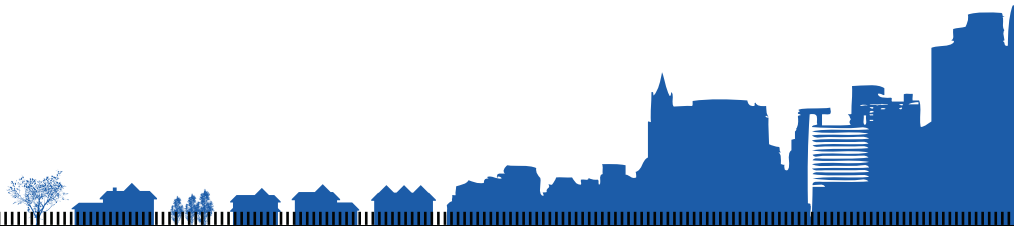


# Annual Evaluation Plan - Fiscal Year 2022



**PD&R**



# Annual Evaluation Plan – Fiscal Year 2022

United States Department of Housing and Urban Development

September 2021

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## Background

The U.S. Department of Housing and Urban Development (HUD) administers a diverse array of programs including: public housing, assisted multifamily housing, and tenant-based rental assistance; Federal Housing Administration mortgage insurance; the Ginnie Mae guaranty on mortgage-backed securities; lead hazard control and healthy homes grants; fair housing and civil rights investigation, compliance, and enforcement; community development and housing block grants; homeless assistance grants; and disaster recovery support. From HUD's formation in 1965, research, statistics, and other evidence have been central in shaping housing and community development policy nationally.

HUD's Office of Policy Development and Research (PD&R) leads the Department's efforts related to evidence-based policy making. PD&R's mission is to provide reliable and objective research on housing and community development that is relevant for HUD and for its constituents and enables informed policy decisions. PD&R focuses on finding definitive answers to questions about which programs work and how they can be made better, through quick-turnaround studies and long-term evaluations that systematically assess impacts and outcomes and shed light on paths to improvement. In this way, PD&R helps drive HUD's evidence-based policy making, promoting the best possible policies and programs through accurate data, rigorous research, and sound policy advice. In addition to PD&R, several other offices maintain evaluation or data analytic functions.

## Requirements of the Evidence Act

Building on the recommendations of the Commission on Evidence-Based Policymaking, in 2019 President Trump signed the bipartisan Foundations for Evidence-Based Policymaking Act ("Evidence Act").<sup>1</sup> The Act and the Office of Management and Budget's implementing guidelines establish several important new requirements for federal agencies.<sup>2</sup> One key requirement is to develop Annual Evaluation Plans that support and implement each agency's long-term learning agenda. HUD's Annual Evaluation Plan communicates significant planned evaluation activities and key research questions for the next fiscal year that will address issues outlined in the Department's Research Roadmap and (forthcoming) Learning Agenda.

This FY 2022 Annual Evaluation Plan draws initially on the *Research Roadmap: 2020 Update*,<sup>3</sup> which like the forthcoming Learning Agenda maps out priority questions, research opportunities, and data collection needs for the Department in alignment with the HUD's Strategic Objectives. The Roadmap was developed through an extensive stakeholder outreach and collaboration process. Input and support from members of the academic community, practitioners implementing programs, industry experts and advocates, and policymakers at the federal, state, and local levels helped guide conversations to identify the most policy-relevant and timely research questions in the fields of housing and community development. The Annual Evaluation Plan reflects HUD's desire to put those ideas into action and specifies evaluation activities that are both timely and achievable.

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<sup>1</sup> Public Law 115–435 (132 STAT. 5529). "[Foundations for Evidence-Based Policymaking Act of 2018.](#)"

<sup>2</sup> The primary implementation guidance is found in Memorandum M-19-23 <https://www.whitehouse.gov/wp-content/uploads/2019/07/M-19-23.pdf> and Circular A-11; <https://www.whitehouse.gov/wp-content/uploads/2018/06/a11.pdf#page=776&zoom=100,0,0>

<sup>3</sup> <https://www.huduser.gov/portal/sites/default/files/pdf/Research-Roadmap-2020.pdf>.

