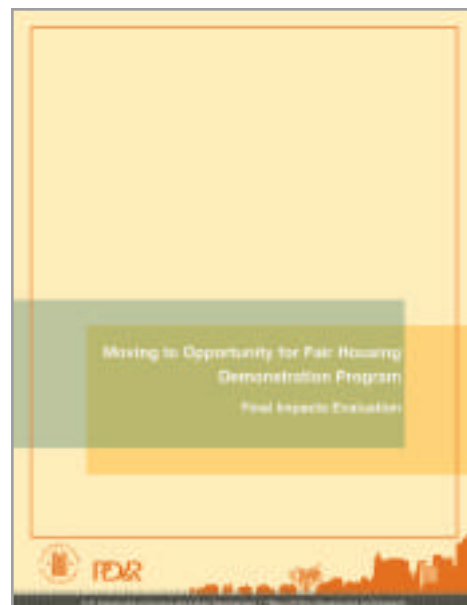
Thanks to the generous support of other federal government agencies and private foundations, the scope of study of MTO families was expanded to include a number of outcome domains beyond those under HUD’s charge, most notably physical and mental health. The additional funders that enabled this important expansion to the study’s scope included the National Science Foundation, the National Institute for Child Health and Human Development, the Centers for Disease Control, the National Institute of Mental Health, the National Institute on Aging, the National Opinion Research Center’s Population Research Center (supported by the National Institute of Child Health and Human Development), University of Chicago’s Center for Health Administration Studies, the U.S. Department of Education’s Institute of Education Sciences, the John D. and Catherine T. MacArthur Foundation, the

Smith Richardson Foundation, the Spencer Foundation, the Bill & Melinda Gates Foundation, the Russell Sage Foundation, and the Annie E. Casey Foundation.

“The findings of the long-term study of MTO suggest that housing mobility programs can improve the quality of the immediate environments families experience, with respect to living conditions related to housing quality, neighborhood poverty and other aspects of disadvantage, and safety. Our findings also suggest there are some extensions of the MTO mobility effects to health and mental health in the form of less extreme obesity, for example, and better mental health for adults. However, moving to lower-poverty neighborhoods does not appear to have large direct effects on employment and earnings, at least for the disadvantaged sample of adults who enrolled in MTO.”

—MTO Final Report

The Moving to Opportunity for Fair Housing Demonstration Program: Final Impacts Evaluation was published in October 2011 and demonstrated that, overall, vouchers and mobility need to be combined with support in other areas, such as education, job training, health care, and transportation. The demonstration’s experimental design overcame some of the empirical challenges of identifying neighborhood effects on people’s life outcomes. It particularly showed the link between poverty and health. The *Final Impacts Evaluation* states, “Housing mobility interventions such as MTO may not be powerful enough to greatly affect long-term outcomes without being combined with additional training and education programs to improve parental earnings opportunities.”



In the demonstration, very low-income women who had the opportunity to move from high-poverty neighborhoods into lower poverty areas were significantly less likely to be extremely obese or to have diabetes and were shown to be demonstrably happier. The results also show that MTO moves led to sustained improvements in areas such as housing quality and in many aspects of the neighborhood’s environment, including socioeconomic composition and safety, but not in others.

HUD formally released the report in November 2011 at the How Housing Matters Conference, which attracted more than 600 participants. HUD Secretary Shaun Donovan stressed the importance of the study in a keynote address. PD&R’s Winter Quarterly Update, which more than 168 people attended or later viewed, also featured MTO. PD&R posted the final written report online on February 28, 2012, and it, along with the summary report, has been downloaded 125,100 times.

The October 20, 2011 *New England Journal of Medicine (NEJM)* also featured an article on the MTO report titled, “Neighborhoods, Obesity, and Diabetes: A Randomized

Social Experiment.” The findings in the *NEJM* article showed that giving very low-income families the opportunity to move to neighborhoods with lower poverty rates can have a positive effect on the physical health of adult women. It found that women with the opportunity to move to lower-poverty neighborhoods were nearly 20 percent less likely to be extremely obese and 20 percent less likely to have diabetes than were women who were not offered a housing voucher through MTO. A recent article in *Science* magazine showed the program to have strong positive effects on household happiness.

“Moving to Opportunity (MTO) is often described as the most important policy experiment carried out in the U.S. in the last quarter-century. For example recent findings from the long-term (10-15 year) follow-up of families in MTO published in the October 2011 *New England Journal of Medicine* have shed new light on the way that housing policy matters for health, with enormous impacts on key health problems like extreme obesity and diabetes. The measurement of these health problems would not have been possible without the foresight and open-mindedness of PD&R.”

—Jens Ludwig

*McCormick Foundation Professor of Social Service Administration, Law, and Public Policy
University of Chicago*

MTO was also featured in an issue of *Cityscape* in an article titled, “Moving to Opportunity: Why, How, and What Next?” It examines the background policy for MTO, the innovations in its design and implementation, and a few of the implications for future policy.

DEMONSTRATIONS UNDER WAY

HOMELESS FAMILIES INTERVENTION FAMILY OPTIONS STUDY. With family homelessness rising, HUD realized it needed to learn more about the effects of housing and services interventions for homeless families. Senate Report 109-109 for the FY 2006 Transportation, Treasury, the Judiciary, Housing and Urban Development and Related Agencies Appropriations Bill authorized this intervention by directing HUD to “undertake research to ascertain the impact of various service and housing interventions in ending homelessness for families.” In response to this directive, HUD launched the Family Options Study. Previous research described the characteristics and needs of homeless families and explored the effectiveness of different interventions, but none of the previous work explicitly compared the results of different interventions using a rigorous methodology. Thus, significant gaps remain in the understanding of the best strategies to address homelessness among families. This study of homelessness is the largest ever conducted using an experimental design.

The Family Options Study by Abt Associates, Inc. compares several combinations of housing assistance and services in a multisite experiment to determine which interventions work best to promote housing stability, family preservation, child well-being, adult well-being, and self-sufficiency. To provide the strongest possible evidence of the effects of the housing and services interventions, the evaluation uses an experimental research design, with eligible families assigned at random to one of the designated housing and services interventions, including project-based transitional housing, community-based rapid rehousing, subsidy only, and usual care.

Twelve communities and more than 2,300 families are participating in the study. Researchers interviewed study families at

baseline (entry and random assignment), tracked them for 18 months after intervention, and are administering a follow-up interview. An interim report describing the study design, participating communities, programs, and baseline characteristics of the study families will be available in early 2013, and the final report describing the impact analysis is expected to be complete in December 2014.

FAMILY SELF-SUFFICIENCY PROGRAM DEMONSTRATION. The Family Self Sufficiency Program (FSS) serves voucher holders and residents of public housing and aims to increase a family's income and savings. Case managers work with families to connect them with services and employment opportunities while money accumulates in an escrow account.

The intent of the FSS Program Demonstration is to gain a deeper understanding of the program and illustrate strategies that assist participants in obtaining greater economic independence. The demonstration, conducted by MRDC, requires a random-assignment model because participant self-selection into FSS limits the ability to assess whether program features, rather than the characteristics of the participating families, led to tenant income gains. Random assignment will limit the extent to which selection bias drives observed results. The demonstration will document the progress of a group of FSS participants from initial enrollment to program completion (or exit). Although the primary objective of FSS is stable, suitable employment, the many interim outcomes of interest include (1) getting a first job; (2) getting a better paying job; (3) self-employment or small-business ownership; (4) no longer needing benefits provided under one or more welfare programs; (5) obtaining additional education, whether in the form of a high school diploma, higher education degree, or vocational training; (6) buying a

home; (7) buying a car; (8) setting up savings accounts; or (9) accomplishing similar goals that lead to economic independence.

