



PD&R

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

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# Key PD&R Program Office Research and Housing Surveys

FY12

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

### [American Housing Survey for the United States \(Joint Report with Census Bureau\)](#)

Completion Date: Ongoing, reports produced annually

GTR: David A. Vandenbroucke

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

### [Analytic Support of the AHS](#)

Projected Completion Date: September 2012

GTR: David A. Vandenbroucke

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

### [Survey of New Home Sales and Completions \(Joint Report with Census Bureau\)](#)

Completion Date: Ongoing, reports produced monthly

GTR: Shawn Bucholtz

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

### [Survey of Market Absorption \(Joint Report with Census Bureau\)](#)

Completion Date: Ongoing, reports produced quarterly

GTR: Shawn Bucholtz

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

### [Survey of Manufactured Homes Placement \(Joint Report with Census Bureau\)](#)

Completion Date: Ongoing, reports produced quarterly

GTR: Shawn Bucholtz

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

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

Completion Date: Ongoing, reports produced quarterly

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

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

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

Completion Date: Ongoing, reports produced bi-weekly

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

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

## **Monthly Housing Scorecard**

Completion Date: Ongoing, reports produced monthly

In House: Ed Szymanoski and Carolyn Lynch

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

## ***What Explains Variation in Title Charges? A Study of Five Large Markets***

Projected Completion Date: April 2012

GTR: William Reid

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

## **Housing Counseling Outcome Evaluation**

Projected Completion Date: Process report completed October 2008; Evaluation report expected April 2012

GTR: Marina Myhre

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

## ***SHOP Evaluation***

Projected Completion Date: Final report expected for publication September 2012

GTR: Marina Myhre

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

## Strategic Goal 2: Meet the Need for Quality Affordable Rental Homes

### [HUD's Low-Income Housing Tax Credit \(LIHTC\) Database](#)

Projected Completion Date: July 2012

GTR: Michael Hollar

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

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

Projected Completion Date: July 2012

GTR: Regina Gray

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

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

Projected Completion Date: September 2012

GTR: Marina Myhre

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

### [Picture of Subsidized Households](#)

Completion Date: Ongoing

In House: Program Monitoring and Research Division staff

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

## **Fair Market Rent Telephone Surveys**

Projected Completion Date: March 2013

GTR: Marie L. Lihn

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

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

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

Projected Completion Date: July 2013

GTR: Anne Fletcher

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

### ***Housing Models for Youth Aging Out of Foster Care***

Projected Completion Date: August 2013

GTR: Anne Fletcher

**Description:** Senate report language accompanying HUD's 2009 Appropriation directed the Secretary to "conduct an evaluation of the housing models that are most effective in preventing and ending homelessness for youth aged 16-24." HUD is choosing to focus this project on the housing needs of the nearly 30,000 youth who "age out" of the foster care system each year. The study will catalog the range of housing programs that serve youth aging out of foster care, including their funding mechanisms; identify "model" programs with documented outcomes; conduct an in-depth review of communities who are using Family Unification Program (FUP) vouchers to serve this population; and identify opportunities to mitigate the risk of homelessness for youth as they transition out of the foster care system. Staff from the U.S. Department of Health & Human Services have assisted in the development of the Statement of Work, and the Office of the Assistant Secretary for Planning & Evaluation (ASPE) will be partnering in the support and management of this study.

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

Projected Completion Date: December 2013

GTR: Anne Fletcher

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

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

Projected Completion Date: April 2012

GTR: Ashaki Robinson Johns

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

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

Projected Completion Date: June 2012

Contact: Meena Bavan

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

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

Projected Completion Date: September 2012

GTR: Barbara Haley

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

### ***Rural Housing Research***

Completion Date: Ongoing

GTR: Ndeye Jackson

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

## Strategic Goal 4: Build Inclusive and Sustainable Communities Free from Discrimination

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

Projected Completion Date: June 2012

GTR: Jennifer Stoloff

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

### ***An Assessment of the Costs/Benefits Impacts of Inclusionary Zoning Programs in the United States***

Projected Completion Date: May 2012

GTR: Regina Gray

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

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

Projected Completion Date: July 2012

In House: Alastair McFarlane

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

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

Projected Completion Date: April 2012

GTR: Edwin Stromberg

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

### ***Section 108 Assessment***

Completion Date: December 2011

GTR: Judson James

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

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

Projected Completion Date: Ongoing

GTR: Dwight Jefferson

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

### ***Coordinating Housing and Transportation (Funded by FTA)***

Projected Completion Date: April 2012

GTR: Luis Borray

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

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

Projected Completion Date: December 2012

GTR: Regina Gray

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

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

Projected Completion Date: June 2012

GTR: Michael Blanford

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

### **Pre-Disaster Planning for Permanent Housing Recovery**

Completion Date: February 2012

GTR: Michael Blanford

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

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

Projected Completion Date: May 2012

GTR: Dana Bres

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

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

Projected Completion Date: June 2012

GTR: Dana Bres

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

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

Projected Completion Date: June 2012

GTR: Dana Bres

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

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

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

### **Partner Satisfaction With HUD's Performance: 2010 survey Results and Trends Since 2005**

Completion Date: October 2011

GTR: Jon Sperling

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

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

Completion Date: Ongoing, reports prepared annually; next report expected October 2012

GTR: Yves Djoko

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

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

Projected Completion Date: Ongoing

GTR: Alven Lam

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