## Policy Framework and HUD's Strategic Plan

The Evidence Act closely associates Annual Evaluation Plans with each agency's strategic planning process. Strategic plans include material on evidence building and the Evidence Act requires Learning Agendas to align chronologically with these plans to reflect knowledge gained through evidence-building activities. The evidence-building priorities identified in this Annual Evaluation Plan align with the Strategic Priorities established in HUD's FY2022 Annual Performance Plan.

The Annual Evaluation Plan aligns with HUD's forthcoming Learning Agenda, providing a real time update on the major evaluation activities the Department is undertaking. To connect the evaluation activities in the Plan to HUD's programs and mission, the Annual Evaluation Plan adopts the Policy Topic Area framework developed for the Research Roadmap and to be used in the Learning Agenda. The Roadmap organized its priority research questions into 11 crosscutting Policy Topic Areas that should be viewed as an organizational platform from which strategic priorities can be addressed by HUD's evaluation activities.

## Defining Significant Evaluation Activities

The evaluation activities in this Plan are a mix of long-running priorities, efforts to continue learning from existing projects, and opportunities to study new departmental initiatives. The FY 2022 Annual Evaluation Plan does not capture every way HUD builds or uses evidence in support of its mission. Instead, the Plan focuses on "significant" evaluation activities, defined as activities that meet the following criteria for topical relevance, coordination, and commitment of resources:

*Topical Relevance* – Significant evaluation activities address pressing questions and shed insights into important issues for the department. These projects investigate unaddressed research questions in the Learning Agenda or seek to respond thoughtfully and nimbly to emerging challenges and priorities of policymakers.

*Coordination* – Significant evaluation activities require substantial advanced planning and cooperation. These projects leverage expertise and require buy-in across offices and benefit a HUD program or an overarching element of HUD's mission.

*Commitment of Resources* – Significant evaluation activities require investment. These projects are either funded using program office appropriations or staff resources and expertise.

### Strategic Priorities

- 1) Strengthen and broaden the federal housing safety net for people in need
- 2) Advance housing equity as a means to improving housing choices and greater economic opportunity
- 3) Increase the production of and access to affordable housing
- 4) Promote climate resiliency, environmental justice, and energy efficiency across the housing sector
- 5) Strengthen HUD's internal institutional capacity to deliver on mission

### Policy Topic Areas

- Community Development and Place-based Initiatives
- Core Rental Housing Programs
- Disaster Response and Preparedness
- Fair Housing
- Housing Finance and Affordable Housing Supply
- Housing and Health
- Indian and Rural Issues
- Self-sufficiency and Economic Opportunity
- Single Family Homeownership
- Vulnerable and Special Populations
- Enhanced Data and Methods

## Dissemination Efforts

Major evaluations offer an important opportunity for HUD to share best practices, translate complex findings, and ensure that stakeholders have access to actionable information. Each evaluation necessarily involves targeted dissemination strategies based on the nature of the findings and the stakeholders involved. However, the core of HUD's approach to disseminating evidence is HUDUser.gov, the Department's research and communication platform operated by PD&R. HUDUser.gov is updated regularly with reports, briefs, and data releases associated with all major evaluation activities. PD&R stakeholders have access to more than 10,000 research reports, articles, books, and data sources; during FY 2020, customers downloaded an average of over 850 thousand files per month from the HUDUSER.gov research portal. For evaluations covering pressing issues or with significant findings, PD&R's Assistant Secretary will often draft a foreword emphasizing the importance of the work to the Department's and Administration's priorities. In addition to posting findings and datasets, PD&R is currently developing a process to post the research designs (hypotheses, outcome measures, and analysis methods) for major evaluations on HUDUSER.gov, providing greater transparency to HUD's evaluation work.

Beyond products associated with a specific evaluation, [PD&R produces several periodicals](#) that often draw from recently completed research and help ensure that the findings reach different audiences:

*The Edge* – The Edge is PD&R's biweekly online magazine, providing news, a message from PD&R leadership, and a wide range of information about housing and community development issues, research, and best practices.

*Evidence Matters* – Evidence Matters is designed to connect policymakers, researchers, advocates, and industry members, with clear, accessible, and timely information on important housing and community development topics. Since it was first published in 2011, Evidence Matters has been released 23 times, and the subscriber base is more than 25,000 in addition to those that read it online.