The study is under way and currently in the site reconnaissance phase.

PRE-PURCHASE HOMEOWNERSHIP COUNSELING DEMONSTRATION.

The objective of the Pre-Purchase Homeownership Counseling Demonstration and Impact Evaluation is to test the effectiveness and impact of two different types of pre-purchase housing counseling modalities on mortgage preparedness, homebuyer outcomes, and loan performance for a large sample of prospective low-to-moderate-and middle-income (LMMI; less than 120 percent of Area Median Income) first-time homebuyers. The demonstration is a randomized experiment designed to test the impact of two types of pre-purchase homeownership counseling on a sample of 6,000 prospective LMMI first-time homebuyers. HUD is working with Abt Associates Inc., three national lenders, and two national pre-purchase counseling intermediaries to enroll and randomly assign the sample to one of two interventions—(1) remote online pre-purchase education plus telephone counseling, or (2) in-person group pre-purchase education plus individual pre-purchase counseling—or a control group in about 25 metropolitan areas across the country with high mortgage loan application volumes. HUD expects the research team to track the sample over three to four years and determine to what extent their outcomes might result from the counseling intervention they received.

RENT REFORM DEMONSTRATION. The Rent Reform Demonstration will study and compare different rent structures in HUD assisted housing and assess their effect on the residents that rely on federal rental assistance. The purpose of the demonstration is to understand the effect of an alternative

to the current rent system, especially on income and earnings. The Rent Reform Demonstration, undertaken by MDRC, Inc., is designed to test alternatives to a solely income-based rent structure. Rent reform may affect assisted housing residents in terms of the rents they pay, the amounts they save and earn, and the income stream to the housing agency that administers the housing subsidy. The Demonstration will be critical in understanding the effects of alternative rent systems at the Public Housing Authority (PHA) and household level.

CHOICE NEIGHBORHOODS

DEMONSTRATION. Choice Neighborhoods is designed to transform neighborhoods of concentrated poverty into neighborhoods of choice—viable, mixed-income neighborhoods where families have access to employment opportunities, well-functioning services, good-quality public schools and education programs, and a variety of good transportation options. PD&R and the Urban Institute are studying how Choice Neighborhoods has been implemented in the first five sites (Boston, Chicago, New Orleans, San Francisco, and Seattle) and surveying the residents of the neighborhoods targeted for transformation.

NATIVE AMERICAN SUSTAINABLE BUILDING PRACTICES DEMONSTRATION.

PD&R, in partnership with the Office of Native American Programs, launched a new effort in FY 2011 to support and increase sustainable construction in Native American communities. By building sustainable housing, tribes can provide their members with healthier, more comfortable, and more resource-efficient homes.

This initiative includes several activities. HUD is working with other federal agencies, key stakeholders, and FirstPic, Inc. to identify and overcome barriers to the adoption of sustainable construction practices in Indian country. A call was

issued seeking tribes interested in this effort. Participating tribes receive technical assistance to support their adoption of sustainable construction practices in residential construction or rehabilitation projects. HUD will also provide training on sustainable construction practices.

SMALL AREA FAIR MARKET RENT

DEMONSTRATION GRANTS. As described earlier in the “PD&R’s Data” section, HUD uses FMRs primarily to determine payment standard amounts for the Housing Choice Voucher Program (HCVP). At the direction of Secretary Donovan, PD&R undertook the task of developing a methodology for creating FMRs for ZIP Codes within metropolitan areas. Because they will more accurately reflect the cost of rental housing in these areas, Small Area FMRs will enable voucher tenants access to more units in neighborhoods of opportunity. At the same time, and for the same reason, Small Area FMRs will discourage voucher tenants from locating in neighborhoods of concentrated poverty. Small Area FMRs represent a fundamentally different way of operating the HCVP in metropolitan areas by helping in the understanding of neighborhood demographics. HUD is undertaking an invitational demonstration program with a limited number of Public Housing Authorities to better understand and solve potential operational issues and to collect data on tenant location choices before determining if the Department will choose to use Small Area FMRs on a nationwide basis. The participants in the invitational demonstration program will operate their voucher programs using Small Area FMRs from October 1, 2012, through September 30, 2016.

SUPPORT AND SERVICES AT HOME

EVALUATION. Support and Services at Home (SASH) coordinates services to support aging in place and health care services in HUD housing. The evaluation of SASH, supported

by HUD through an inter-agency agreement with Department of Health and Human Services Assistant Secretary for Planning and Evaluation and the Administration on Aging, will measure the effectiveness of coordinating health and supportive services of older adults in affordable housing in improving quality of life, health, and functional status; examine the differences in health care and housing costs for seniors who receive coordinated services in an affordable housing setting; and address how the package of housing and health care services differ in a service-enriched setting. The Research Triangle Institute is conducting the study.

The SASH evaluation will compare SASH participants with other non-SASH participants in Vermont and with a comparison group of older adults in publicly subsidized congregate housing in another state. The study will compare characteristics of housing properties that participate in SASH and those that do not; and provide a comprehensive statistical comparison between SASH participants, non-participants, and comparison beneficiaries. Using a comparison group of Medicare beneficiaries, the study will examine the impact of SASH participation on acute care utilization, Medicare expenditures, transfers to nursing homes, and adverse medical events.

OTHER PROJECTS

FY 2011-2012

RESEARCH ROADMAP

In response to the specific critique of the National Research Council of the National Academies report concerning the process used to set its annual research agenda, PD&R is implementing a longer term vision because projects need multi-year funding. This is manifested in a long-term Research Roadmap. Development of the Research Roadmap began with a national Research Agenda Conference held in November 2011. The conference

brought together academics, researchers, practitioners, nonprofit workers, advocates, and federal government employees to discuss PD&R's research agenda for the next 5 to 10 years. The conference focused on generating feedback from partners and stakeholders about PD&R's comparative advantage in relation to important research and knowledge-building activities that other thought leaders are discussing in other venues. In early 2012, PD&R held a similar conference, the Research Agenda Meeting on Design, Construction, and Technology, to engage on this distinct set of critical housing issues.

After these national conferences, PD&R set up an internal Research Roadmap team to continue the process of meeting with stakeholders and developing a research agenda. The team went on to meet with senior leadership at HUD, congressional staff, officials from the Office of Management and Budget, the Government Accountability Office, federal sister agencies, and numerous research, practitioner, and advocacy organizations. The team received more than 950 comments from stakeholders.

HUD staff are now developing a short list of specific research projects to address the input received from internal and external stakeholders. In early 2013, PD&R will publish a Research Roadmap to reflect the needs of the research and policy communities and to inform the budgeting process in FY 2014 and perhaps for many years to come.

For more information see www.huduser.org/portal/research/pdr_roadmap.html and address questions to PD&RRResearchRoadmap@hud.gov.



