



HUD'S OFFICE OF POLICY DEVELOPMENT & RESEARCH

# BIENNIAL REPORT FY 2015-2016

*Capacity, Research, Impact*



**PD&R**



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# Message From the Secretary

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We are living in a Century of Cities—a time when people all over the world are moving to urban centers at a breathtaking pace. Managing the opportunities and challenges of rapid urbanization requires that government and our partners in the nonprofit and private sectors strengthen our commitment to evidence-based policy. That is exactly what the U.S. Department of Housing and Urban Development (HUD) is doing. HUD's policies and programs are informed by research and evidence, and we are investing in innovation, evaluation, and the capacity to shape policy decisions by what we learn.

HUD's Office of Policy Development and Research (PD&R) and the *Biennial Report FY 2015–2016: Capacity, Research, Impact* underscore what HUD needs to promote the best possible policies and programs: **accurate data, rigorous research, and sound policy advice.** In PD&R, we have the expertise to do precisely that.

- **On data,** PD&R leads HUD's continuous efforts to improve our ability to accurately view how our policies and programs affect lives and promote prosperity in the communities that count on us.
- **On research,** PD&R works to rigorously evaluate HUD's work—asking the right research questions so HUD can invest public resources wisely, know which programs merit funding, and increase programmatic impact for the people we serve.
- **On policy advice,** PD&R thoughtfully pieces together evidence from within HUD and from the field—serving as a partner to HUD's program offices and as an advisor to me and to other senior leaders. Propelled by the expertise, passion, and talent of its staff, PD&R

is the driving force of HUD's evidence-based policymaking.

As one example, the findings from PD&R's groundbreaking *The Family Options Study* led the Administration to seek a historic investment of \$11 billion over the next 10 years in community-based, cost-effective strategies to address family homelessness through a bold FY 2017 budget request. That would provide 550,000 families with the assistance they need to lift themselves out of homelessness and into opportunity.

PD&R's work and impact reaches far beyond HUD, however. PD&R is a clearinghouse for sharing lessons and evidence with practitioners in the field—providing current policy information, elevating effective practices, and synthesizing data and evidence in accessible formats. They are an essential component of ensuring a continuous learning cycle that informs and uplifts the fields of housing and community development.

I am immensely proud of PD&R's many accomplishments, as this Biennial Report outlines, and of the investments HUD has made in PD&R to ensure it can continue to serve as a force that improves all of our work. A robust PD&R is critical to fostering strong housing and community development fields, and its work is central to building a more responsive HUD that achieves our mission of creating sustainable, inclusive communities of promise and quality affordable homes for all.



Julián Castro  
Secretary, Department of Housing and Urban  
Development



# Message From the Assistant Secretary



It is my pleasure to present to you the U.S. Department of Housing and Urban Development (HUD), Office of Policy Development and Research (PD&R) *Biennial Report FY 2015–2016: Capacity, Research, Impact*. The past 2 years have been a particularly productive and exciting time for PD&R. Several of our largest studies (such as the *Family Options Study*, *Pre-Purchase Homeownership Counseling Demonstration and Impact Evaluation*, and the *Housing Choice Voucher Program Administrative Fee Study*) have produced results, and the findings are directly influencing policy, program, and budget decisions. We are successfully employing data matching to greatly expand knowledge of housing and nonhousing outcomes and to answer time-sensitive policy questions much more quickly. We designed and implemented our first large-scale inhouse rapid-cycle randomized trial to test the efficacy of behavioral “nudges” to increase use of Federal Student Aid among assisted tenants. We also continue to push forward a robust pipeline of work that will have impact for years into the future.

The advances made in these 2 years build considerably from the previous 6; from the sustained decision to invest in PD&R and our capacity to create the evidence needed to inform better policy and practice. This is the story of building an **evidence infrastructure** inside a federal agency—one that can create and use data, analysis, and research to inform programs across the agency and one that is well-situated to drive that evidence into policy decisions.