*Cityscape* – Cityscape is a multidisciplinary scholarly journal that PD&R publishes three times a year to advance the state of knowledge, policy, and practice in the areas of HUD's mission. Each issue includes at least one Symposium of scholarly papers on a common theme. Each Symposium has a guest editor.

## New Significant Evaluation Activities in Fiscal Year 2022

This section briefly describes 11 new significant evaluation activities planned for FY 2022. The new evaluation activities for FY 2022 fall under seven of the 11 policy topic areas covered by the Research Roadmap: 2020 update and support four of HUD's five Strategic Priorities.<sup>4</sup> Exhibit A lists the evaluation

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<sup>4</sup> It is expected that the new evaluation activities planned for a given year would not cover all policy topic areas or address all Strategic Objectives, as these topic areas and objectives may be addressed through ongoing evaluation or through research or capacity-building activities. For example, while there is only one significant evaluation listed under the Community Development and Place-based Initiatives policy topic the AEP excludes projects that would not be considered an evaluation like "Community Resilience Planning for Disaster Recovery" an effort that will produce planning guides and associated tools to assist communities with comprehensive resilience planning.

activities by policy topic area and related strategic objective. Following the table are brief descriptions of each evaluation activity, organized by policy topic area.<sup>5</sup>

*Exhibit A. Policy Topic Areas and Strategic Objectives Addressed by FY 2022 New Evaluation Activities*

FY 22 New Evaluation Activities	Policy Topic Areas	HUD Strategic Priority
1. Use and Effectiveness of CDBG in Local Jurisdictions	Community Development and Place-based Initiatives	<ul style="list-style-type: none"> <li>• Increase the production of and access to affordable housing</li> </ul>
2. Incentives for Landlords in MTW	Core Rental Housing Programs	<ul style="list-style-type: none"> <li>• Strengthen and broaden the federal housing safety net for people in need</li> <li>• Increase the production of and access to affordable housing</li> </ul>
3. Capital Needs Assessment for Public Housing		
4. Impact of RAD on Children in Assisted Households		
5. Voucher Success Rate		
6. Effectiveness of Disaster Recovery Funding	Disaster Response and Preparedness	<ul style="list-style-type: none"> <li>• Promote climate resiliency, environmental justice, and energy efficiency across the housing sector</li> </ul>
7. Integrated Wellness in Supportive Housing Evaluation Extension	Housing and Health	<ul style="list-style-type: none"> <li>• Advance housing equity as a means to improving housing choices and greater economic opportunity</li> </ul>
8. Rental Property Health and Safety Violations		
9. Childcare in Assisted Housing	Self-sufficiency and Economic Opportunity	<ul style="list-style-type: none"> <li>• Strengthen and broaden the federal housing safety net for people in need</li> </ul>
10. Balancing Mortgage Debt Burden and Equity Accumulation	Single Family Homeownership	<ul style="list-style-type: none"> <li>• Increase the production of and access to affordable housing</li> </ul>
11. Family Options: Long-term Tracking	Vulnerable and Special Populations	<ul style="list-style-type: none"> <li>• Strengthen and broaden the federal housing safety net for people in need</li> </ul>

## Community Development and Place-based Initiatives

The evaluation activities presented under this policy topic align with HUD’s strategic priority: *Increase the production of and access to affordable housing*, where HUD seeks to address the housing crisis by increasing investments in opportunities that promote production and access to affordable housing and neighborhood choice, and strengthening Fair Housing policies and practices to build safe and resilient communities.

### Use and Effectiveness of CDBG in Local Jurisdictions

<sup>5</sup> There are variations in the scope, specificity, and time-sensitivity of HUD’s present Strategic Priorities, and HUD may not use evaluation resources to address each objective in any given year. Likewise, the evaluation planned for a given year may not cover all 11 policy topic areas. For some priorities, evaluations can help to answer pressing policy questions or assess established programs. For other priorities, it may be more appropriate to build data systems, conduct exploratory research, or focus on management or regulatory processes so that significant evaluations can take place in the future.