STRONG CITIES, STRONG COMMUNITIES

In March 2012 President Barack Obama signed an Executive Order establishing the White House Council on Strong Cities, Strong Communities (SC2). The SC2 Council is co-chaired by Secretary Donovan and the Assistant to the President for Domestic Policy, Cecilia Muñoz. More than 20 departments, agencies, and other offices within the Administration, including the Director of the Office of Management and Budget and the Chair of the Council of Economic Advisors, are part of the SC2 Council.

SC2 is set up to help economically and fiscally distressed communities reinvent and grow their economies after either chronic or acute decline resulting from the recent economic recession. The aim is to break down federal silos and help cities facing long-term challenges by providing technical assistance and access to federal agency expertise, creating new public- and private-sector partnerships, leveraging existing assets, providing new resources, and fostering new connections at the local and national levels. The Executive Order requires that the Council recommend to the President ideas on policy reform to increase economic growth in distressed communities, build local capacity and expertise, and show how SC2 best practices can be incorporated government-wide.

The signing of the Executive Order in March 2012 coincided with a White House SC2 Convening that featured panel conversations and roundtables with mayors of the pilot cities where SC2 Community

Solutions Teams have been deployed and philanthropic, nonprofit, and business leaders. Most significantly, President Obama made a surprise appearance to reiterate his support for SC2. The Convening served both as a culmination of two years of program development and implementation and as a launching pad into the initiative's next phase, which includes the institutionalization of this new federal approach for cities through the SC2 Council.

SC2 has four core components: SC2 Pilots/Community Solutions Teams in six locations; the SC2 Fellows Program; the Economic Visioning Challenge; and the SC2 Resources Network. The first two programs are being piloted in: Chester, Pennsylvania; the Northeast Ohio region of Cleveland and Youngstown, Ohio; Detroit, Michigan; Fresno, California; Memphis, Tennessee; and New Orleans, Louisiana.

THE SC2 PILOTS/COMMUNITY SOLUTIONS TEAMS. These teams are interagency groups of federal employees that work in the pilot locations to assist in implementing plans and approaches to recovery and revitalization already adopted by the mayor and other local leaders. The teams work with local governments, nonprofits, the private sector, and other institutions to leverage federal dollars, ensure that those dollars are well spent in conjunction with the approach the community has laid out to support recovery, and support the work being done at the local level to foster economic growth and community development. The work of the Community Solutions Teams forms the foundation for the policy recommendations the SC2 Council will be providing to the

President according to the Executive Order. The teams will be on the ground for up to two years (September 2011 to September 2013). A second round of pilots will be announced by the SC2 Council in 2013.

THE SC2 FELLOWSHIP PROGRAM. Through a generous \$2.5 million contribution from the Rockefeller Foundation, HUD established a cooperative agreement with the German Marshal Fund of the U.S. (GMFUS) to provide mid-career fellows to the six communities that are part of the SC2 Pilot. These SC2 Fellows, 17 in all, are currently embedded in each city and are providing capacity in a number of topic areas including planning, economic

development, stakeholder engagement, health and education policy, and downtown revitalization. The Fellows will be in place for two years from their starting date of September 2012.

THE ECONOMIC DEVELOPMENT VISIONING CHALLENGE. The Economic Development Administration (EDA) has created a program by which EDA dollars are used to create a competition where outside organizations (private and non-profit) can compete for the right to create and implement a new economic vision for a community that is economically distressed. In the fall of 2012, EDA awarded \$1 million to three cities—Hartford, Connecticut;

President Obama addressed the SC2 Convening in March 2012.



Greensboro, North Carolina; and Las Vegas, Nevada—as part of this program.

THE SC2 NATIONAL RESOURCES NETWORK. On November 28, 2012 HUD announced a NOFA seeking an administrator for the SC2 National Resources Network. This Network will provide technical assistance to distressed cities and communities. It will aid these communities in navigating federal and other funding sources, ensuring that these communities know where and how to access assistance. The Network will also provide direct technical assistance to distressed communities on a range of issues—fiscal efficiency, economic development, stakeholder capacity building for economic recovery and community development, land use, and other areas of need. The Network administrator will also connect distressed communities with other federal efforts, especially in and around the Administration’s place-based initiatives.

SC2 sets a transformative example for future government projects. It provides a model of collaboration across different levels of government and a lesson about how to more effectively coordinate existing government resources. SC2 strives to transform not only the pilot cities it reaches, but also the way government as a whole does business.



PD&R'S DISSEMINATION

PD&R has transformed the way it disseminates research and reaches out to its stakeholders, using innovative communication vehicles and technology. The dissemination effort falls within four goals—information, research findings, and market data transfer; housing policy and research translation; availability of high quality research on issues of housing and community development; and quick access.

INFORMATION, RESEARCH FINDINGS, BEST PRACTICE, AND MARKET DATA TRANSFER

PD&R's website www.huduser.org continues to be the mainstay of its dissemination efforts. All of PD&R's research and communication flows through the site. FY 2011-2012 saw a substantial redesign of the site providing a more user-friendly environment and better search capacity. Other parts of HUD have utilized this vehicle including the Office of Sustainable Housing and Communities and Aligning Affordable Rental Housing.

PD&R introduced *The Edge*, an online magazine, to provide informative and easy access to PD&R's information. The magazine provides news, a message from the Assistant Secretary, and a wide range of information about housing and community development issues, regulations, research, and best practices in housing and community development. In FY 2012, *The Edge* averaged 33,095 views per month.

To complement the published and on-line products, PD&R worked to expand its stakeholder base and make PD&R events and information more accessible. The Research Utilization Division holds "Quarterly Housing Market and Research Updates" to highlight economic and housing market changes that include a focused

panel discussion on the latest research from PD&R. The Quarterly Updates are webcast live, then archived and available for viewing at a later date on www.huduser.org. During these events, live updates are also provided via Twitter.

In the past two years, PD&R has worked to increase its conference presence through exhibiting, presenting, and partnering. It has held 19 conferences across the country in the past two fiscal years. Conferences give PD&R the opportunity to disseminate its research and interact with its stakeholders. PD&R has partnered with other organizations on their conferences. In May 2012, PD&R partnered with the Federal Reserve Bank of Philadelphia on its conference, Reinventing Older Communities, where Secretary Donovan provided a keynote address and then Deputy Assistant Secretary Erika Poethig served as both a moderator and a panelist. In August 2012, PD&R, in partnership with the Ford Foundation and the Urban Institute, hosted a roundtable discussion titled, "Using Data to Understand Emerging Trends in the Mortgage Market and Borrowers' Access to Credit." The day featured a discussion on the challenges and opportunities of linking loan-level mortgage data to other data sources and helped solidify partnerships for better data linkages.

These and other conferences have increased PD&R's visibility in the field of housing and community development research. A complete list of conferences is available in a subsequent conferences held section.

“I very much enjoyed the meeting. Although the participants came from a variety of different backgrounds (government, academia, and the private sector), we seemed to have many of the same general concerns and goals with regard to data linking. One recurring theme was the challenge of balancing the competing objectives of protecting individual privacy and making the data as widely accessible as possible. Another was the difficulty in creating or obtaining data sets that are nationally representative. Overall, I think there is a lot to be gained from greater coordination and centralization of mortgage data management, and this meeting was a great first step in that direction.”