Our story offers some key lessons about the importance of—

- **Developing the broader infrastructure that supports research.** This includes securing better vehicles for supporting research, such as noncompetitive cooperative agreements through *Research Partnerships*; learning more from the data we collect, through efforts such as cross-agency data matching; and investing in attracting and developing PD&R’s biggest asset: its people.
- **Focusing on all of PD&R’s core functions.** In addition to research and evaluation, PD&R provides data and analytical support to program offices and develops policy for the Secretary and HUD. Those functions directly improve program operations and policy decisions, **daily**.
- **Maintaining and leveraging a broad reach.** PD&R’s connections across HUD (and beyond) have grown considerably wider and stronger in recent years. This improves the relevance of our research for the fields of housing and community development and the ability of PD&R’s research to directly inform policy.

This third Biennial Report highlights the most impactful work of the past 2 years, a cumulative story of PD&R’s growth and ability to build from knowledge creation to impact. It is with tremendous pride that I present it to you, on behalf of the full PD&R team.

A handwritten signature in black ink that reads "Katherine O'Regan".

Katherine M. O’Regan  
Assistant Secretary for Policy Development  
and Research

# 1 Who Is PD&R?

## INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD), Office of Policy Development and Research (PD&R) is pleased to present its *Biennial Report FY 2015–2016: Capacity, Research, Impact*. The report highlights some of PD&R’s most notable and transformative accomplishments over the past 2 years—from October 1, 2014, through September 30, 2016.

It focuses on everything that makes up PD&R: the mission, people, funding, projects, data, dissemination and outreach, and partner engagement. It also focuses on what makes PD&R so important: its impact. Throughout the report, **IMPACT IN ACTION sections are highlighted explaining examples of PD&R’s inclusive efforts.**

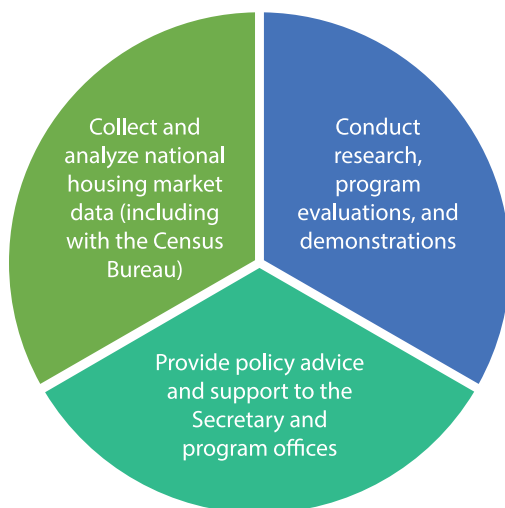


## OVERVIEW, MISSION, AND CORE FUNCTION

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.” The mission of PD&R 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. This mission is achieved through three interrelated core functions as illustrated in the figure *PD&R’s Core Functions* and as outlined in the structure of this report. PD&R provides enterprisewide support for HUD and works to achieve the Department’s vision to create strong, sustainable, inclusive communities and quality affordable homes for all.

### PD&R Core Functions



## PD&R'S PEOPLE AND ORGANIZATION

PD&R's most important asset is its team of 141 employees (at time of writing) working across 7 offices and 11 divisions. One of the many strengths of this team is the diverse expertise of staff with backgrounds in economics, political science, law, public policy, sociology, geography, anthropology, criminology, architecture, engineering, urban planning, business administration, and public administration.

Among them are PD&R's 32 field economists, who work in the 10 HUD regional offices across the country. Field economists are critical not only for PD&R but for all of HUD, because they conduct comprehensive housing market analyses for publication; collect and maintain data on demographic, economic, and housing