The Community Development Block Grant (CDBG) program is designed to provide its state and local government grantees with substantial discretion and flexibility in using the resources to address local needs. Such flexibility limits the feasibility and usefulness of program evaluations, particularly in a way that is meaningful and generalizable at the national level. Understanding how CDBG funds are used across various locales and the effectiveness of various strategies will help HUD and local partners administer the program more effectively in different contexts. The Integrated Disbursement Information System (IDIS) data are essential for this research and may be combined with other national and local datasets. The use of research grants will help HUD leverage the expertise and access to other data of a variety of external researchers. Challenges associated with this research include the varied nature of eligible activities and their frequent co-location in the same community.

<b>Question to be Answered</b>	How effective are Community Development Block Grants given local discretion about priorities, targeting, approaches, and monitoring?
<b>Information Needed</b>	HUD's IDIS data, combined with other national and local datasets
<b>Methods to be Used</b>	Quantitative outcomes analysis
<b>Plans for Dissemination</b>	Publication on HUDUSER.gov; potential inclusion in PD&R publications

## Core Rental Housing Programs

The evaluation activities presented under this policy topic align with HUD's strategic priorities: *Strengthen and broaden the federal housing safety net for people in need*, where HUD seeks to increase access to safe, stable, and affordable housing for those at high risk of homelessness or housing instability; and *Increase the production of and access to affordable housing*, where HUD seeks to address the housing crisis by increasing investments in opportunities that promote production and access to affordable housing and neighborhood choice, and strengthening Fair Housing policies and practices to build safe and resilient communities.

### Policy Lessons from the Moving to Work Expansion: Incentives for Landlords

FY 2016 Appropriations language directed HUD to expand the Moving to Work (MTW) Demonstration program by adding 100 public housing agencies to the program over a seven-year period. Public Housing Authorities (PHAs) will be added to the MTW program in cohorts, with each cohort being subject to rigorous evaluation by HUD. The first two cohorts of the MTW Expansion Evaluation, Evaluating the Effects of MTW Flexibility on Smaller Housing Authorities and Effects of MTW Rent Reform, have launched. The Incentives for Landlords project will continue to use the unique opportunity provided by the MTW expansion to conduct rigorous experiments with direct implications for policy and programs.

An adequate supply of willing landlords offering quality housing is critical to HUD programs that support tenants in the private rental market such as the Housing Choice Voucher (HCV) program. Some existing MTW PHAs have used the MTW flexibility to offer different types of incentives to landlords to improve landlord participation and expand choice in housing for HCV tenants. Expansion agencies in this cohort will implement activities such as increased payment standards, cash incentives to landlords, and modified inspection schedules. Agencies will be selected by lottery to enable HUD's research to compare outcomes for participating and non-participating PHAs. The research will rely on a mix of existing administrative data and new data collections to measure landlords' willingness to participate in the voucher program. A potential challenge for this study is ensuring a strong response rate from landlords to the evaluation team's data collection efforts.

<b>Question to be Answered</b>	Learning Agenda Questions: What are the most important ways of engaging with and attracting landlords to the voucher program? What characteristics of housing markets and PHA activities are associated with the rate of landlords' acceptance of vouchers?
<b>Information Needed</b>	HUD administrative data; Original survey data
<b>Methods to be Used</b>	Randomized control trial; quantitative impact analysis; qualitative implementation analysis
<b>Plans for Dissemination</b>	Publication on HUDUSER.gov; potential inclusion in PD&R publications

### Capital Needs Assessment for Public Housing

In FY 2020 Congress asked HUD and PD&R to assess the capital needs of the Department's Public Housing portfolio. Due to the inherent challenges in defining and measuring "capital needs," this evaluation will require multiple stages to implement. The early stages of implementing this project will include consultation with a panel of outside experts. At the center of this effort will be a survey of all PHAs with public housing, asking them questions about their inventory and their expected plans over the next five years. The survey would also ask PHAs if they had completed a Physical Needs Assessment (PNA) and ask that they provide copies of those PNAs for analysis. The study team will then complete an assessment of the available PNAs and analyze the data. The research will yield estimates based on PHA assessment of inventory condition, their expectation for inventory change, and provide a detailed methodology for doing a national Capital Needs Assessment. If possible, the study team may assess a sample of buildings and units to provide an alternative capital needs assessment.