—Sarah Riley

*Attendee of “Using Data to Understand Borrower’s Access to Credit” Conference
Senior Research Economist
UNC Center for Community Capital
University of North Carolina at Chapel Hill*

PD&R, often in partnership with other organizations, presents several awards. The HUD Secretary’s Awards are presented annually to honor projects that exemplify excellence in four categories: community planning, historic preservation, affordable housing design, and cooperative public/private efforts. The awards are presented in partnership with the American Planning Association, the American Institute of Architects, the National Trust for Historic Preservation, and the Best in American Living Competition. This year a new award, The Secretary’s Award for Community Foundations with the Council on Foundations, was introduced. More information on these awards, including recent winners, is included in a following section.

The U.S. Housing and Market Conditions publication is released quarterly providing national and regional housing and market statistics. It collects, analyses, and reports on

housing production, marketing, affordability, foreclosures, and trends throughout the United States. Each issue features a summary piece that elucidates what the statistical trends indicate.

POLICY AND RESEARCH TRANSLATION.

PD&R introduced a new publication titled *Evidence Matters* as part of its stakeholder outreach. Since it was first published in the winter of 2011, *Evidence Matters* has released five issues, and its subscriber base has grown to 24,670. A few highlights of the first two years of *Evidence Matters*:

- Prominent economists Ed Glaeser, David Crowe, and Todd Sinai contributed opinion pieces on the future of the mortgage interest deduction in the spring 2011 issue on rental housing policy.
- The winter 2012 issue on metropolitan resilience detailed the research underpinning SC2.
- In the summer 2012 issue on homelessness, Acting Assistant Secretary for Community Planning and Development, Mark Johnston, wrote an article about the way HUD uses data to understand and combat homelessness.



HIGH QUALITY RESEARCH DISSEMINATION. *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 a Symposium of scholarly papers on a common theme. In FY 2011 and 2012, *Cityscape* symposia covered brownfields (contaminated properties), new dissertation work on homelessness, national rental housing policy, the relationship between crime and urban form, research based on the American Housing Survey, and the findings of the MTO demonstration.

A new feature introduced in FY 2012, Point of Contention, included such areas of disagreement as the size of the shadow inventory (properties with delinquent mortgages not yet foreclosed on or foreclosed on and held by the lender without being offered for sale) and the operational definition of a neighborhood.

The refereed papers in FY 2011 and 2012 explored the definition of "high-opportunity" neighborhoods, measuring neighborhood quality in surveys, the experience of homeowners in bankruptcy, the sorting of different types of families into different program options as they relocated from Chicago public housing, geographic patterns of mortgage delinquency, and the housing needs of families on waiting lists for assistance.

Departments, short papers to help scholars or new students explore the areas of HUD's mission, included Impact, which details and explains the benefit and cost calculations for new HUD regulations; Policy Briefs; Graphic Detail, which illustrates the power of maps to inform public policy and social science; and Data Shop, which introduces the reader to new data sets and new procedures for using the data in familiar sources.



All published works, including those described previously, are available online via PD&R's website, www.huduser.org.

CITYSCAPE DOWNLOADS:

FY 2011: 567,339

FY 2012: 712,029

PD&R PUBLICATIONS ADVISORY BOARD. Peter Dreier, Occidental College; Richard K. Green, University of Southern California; Keith R. Ihlanfeldt, Florida State University; Annette M. Kim, Massachusetts Institute of Technology; Carlos E. Martin, Abt Associates; Douglas S. Massey, Princeton University; Sandra J. Newman, Johns Hopkins University; Marybeth Shinn, Vanderbilt University; Raymond J. Struyk; Paul Waddell, University of California, Berkeley; and John C. Weicher, Hudson Institute, Inc.

HUD USER USAGE:

	FY 2011	FY 2012
Total Downloads	9.95 million	10.85 million
Average Downloads per Month	891,754	904,327
Average Visits per Month	409,307	486,488
Total Page Views	13.5 million	14.1 million
Orders Processed	1,600	1,434
Publications Disseminated	1,580	1,355

QUICK ACCESS. PD&R released *The Edge* as a smart phone application (app). The app enables users to share content on popular social media networks such as Facebook and Twitter and via e-mail. *The Edge* app is the first HUD app in the General Services Administration store.

An additional mobile app was released that enables users to easily access FMRs and income limits of localities across the country.

CITYSCAPE GUEST EDITORS. Sandra Susan Brunson, *Discovering Homelessness*, *Cityscape* Volume 13, Number 1, 2011; Vicki Been and Ingrid Gould Ellen, *Rental Housing Policy in the United States*, *Cityscape* Volume 13, Number 2, 2011; Ronald E. Wilson, *Crime and Urban Form*, *Cityscape* Volume 13, Number 3, 2011; Shawn Bucholtz, *American Housing Survey*, *Cityscape* Volume 14, Number 1, 2012; Jens Ludwig, *Moving to Opportunity*, *Cityscape* Volume 14, Number 2, 2012; Cynthia Guy, *Residential Mobility: Implications for Families and Communities*, *Cityscape* Volume 14, Number 3, 2012.



PD&R'S PARTNER OUTREACH

PD&R contains two offices that work specifically on partner outreach. The Office for International and Philanthropic Innovation and the Office of University Partnerships work with internal and external stakeholders to further HUD's mission.

THE OFFICE FOR INTERNATIONAL AND PHILANTHROPIC INNOVATION

HUD's Office for International and Philanthropic Innovation (IPI) works with program offices to position HUD as a hub for innovation by highlighting lessons learned and best practices from its philanthropic and international partners and creating networks and partnerships at all levels of government and across all sectors. IPI strengthens the relationships between HUD and its partners to spotlight and scale solutions that are working in communities across the country.

PHILANTHROPIC INNOVATION. In FY 2012, IPI joined with the Council on Foundations to launch the inaugural HUD Secretary's Award for Community Foundations, which showcases outstanding examples of partnerships between philanthropy

and the public sectors at the local level. The Council on Foundations selected 10 community foundations from a large and very competitive pool of applicants. Awards were announced in September 2012 at the Council's Fall Conference for Community Foundations in New Orleans.

The award program is the first step in IPI's community foundation strategy to both broaden and deepen HUD's relationships with permanent, place-based philanthropy across the country (see Award Winners section). In the United States, community foundations serve tens of thousands of donors, administer more than \$31 billion in charitable funds, and address the core concerns of nearly 700 communities and regions. By strengthening the connections between government and place-based philanthropic partners, this award program encourages the creation of public-philanthropic partnerships at the federal, regional, and local levels and increases the positive effect on the places HUD serves.

IPI has engaged HUD's partners and increased access to information through the launch of **partner.hud.gov**. This new web tool features contact information and proposal details for grantees and the highest scoring applicants to HUD's community development initiatives. IPI designed **partner.hud.gov** to boost public-private partnerships and philanthropic support for the most promising plans for turning the nation's distressed communities into viable and sustainable mixed-income neighborhoods linked to good schools, retail, transportation, and access to jobs.

The web feature provides information to funders and other local stakeholders that they can use to find and support applications HUD deemed promising but was unable to fund. It will also offer communities greater



HUD signed a Memorandum of Understanding with the government of Brazil.

access to work happening around the country and best-practice models that might help shape their efforts.

“Rather than having to spend time on information searches, we would rather put our resources toward ensuring that more youth in underserved urban areas have access to structured physical activity, mentoring, and better nutrition. HUD’s new online tool will help us save time and resources in efforts to establish strategic working relationships and contribute to the renewal of a community.”