<b>Question to be Answered</b>	What are the capital needs of HUD's Public Housing stock?
<b>Information Needed</b>	HUD administrative data; Original survey data
<b>Methods to be Used</b>	Quantitative data collection and analysis of administrative records
<b>Plans for Dissemination</b>	Publication on HUDUSER.gov; potential inclusion in PD&R publications

### Impact of RAD on Children in Assisted Households

Authorized by Congress under the FY 2012 HUD appropriations act, the Rental Assistance Demonstration (RAD) works by allowing PHAs and owners of other HUD-assisted properties to convert units from their original sources of HUD financing to project-based Section 8 contracts, with corresponding differences in their regulatory context. Owners of converted public housing units—whether PHAs or their selected developer partners—can tap into a broader range of subsidies and financing tools to rehabilitate the units and have a more predictable revenue stream around which to design their management of the units. Through May 2020, RAD enabled PHAs and their partners to leverage more than \$9.4 billion to construct and rehabilitate more than 130,000 public housing units. A major concern with the public housing program is that some developments had become unsuitable environments for raising children. A recent small grant-funded study found that significant progress seemed to have been made on this score in Fresno, California and this project is intended to replicate and scale up that smaller research effort. This study will attempt to capture both objectively and, in the views of residents, subjectively, whether the reinvestments through RAD have made these developments safe and supportive for children.

<b>Question to be Answered</b>	What happens to the children in households affected by RAD conversions of Public Housing developments?
<b>Information Needed</b>	HUD administrative data; Original survey data



<b>Methods to be Used</b>	Mixed methods
<b>Plans for Dissemination</b>	Publication on HUDUSER.gov; potential inclusion in PD&R publications

### Voucher Success Rate Study

The Housing Choice Voucher (HCV) program is HUD’s largest rental assistance program, serving 2.3 million households. Success rates – the percentage of households issued a voucher who are able to use the voucher to lease housing – is a critical component of the program’s effectiveness. The last major evaluation of voucher success rates was completed in 2001. Since then, HUD PD&R has done extensive work to create a methodology to use HUD administrative data to estimate voucher success rates. That work has made progress toward producing reliable estimates but has also uncovered gaps in the existing data and areas where the data may not be reliable. This new evaluation would apply and validate the methodologies developed to date to produce credible national and local estimates of success rates and to analyze success rate drivers using administrative data. The study is expected to include the following components: analysis of Public and Indian Housing Information Center (PIC) data to calculate success rates for all PHAs; linkage of PIC data to other publicly available data to identify and analyze the factors that drive success rates; and data collection from PHAs to validate the voucher success rates calculated through PIC.

<b>Question to be Answered</b>	At what rates do households who are selected to receive a Housing Choice Voucher successfully lease a unit in the private rental market? What market or PHA factors drive success rates?
<b>Information Needed</b>	HUD administrative data; Linked administrative data from other sources; Original survey / interview data
<b>Methods to be Used</b>	Mixed methods, primarily quantitative outcomes analysis
<b>Plans for Dissemination</b>	Publication on HUDUSER.gov; potential inclusion in PD&R publications

### Disaster Response and Preparedness

The evaluation activities presented under this policy topic align with HUD’s strategic priority: *Promote climate resiliency, environmental justice, and energy efficiency across the housing sector*, where HUD seeks to integrate climate considerations, promote innovation, and collaborate with stakeholders to continue building healthy, resilient, and energy-efficient communities.

### Effectiveness of Disaster Recovery Funding

HUD has disbursed more than \$30 billion in CDBG disaster recovery funds during the last two fiscal years. This study would evaluate how effectively CDBG-DR funding supports recovery outcomes, focusing on CDBG-DR homeowner recovery programs which provide assistance to make repairs to homes or for homeowners to relocate to permanent housing elsewhere. This research will focus on the outcomes of homeowners affected by Hurricane Harvey in 2017 and examine a range of specific outcomes for homeowners including: immediate housing needs, long-term household recovery, financial health and employment, mental and physical health, and youth school and mental health outcomes. The study will examine outcomes for various types of impacted homeowners, stratified to reflect pre-disaster conditions, such as income, insurance status, debt, geographic location, as well as

disaster impacts and losses, and post-disaster assistance received, such as insurance, FEMA, SBA, and CDBG-DR.