—Greg Griffith

*Director of Development
U.S. Soccer Foundation*



IPI strives to find and lift up innovative ideas and models in the field of housing and community development, no matter where or from whom they originate. The new online Innovation of the Day (IOD) helps HUD identify emerging trends, promising solutions, and successful means of implementation. IOD is a hub for collecting and disseminating effective housing, community development, built environment, and urban innovations from around the world. Its purpose is to crowdsource best practices and models that can be leveraged not only within HUD but by other agencies, municipalities, NGOs, and citizens seeking to improve their communities. Anyone—HUD staff, local governments, nonprofits, and citizen activists—can submit an application. Innovations will be featured on www.hud.gov and social media outlets with brief descriptions and any submitted multimedia.

INTERNATIONAL. IPI continues to reach out to partners not only across sectors but across geographical boundaries. In the past year, HUD has signed Memoranda of

Understanding with the governments of Germany and Brazil. Both agreements focus on the need for sustainable and inclusive communities, whether the context is within cities seeking to make transitions to adapt and maintain infrastructure or within communities experiencing rapid population growth and the policies necessary to improve opportunities for all residents. Through joint research, policy exchanges, conferences, and other connections, HUD’s formal agreements with Germany and Brazil set the stage for sharing lessons learned and working together as HUD and its partners search for new solutions in a global community.

THE OFFICE OF UNIVERSITY PARTNERSHIPS

EMPOWERMENT SERIES. In FY 2011 and 2012, PD&R’s Office of University Partnerships (OUP) held a series of events to highlight the development and application of best practices that OUP grantees have used to address a variety of critical community and affordable housing issues. The first session, held on September 20, 2011, discussed the research from the March issue of *Cityscape*: “Discovering Homelessness.” OUP then joined with the Corporation for National and Community Service to cosponsor a second event, held on October 20, 2011, to highlight the efforts of two Hispanic-Serving Institutions Assisting Communities grantees with a panel on “Institutions of Higher Education Engaging Communities.” The third event, held on December 2, 2011, was titled “Anchor Institutions—Focus on the Future.” At the event leading practitioners engaged in a thoughtful and robust conversation about the growing influence of institutions of higher education on the nation’s landscape and future roles that they can play in helping to improve communities. A fourth event hosted by OUP on September 24, 2012 in Nashville, Tennessee titled “Universities and Communities Collaborating to Improve School Performance focused on how to close the achievement gap of students in the Pearl Cohn Cluster Schools.

OUP ANNUAL CONFERENCE. OUP held its annual conference in New Orleans, April 23–26, 2012, with the theme “Strategies for Strengthening Communities.” The purpose of this conference was to provide a forum to discuss strategies and share information and perspectives on how institutions of higher education can use their skills, intellectual capital, and other resources to help stabilize and strengthen the nation’s urban and rural communities during these difficult times. The conference showcased successful models that could help stabilize and strengthen communities, and it provided an opportunity for participants to network and to build and establish contacts and partnerships with other potential funders. Conference participants comprised current and former OUP grantees and community partners as well as representatives from other colleges and universities, federal agencies, advocacy organizations and foundations. Session topics included The Role of Anchor Institutions; Strengthening Communities (the White House Revitalization Initiative, SC2, and Choice Neighborhoods); Accessing Private Resources Through Foundations and Private Partnerships; Accessing Federal Resources, Investing in the Future: Colleges Working With K–12 Schools Is a Community Benefit; Tribal Colleges and Universities: Telling Their Story; Housing Counseling and Foreclosure Prevention; and Workforce Development.

LOOKING FORWARD: FORUMS—ANCHOR INSTITUTIONS REVITALIZING COMMUNITIES. In today’s tumultuous economic times, communities need established, dependable ways to achieve sustainability and growth. Anchor institutions—schools, higher education, hospitals, faith-based organizations, and community-based organizations that have deep roots in the community—are longstanding contributors to the community’s stability and strength. Oftentimes, these institutions are the largest employers, purchasers, landowners, and, subsequently, contributors to a community’s economy, thus enhancing their importance as permanent anchors for that community’s well-being.

In FY 2013 OUP plans to conduct additional forums. At each forum, OUP will chair a discussion focusing on addressing local community/economic development issues and sharing successful practices that might be helpful to community stakeholders.

BUDGET

The Office of Policy Development and Research's (PD&R's) main source of funding is the Research and Technology (R&T) account. In FY 2012, Congress appropriated PD&R \$46 million in R&T funds. In addition there were \$5.2 million carryover and recaptured funds for a total of \$51.205 million. Eighty percent was used for housing surveys. The primary survey is the American Housing Survey. The R&T account also funds four other housing surveys and the dissemination of PD&R's research, including www.huduser.org.

PD&R also receives funding under the U.S. Department of Housing and Urban Development's (HUD's) Transformation Initiative (TI) Account. The TI funding supports larger scale research studies and demonstrations that span several years. TI provides critical funding for evaluating the implementation, cost effectiveness, and outcomes of HUD's programs. In FY 2012, Congress appropriated PD&R \$4.55 million in research funds, \$7.25 million in demonstration funds, and approximately \$5 million in technical assistance funds through its TI account.



RESEARCH AND TECHNOLOGY OBLIGATIONS (IN THOUSANDS)

	ACTUAL FY 2011	ACTUAL FY 2012
Core Research and Technology (R&T):		
1. Market Surveys (Fixed)	\$40,820	\$45,312
2. Dissemination/Research Support	5,809	4,924
Subtotal Fixed Activities	46,629	50,236
3. Program Metrics/Urban Data	0	65
4. Housing Finance Studies	0	418
5. Urban Data Systems Acquisition	110	a/
6. Housing Technology	0	247
7. Dissertation Programs	400	0
8. Other	0	239
Subtotal Variable Activities	510	969
Total Core R&T	\$47,139 c/	\$51,205 b/c