<b>Question to be Answered</b>	In what ways is the CDBG-DR program promoting recovery and resilience in communities affected by disasters?
<b>Information Needed</b>	HUD administrative data; linked administrative data
<b>Methods to be Used</b>	Quantitative implementation and outcomes analysis
<b>Plans for Dissemination</b>	Publication on HUDUSER.gov; potential inclusion in PD&R publications

## Housing and Health

The evaluation activities presented under this policy topic align with HUD’s strategic priority: *Advance housing equity as a means to improving housing choices and greater economic opportunity*, where HUD seeks to support safe and sustainable homeownership opportunity and equitable access to credit for purchase and improvements while promoting wealth building in underrepresented communities.

### Integrated Wellness In Supportive Housing Evaluation Extension

HUD’s Supportive Services Demonstration, Integrated Wellness In Supportive Housing (IWISH) is a three-year demonstration that tests the provision of an enhanced service coordinator and wellness nurse working onsite in 40 elderly-restricted Multifamily properties across seven states. This is a rigorous, randomized controlled trial in which healthcare utilization among older adults in these properties is compared to older adults in 84 Multifamily properties in a control group conducting business as usual. PD&R is currently conducting an evaluation of the demonstration—documenting implementation of the program and measuring changes in healthcare utilization in properties implementing IWISH and properties in the control group using Medicare and Medicaid claims data. The original demonstration ran from October 2017 through September 2020. This effort will support the continued evaluation of IWISH activities in the original 40 sites for an additional two years. Modeled on the initial demonstration evaluation, PD&R will use this project to evaluate the additional two years of the program by linking Medicare and Medicaid claims data to housing data and conducting primary data collection to understand program implementation.

<b>Question to be Answered</b>	How can housing be a platform for health? Can providing on-site health care staff positively impact health outcomes of assisted seniors?
<b>Information Needed</b>	HUD Administrative data; Linked administrative data from federal partners; Original data collection
<b>Methods to be Used</b>	Mixed methods; data linkage; analysis of healthcare utilization and health outcomes
<b>Plans for Dissemination</b>	Publication on HUDUSER.gov; potential inclusion in PD&R publications

### Rental Property Health and Safety Violations

In FY 2021, Congress directed HUD to conduct a qualitative study of how publicly available data on rental property health and safety violations impact landlord and renter behavior. PD&R will investigate this issue by conducting surveys or focus groups with landlords and tenants separately to fully understand common concerns raised by both groups. Survey and/or focus group data would enable us to assess how a database of housing code violations, similar to those currently available for Washington, D.C. and New York City, influences landlord decision making behavior. A database containing quality

information on health and safety hazards would also help the Department track progress towards remediation.

<b>Question to be Answered</b>	Do publicly available data on rental property health and safety violations impact landlord and renter behavior?
<b>Information Needed</b>	Qualitative Data; Original data collection
<b>Methods to be Used</b>	Qualitative Analysis
<b>Plans for Dissemination</b>	Publication on HUDUSER.gov; potential inclusion in PD&R publications

## Self-Sufficiency and Economic Opportunity

The evaluation activities presented under this policy topic align with HUD’s strategic priority: *Strengthen and broaden the federal housing safety net for people in need*, where HUD seeks to increase access to safe, stable, and affordable housing for those at high risk of homelessness or housing instability.

### Childcare in Assisted Housing

HUD and the Department of Health and Human Services (HHS) provide support for childcare services for low-income households. HHS supports childcare through the Child Care and Development Fund (CCDF) which consists of funds from the Child Care and Development Block Grant (CCDBG) and Temporary Assistance for Needy Families (TANF), and Head Start, which provides grants to operate free center-based care for low-income families. HUD also supports childcare by allowing families to deduct childcare costs from their income for rent calculation purposes. Despite these supports for childcare, HUD assisted families have reported that satisfactory childcare is a barrier to employment. This project will use a combination of administrative/quantitative data analysis, data linkage, surveys, qualitative interviews, and focus groups to evaluate how HUD assisted families obtain childcare and access support for childcare services, the barriers to accessing support including their geographic access to affordable childcare providers, why some families choose not to access these supports, and best practices of PHA’s currently providing on-site childcare supportive services.