a/ Transferred to line item 3, Program Metrics/Urban Data

b/ Recaptured funds included

c/ Excludes FEMA funds

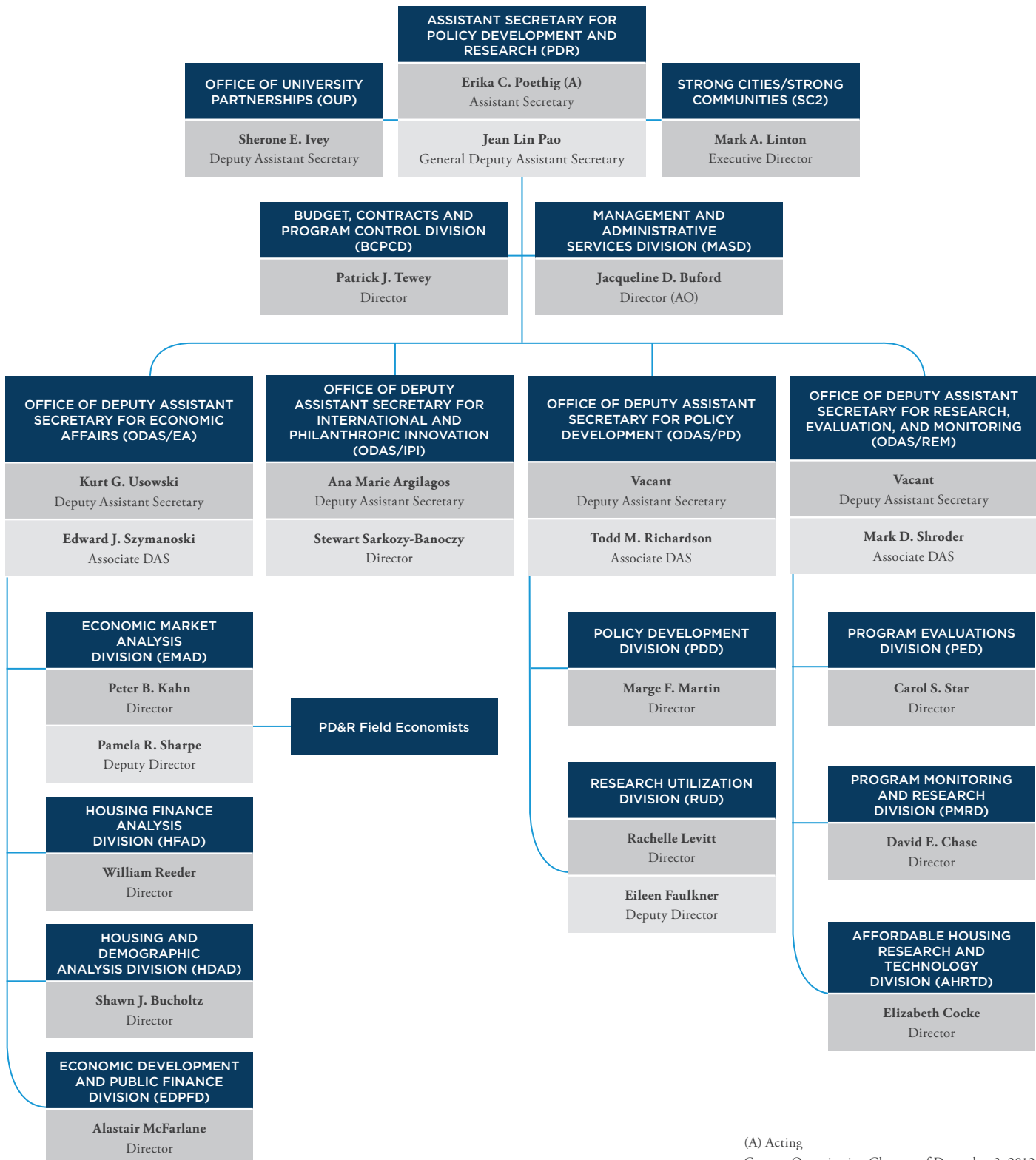
**TRANSFORMATION INITIATIVES (TI)
OBLIGATIONS (IN THOUSANDS)**

	ACTUAL	ACTUAL
	FY 2011	FY 2012
TI Research		
Natural Experiments Grant Program	\$600	
Demonstration Small Grant Program	267	\$746
Sustainable Communities Research Grant Program	1,497	
Interface of Mobility & Sustainability		1,093
TBRA Cost Model	379	
HCVP Administrative Fee Study	5,322	409
Assessment of Native American & Hawaiian Housing Needs	3,964	1,483
MTO: Data Archive	10	
Strategic Planning Metrics	1,380	110
Impact of Housing on Young Children		2,000
Housing Discrimination Study		10,735
Total	\$13,419	\$16,576

**TRANSFORMATION INITIATIVES (TI)
OBLIGATIONS (IN THOUSANDS)**

	ACTUAL	ACTUAL
	FY 2011	FY 2012
TI Demonstrations		
Pre-Purchase Counseling	\$2,500	\$1,500
Rent Reform		3,496
Family Sufficiency		12,468
Homeless Families Intervention	5,447	16
Choice Neighborhoods	2,464	2,461
Native American Sustainable Building	1,121	
Small Area FMR Demonstration Grants		540
Support and Services at Home (SASH) Evaluation		500
Total	\$11,532	\$20,981

ORGANIZATION CHART: OFFICE OF POLICY DEVELOPMENT AND RESEARCH



(A) Acting
Current Organization Chart as of December 3, 2012



AWARD WINNERS

The U.S. Department of Housing and Urban Development (HUD) annually presents its Secretary's Awards to honor projects that exemplify excellence in four categories: community planning, historic preservation, affordable housing design, and cooperative public/private efforts. HUD presents the awards in partnership with the several leading housing and community development organizations.

THE SECRETARY'S AWARD FOR EXCELLENCE IN HISTORIC PRESERVATION

HUD presents the Secretary's Award for Excellence in Historic Preservation in partnership with the National Trust for Historic Preservation to recognize efforts that both advance the nation's historic preservation goals and provide affordable housing and economic development opportunities for low- and moderate-income residents.

2010 Winner: Crown Village Development, LLC, St. Louis, Missouri

Crown Village Development, LLC, pioneered an effort to plan, implement, and sustain positive change and growth in a long-neglected and long-distressed urban neighborhood in St. Louis.

The project consists of the complete and accurate historic rehabilitation of 27 buildings: 13 mixed-use buildings on the former North 14th Street Mall and 14 residential buildings adjacent to the structures on the mall. The end result is 80 mixed-income rental homes (42 affordable and 38 market-rate apartments, townhouses, live/work spaces, and lofts), plus about 33,000 square feet of street level commercial and retail space. To meet the needs of low- to moderate-income families, the developers reserved 20 percent of the 42 affordable apartments for occupancy by households earning 50 percent or less of Area Median Income (AMI) and are leasing the balance to households earning 60 percent or less of AMI. The remaining 38 apartments are unrestricted market-rate rentals.

2011 Winner: The Volunteer Ministry Center, Knoxville, Tennessee

Before The Volunteer Ministry Center undertook its redevelopment, Minvilla Manor experienced a 40-year period of neglect and deterioration and had been condemned by the city of Knoxville. The Center bought Minvilla Manor in 2006 to create permanent, supportive housing for homeless men and women. The project consists of ENERGY STAR certified townhouses made from durable, good-quality materials. Minvilla Manor now provides 57 permanent supportive housing units to low- and very low-income residents. The Center created

the \$5 million historic rehabilitation project, financed using a master tenant lease pass-through structure known as a sandwich lease, to maximize the use of low-income and historic tax credits.

THE SECRETARY'S AWARD FOR COMMUNITY FOUNDATIONS

The Secretary's Award for Community Foundations, an undertaking of the Office for International and Philanthropic Innovation and the Council on Foundations' Public-Philanthropic Partnership Initiative, recognizes excellence in public-philanthropic partnerships that have both transformed the relationship between the sectors and led to measurable benefits in terms of increased employment, health, safety, education, sustainability, inclusivity and cultural opportunities, and housing access for low- and moderate-income families. The inaugural year for this award was 2012, and a winner was chosen from each of HUD's 10 regions.

2012 WINNERS:

Region 1: The Boston Foundation, for the Neighborhood Stabilization Loan Fund (NSLF)

The \$22 million NSLF is a five-year statewide public, private, and philanthropic partnership. It provides financing to acquire and rehabilitate foreclosed properties in distressed urban areas with high foreclosure concentrations. As of May 2012, NSLF had supported the acquisition of 468 foreclosed units in 137 buildings. NSLF has managed to retain 32 percent of units as affordable to households with incomes up to 50 percent of AMI and to retain 70 percent of units as affordable to households with incomes up to 120 percent of AMI.

Region 2: Community Foundation for Greater Buffalo, for the Green and Healthy Homes Initiative (GHHI) Buffalo

Buffalo is one of 17 HUD-designated GHHI pilot sites around the country. GHHI Buffalo aligns and coordinates public and private funding sources with programs for weatherization, lead hazard control, asthma control, and other home health and safety interventions in low-income homes. The community foundation's leadership helped create a system for bringing resources together in low-income homes. GHHI Buffalo plans to finalize the collaborative system by the end of 2012 and make improvements to 200 homes.

Region 3: Hampton Roads Community Foundation (HRCF), for ending homelessness in Norfolk, Virginia

HRCF is a longtime supporter of shelters and nonprofits that help homeless people. HRCF staff members have provided leadership and technical assistance and convened partners around homeless issues. The foundation advocated for a regional approach, provided more than \$2 million in grants, and leveraged other funding. From 2006 through 2011, the number of homeless people in Norfolk dropped 15 percent despite a lingering economic recession. In addition, the number of chronic homeless individuals dropped 18 percent from 2009 through 2011.

Region 4: The Community Foundation of Middle Tennessee, for the Metro Nashville Disaster Response Fund

On May 1, 2010, Middle Tennessee experienced its worst flooding in more than a thousand years. Following the disaster, the Metro Nashville Disaster Response Fund raised nearly \$4 million in contributions and helped leverage gifts to other community foundation flood-relief funds totaling \$15 million. These gifts came from more than 20,000 individual donations. Grants from these funds have enabled nonprofit grantees to rebuild 500 homes, handle ongoing case management of flood victims, provide more than 1,000 pieces of furniture and bedding, offer mortgage and rental assistance to hundreds of flood victims, remove more than 143 tons of debris from waterways, and more.

Region 5: Cleveland Foundation, for the Evergreen Cooperative Initiative (ECI)

Launched in 2008, the ECI is working to create living-wage jobs in six low-income neighborhoods of 43,000 residents with a median household income of less than \$18,500 in an area known as Greater University Circle. Based on a vision of “community wealth building,” the Cleveland Foundation designed the ECI to foster an economic breakthrough in Cleveland. It has drawn substantial support, including multimillion-dollar financial investments from the federal government (particularly HUD) and major institutions in Cleveland. Community wealth strategies aim to improve the ability of communities and individuals to increase asset ownership, anchor jobs locally, strengthen the municipal tax base, prevent financial resources from leaking out of the area, and ensure local economic stability. The ECI has successfully started two cooperative businesses—the Evergreen Cooperative Laundry and Evergreen Energy Systems—with a third, Green City Growers, that was scheduled to open in 2012.

Region 6: Greater New Orleans Foundation (GNOF), for Fighting Blight with Strategies that Work

Nearly five years after Hurricane Katrina, New Orleans had more than 43,755 vacant, abandoned, and blighted properties and no effective strategy for dealing with them. In 2010, a partnership was formed

among GNOF, the City of New Orleans, the New Orleans Redevelopment Authority, and the Center for Community Progress to turn blighted properties into assets to promote community development, economic growth, and neighborhood stability. In the first 15 months of the partnership, the city reduced blight by 3,615 properties. The initiative consolidated and restructured city departments, held them to a high standard of public accountability, and established a streamlined data-management system. The city took the innovative approach of using tax-lien foreclosure sales as the primary vehicle for turning over problem properties. The code enforcement process now takes three to six months, as opposed to 18. Through this partnership, New Orleans is developing a national model for dealing with blight.

Region 7: Lincoln Community Foundation (LCF), for Lincoln Community Learning Centers (CLC)

In 1999, LCF funded the initial grant for a community feasibility study and funds to launch the first four pilot CLCs. That original \$100,000 has leveraged millions of dollars from federal, state, and city governments, corporations, and other foundations. The goals of CLCs are to (1) improve student learning and development, (2) support and strengthen families, and (3) bolster neighborhoods. Data compiled from the past 13 years show that students’ test scores are higher when they are in a CLC. Today, 25 CLCs are in place at every Title I elementary and middle school and one high school in Lincoln. CLC partnerships create a community underpinning to address safe, affordable housing; affordable, quality child care; workforce development; and accessible health care.

Region 8: Telluride Foundation, for the Paradox Community Trust (PCT)

In 2008, the Telluride Foundation initiated the PCT, a private-public partnership among local municipalities, county governments, state agencies, and federal departments. The effort works to moderate the inevitable boom-and-bust cycles of local economies that rely on oil, gas, and mining production and to create long-term community investment. PCT does this by combining resource extraction severance taxes with foundation grants, charitable contributions, and local estate giving to create a locally controlled, permanent fund for community improvement and economic development investments.

Region 9: The San Diego Foundation, for the Climate Initiative

In 2006, The San Diego Foundation commissioned its Climate Initiative to analyze how philanthropy could address issues related to climate change and to invest in more sustainable economic growth and a higher quality of life. The initiative’s goals are to (1) spur regional action to reduce greenhouse gas emissions, (2) deepen community awareness about the local effect of climate change, and (3) reduce the risks the region

faces from those effects. To date, the foundation has awarded more than \$400,000 in grants to support transportation, equity, and environmental and public health advocates who integrate housing, land use, and transportation planning, especially those focused on low-income residents, whom climate change may affect most adversely.

Region 10: Oregon Community Foundation (OCF), for Ready to Smile (RTS)

RTS is a formal partnership between the Oregon OCF and Coos County Public Health that ensures students in grades 1, 2, 6, and 7 in Coos and Curry County Public Schools receive oral hygiene education, screenings for dental disease, sealants and fluoride varnish, and referrals to a dentist for urgent care when necessary. In its first year, RTS reached 744 students at 12 schools, nearly 40 percent of all local schoolchildren. By the end of the current school year, student participation will be greater than 60 percent. The estimated value of all services to date is more than \$330,000.

THE SECRETARY'S OPPORTUNITY AND EMPOWERMENT AWARD

HUD has issued the Secretary's Opportunity and Empowerment Award since 1998 in partnership with the American Planning Association. This award recognizes excellence in planning that has led to measurable benefits in terms of increased economic employment, education, or housing choice or mobility for low- and moderate-income residents.

2010 Winner: Enterprise Green Communities, Columbia, Maryland

The Enterprise Green Communities initiative, founded by Enterprise Community Partners, is a national green building program focused entirely on affordable housing. It provides financing, funding, and expertise to enable developers to build or rehabilitate environmentally sustainable homes without compromising affordability. The initiative offers a roadmap for achieving significant health, economic, and environmental benefits for residents through cost-effective green design methods and materials.

Since 2004, Enterprise Green Communities has invested \$700 million to create 15,800 green affordable homes in 350 developments in 30 states. The initiative also trained 4,000 housing professionals in green affordable development and advised more than 20 states and cities about environmentally sustainable affordable housing policies. Seven state and local green building laws and housing plans now include the Enterprise Green Communities criteria.

2011 Winner: Sherwood Village Senior Apartments, Salinas, California

Sherwood Village transformed the property, originally an abandoned motel that was a haven for crime, into an affordable housing development

for seniors, who participated in each step of the planning and development process. To meet the goal of enabling residents to peacefully age in place in a noninstitutional setting, Sherwood Village designed all 124 apartments with wheelchair access, roll-in showers, adjustable kitchen sinks and stoves, and modern bathrooms. Transformed in partnership between nonprofit developer CHISPA Housing and the Salinas City Council, the development incorporated sustainable building practices. The developer reused 75 percent of the original structure and installed innovative heating and air conditioning systems, dual flush toilets, solar tubes that bring natural light into the units, ENERGY STAR appliances, and solar panels to reduce electricity load and greenhouse gas generation.