<b>Question to be Answered</b>	How are HUD-assisted families currently accessing childcare, what is their level of access to affordable, high-quality childcare providers, what are the obstacles to utilization of federal childcare supports, and how should HUD prioritize or promote on-site childcare supportive services for assisted families to reduce childcare as a barrier to employment?
<b>Information Needed</b>	HUD, HHS, and State administrative data; Qualitative data; Linked administrative data
<b>Methods to be Used</b>	Mixed methods
<b>Plans for Dissemination</b>	Publication on HUDUSER.gov; potential inclusion in PD&R publications

### Single Family Homeownership

The evaluation activities presented under this policy topic align with HUD’s strategic priority: *Increase the production of and access to affordable housing*, where HUD seeks to address the housing crisis by increasing investments in opportunities that promote production and access to affordable housing and

neighborhood choice, and strengthening Fair Housing policies and practices to build safe and resilient communities.

### Balancing Mortgage Debt Burden and Equity Accumulation

Home mortgages in the United States typically have terms of 15 or 30 years. Spreading repayment over a longer term lowers the monthly debt burden but also slows equity accumulation and increases the cumulative amount of interest. High debt burdens and low equity are both major credit risk factors, which makes the net effect of loan term on loan performance ambiguous. This study will use administrative data from FHA's Section 203 mortgage insurance program and/or the National Mortgage Database to examine the effect of loan term on the likelihood of default. Borrowers with shorter loan terms will be matched to similar borrowers with longer terms. Survival analysis will be used to examine the change in the default hazard associated with longer-term mortgages at different points in the life of the loan. This research leverages HUD's administrative data and analytic expertise to address a basic question that could inform more beneficial housing finance policy.

<b>Question to be Answered</b>	What would happen to the housing market and homeownership if 20- or 25-year fixed-rate mortgages became the default loan option? Could homeownership become less debt-laden and more sustainable?
<b>Information Needed</b>	HUD survey data; HUD administrative data
<b>Methods to be Used</b>	Quantitative analysis; survival analysis
<b>Plans for Dissemination</b>	Publication on HUDUSER.gov; potential inclusion in PD&R publications

### Vulnerable and Special Populations

The evaluation activities presented under this policy topic align with HUD's strategic priority: *Strengthen and broaden the federal housing safety net for people in need*, where HUD seeks to increase access to safe, stable, and affordable housing for those at high risk of homelessness or housing instability.

#### Family Options Study: Long-term Tracking

The Family Options Study was a multi-site random assignment experiment designed to study the impact of various housing and services interventions for homeless families. Beginning in 2010, over 2,200 families were enrolled into the study from emergency shelter, randomly assigned to one of four interventions, and tracked for approximately three years. Both short-term and long-term findings yielded significant positive impacts for those families who were offered a permanent housing subsidy relative to families offered other interventions or usual care. This project will support a 10-year follow up with the families who were randomly assigned to receive one of four interventions: rapid re-housing, project-based transitional housing, subsidy only (typically a Housing Choice Voucher), or usual care, and were followed for three-years. A follow-up survey will provide valuable additional information on outcomes for the study families, such as homelessness and doubling up, housing quality, family separations and reunifications, child and adult well-being, employment and income, and food security. While the study team has made initial attempts to establish contact with the study participant, the research team could still have difficulty capturing a sufficient sample size for certain parts of the analysis. The Family Options Study represents a large sample of vulnerable families and provides a

powerful platform for understanding the long-term benefits of these various housing and services interventions on formerly homeless families and children over a longer window of observation.

<b>Question to be Answered</b>	What are the long-term outcomes of participants in the Family Options Study?
<b>Information Needed</b>	HUD survey data; Linked administrative data
<b>Methods to be Used</b>	Quantitative impact analysis
<b>Plans for Dissemination</b>	Publication on HUDUSER.gov; potential inclusion in PD&R publications

## Ongoing Evaluation Activities

The full body of evaluation work enables Congress, the Secretary, and other HUD principal staff to make informed decisions on budget and legislative proposals and strengthen housing and community development policy. Exhibit B lists significant PD&R evaluation activities that were launched before FY 2022 but are expected to contribute to the Department's learning during this period.