THE SECRETARY'S HOUSING AND COMMUNITY DESIGN AWARDS

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.

2011 Winner: New Carver Apartments, Los Angeles, California

New Carver Apartments revived an underused neighborhood in downtown Los Angeles with funds from the Los Angeles Housing Department, California's Department of Housing and Community Development, and the American Recovery and Reinvestment Act. This sustainable development, which exceeds California's energy-efficiency requirements, includes 97 units for formerly homeless individuals who earn less than 50 percent of AMI. Shared spaces and private units offer a safe and secure environment and encourage interaction between residents. Onsite social services are available.

2012 Winner: Drs. Julian and Raye Richardson Apartments, San Francisco, California

In the heart of San Francisco, this project remediates the site of a collapsed freeway. A mixed-use, single-room occupancy building, it provides 120 permanent supportive studio apartments for formerly homeless residents, many of whom have mental and physical disabilities. The design is responsive to their needs, balances independence with security, maximizes a constricted site to meet program needs, and creates attractive homes and community spaces. This five-story structure draws inspiration from its surroundings, both standing out and fitting in with the neighborhood fabric. Focus on the natural beauty of materials—zinc, concrete, and salvaged wood—and on the iconic corner, entry, and shared spaces has created a building with a strong identity and sense of place. A landscaped courtyard, second-level deck, and roof garden provide social opportunities and address community concerns about loitering. Well-lit sidewalks, permeable paving,

plantings, and bike racks make for a safe, active addition to the streetscape. The retail corner is to house a social-service bakery/café that will offer jobs and job training to residents.

CREATING COMMUNITY CONNECTION AWARD

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

2011 Winner: Haven for Hope, San Antonio, Texas

Haven for Hope has turned a formerly blighted area into an epicenter of promise and opportunity. Determined to change the plight of its homeless population, the city of San Antonio worked together with Bexar County and nonprofit and private organizations to create a community that addresses and treats the root causes of homelessness. Bordering downtown and a low-income community, the site was an industrial park with several abandoned warehouses. The challenge was to create public spaces that invoked a campus environment while reaching out to the community. Architects and stakeholders held design charrettes and progress meetings with service providers, interest groups, law enforcement, and neighborhood associations. San Antonio-based agencies, including University Health System and the Center for Health Care Services, are intimately involved in the operations.

2012 Winner: Bud Clark Commons, Portland, Oregon

Through a combination of low-income housing tax credits, urban renewal funding, and HUD stimulus dollars, Bud Clark Commons, a service and shelter project for the homeless, opened in the summer of 2011. It is now setting a new standard for services by joining permanent supportive housing and temporary shelter with a community resource center. Bud Clark Commons offers a day center with access to services, a temporary shelter for men, and apartments for homeless adults seeking permanent, supportive housing. Centrally located at the gateway to downtown Portland and adjacent to light rail, buses, and an historic train station, this project combines the rigorous programmatic requirements of a coalition led by the municipal client, a progressive design approach, and sustainable building practices. The building has a LEED Platinum certification from the U.S. Green Building Council, and the energy-efficient technologies are estimated to achieve savings of \$60,000 per year.

COMMUNITY-INFORMED DESIGN AWARD

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

2012 Winner: Boston Public Library, Mattapan Branch, Boston, Massachusetts

With numerous windows looking onto a major urban street, this stone-and-brick building creates a strong civic presence that is decidedly open and inviting to the community. The building's interior reflects this same sense of invitation in each of its major spaces. The main reading room, with its high ceiling, warm wood shelving, and sun grillage, creates a welcoming space for adults to work quietly. The children's room and young adults' room each provide colorful and active spaces flanking an outdoor courtyard. A community room, wrapped in warm wood, enables the library to serve the community beyond library hours. Reflecting the importance of the teenage population to the local community, this library provides the largest young adults' space of any regional public library. Its young adults' room is an oasis, a lively space with robust technology encouraging heavy use after school and during the weekends.

ALAN J. ROTHMAN AWARD FOR HOUSING ACCESSIBILITY

This award is named for Alan Rothman, a longtime former HUD Office of Policy Development and Research employee and recognized leader in accessibility design and architecture.

2011 Winner: Magnolia Mid-Mod, Seattle, Washington

A whole-house interior renovation of a midcentury modern home, this project is universally designed for a family of three that includes two wheelchair users (mother and daughter). The family needed both a larger kitchen that would accommodate two wheelchairs and a private space in which the daughter could socialize with friends. Because adding a second story to the house was costly, would severely diminish the home's midcentury scale and charm, and would require using an elevator multiple times a day, the solution was to find more square footage within the existing space. The result is a home that is highly functional and universally appealing. Magnolia Mid-Mod aims to inspire others to consider the investment potential, both financial and experiential, of planning for a broad range of mobility over a long period of time.



CONFERENCES HELD

EVENT NAME	DATE	PARTNERS
American Housing Survey Users Conference	March 8, 2011	
Neighborhoods of Choice and Opportunity: Lessons from the HOPE VI Experience and Research	March 16, 2011	Council of Large Public Housing Authorities
PD&R Quarterly Update	September 19, 2011	
Advancing Sustainability Performance: A Research and Practice Forum	September 28, 2011	National Housing Conference, HUD's Office of Sustainable Housing and Communities
How Housing Matters Conference	November 2, 2011	MacArthur Foundation, National Building Museum
Research Agenda Conference	November 17, 2011	
LGBT Elder Housing Summit	December 7, 2011	National Center for Lesbian Rights
PD&R Quarterly Update	December 8, 2011	
Encouraging Innovation through Government Challenges	January 26, 2012	General Services Administration, Environmental Protection Agency, U.S. Department of Agriculture
OECD Roundtable of Mayors and Ministers	March 8, 2012	Organization for Economic Cooperation and Development
SC2 Convening	March 15, 2012	SC2 Partner Agencies
Quarterly Update	March 22, 2012	
Office of University Partnerships' Annual Conference	March 23–26, 2012	
Pay for Success Workshop	April 11, 2012	Nonprofit Finance Fund, Social Finance U.S.
Reinventing Older Communities: Building Resilient Cities	May 9–11, 2012	Federal Reserve Bank of Philadelphia
Research Agenda Convening for Design, Construction and Technology	May 16, 2012	
Nearing Naples I-IV	May 24, June 18, July 16, August 15, 2012	American Planning Association, USAID, Habitat for Humanity, UN-Habitat, National Building Museum
Quarterly Update	June 7, 2012	
Summer Philanthropic Engagement Series with Secretary Donovan	July 6–9, 2012	
Impact of Housing and Services Interventions on Homeless Families	July 19, 2012	Abt Associates
Rental Alignment Conference	August 1, 2012	U.S. Department of the Treasury, USDA Rural Development, White House Domestic Policy Council

EVENT NAME	DATE	PARTNERS
Child Welfare Research Convening	August 3, 2012	HUD Office of the Secretary, Casey Family Programs
Using Data to Understand Borrowers' Access to Credit	August 22, 2012	Ford Foundation, Urban Institute
Green Retrofits and Public Housing Philanthropic Workshop	September 19, 2012	Living Cities



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