PD&R maintains a repository of major evaluation efforts that are ongoing as well as a library of published reports, periodicals, and other evaluation resources on the Office's website HUDUSER.gov. PD&R's major [ongoing evaluation efforts](#) will provide reliable and objective housing research and market data to the policy making community, as well as skilled analysis that assists HUD's leadership in making evidence-based policy decisions.

### *Exhibit B. Policy Topic Areas and Strategic Objectives Addressed by Ongoing Evaluation Activities*

Ongoing Evaluation Activities	Policy Topic Areas	HUD Strategic Priority
1. Choice Neighborhoods Evaluation 2. Implementation Evaluation of EnVision Centers	Community Development and Place-based Initiatives	<ul style="list-style-type: none"> <li>• Increase the production of and access to affordable housing</li> </ul>
3. Evaluation of Cohort #1 of the Moving to Work Demonstration Program Expansion: Understanding the Effects of MTW Flexibility for Small Public Housing Agencies 4. Evaluation of the Housing Choice Voucher Mobility Demonstration 5. Evaluation of Cohort #2 of the Moving to Work Demonstration Program Expansion: Rent Reform 6. Rental Assistance Demonstration (RAD) Choice Mobility and Long-Term Affordability Evaluation 7. Rent Reform Demonstration 8. Review of Energy Performance Contracts in Public Housing	Core Rental Housing Programs	<ul style="list-style-type: none"> <li>• Strengthen and broaden the federal housing safety net for people in need</li> <li>• Increase the production of and access to affordable housing</li> <li>• Promote climate resiliency, environmental justice, and energy efficiency across the housing sector</li> </ul>
9. Accelerating Housing Recovery after a Severe Disaster	Disaster Response and Preparedness	<ul style="list-style-type: none"> <li>• Promote climate resiliency, environmental justice, and energy efficiency across the housing sector</li> </ul>
10. Strategies for Reducing the Regulatory Impediments to the Financing and Siting of Factory Built Housing in American Communities	Housing Finance and Affordable Housing Supply	<ul style="list-style-type: none"> <li>• Increase the production of and access to affordable housing</li> </ul>

11. Using Parcel and Household Data to Evaluate the Low-Income Housing Tax Credit and Housing Choice Voucher Programs: Transportation, Crime, Education and Tenant Choice 12. Light-Gauge Cold-Formed Steel Framed Building Shake Table Test Program		
13. Evaluation of the Supportive Services Demonstration – Integrated Wellness In Supportive Housing (IWISH) 14. Housing and Children’s Healthy Development 15. Moving to Opportunity: Platform to Improve Health	Housing and Health	<ul style="list-style-type: none"> <li>Strengthen and broaden the federal housing safety net for people in need</li> <li>Advance housing equity as a means to improving housing choices and greater economic opportunity</li> </ul>
16. Evaluation of the Family Unification Program and Family Self-Sufficiency Demonstration 17. National Family Self-Sufficiency Program Demonstration 18. The Foster Youth to Independence Initiative Implementation Analysis 19. High-Cost Cities, Gentrification, and Voucher Use: Exploring Access to Quality Homes and Neighborhoods 20. Evaluation of Tacoma Housing Authority’s College Housing Assistance Program 21. Evaluating the Impact of a Work Requirement in Public Housing	Self-sufficiency and Economic Opportunity	<ul style="list-style-type: none"> <li>Strengthen and broaden the federal housing safety net for people in need</li> <li>Advance housing equity as a means to improving housing choices and greater economic opportunity</li> </ul>
22. The First-Time Homebuyer Education and Counseling Demonstration	Single Family Homeownership	<ul style="list-style-type: none"> <li>Advance housing equity as a means to improving housing choices and greater economic opportunity</li> </ul>
23. Leveraging Integrated Data to Examine Youth Homelessness 24. Evaluation of the HUD-DOJ Pay for Success Permanent Supportive Housing Demonstration 25. Coming Home: An Evaluation of NYCHA’s Family Reentry Pilot 26. Housing Outcomes, Tenant Satisfaction, and Community Integration in Single-site and Scattered-site Housing First Models: A Randomized Trial 27. Youth Homeless Prevention Demonstration Evaluation	Vulnerable and Special Populations	<ul style="list-style-type: none"> <li>Strengthen and broaden the federal housing safety net for people in need</li> <li>Advance housing equity as a means to improving housing choices and greater economic opportunity</li> </ul>

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