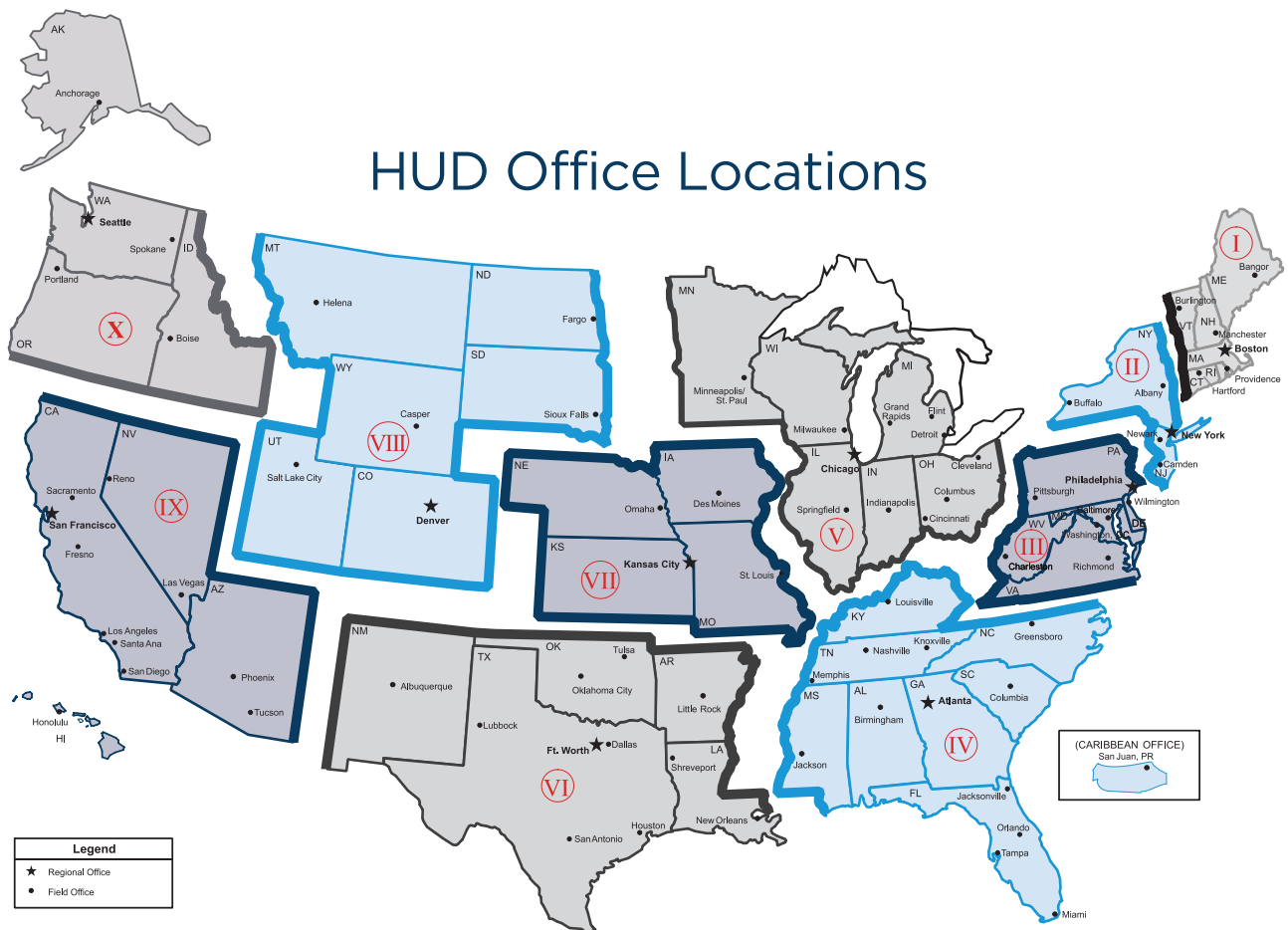
market conditions; conduct special studies; fulfill data requests; and prepare regional summaries of housing market conditions and local housing market profiles for publication in U.S. Housing Market Conditions reports.

Fiscal years (FY) 2015 and 2016 welcomed new leadership in PD&R. In April 2014, Katherine M. O'Regan was confirmed by the Senate and sworn in as Assistant Secretary for Policy Development and Research. In March of 2016, PD&R welcomed Matt Ammon as its new General Deputy Assistant Secretary. Prior to joining the PD&R leadership team, Matt was director of HUD's Office of Lead Hazard Control and Healthy Homes and has more than 20 years of experience in a variety of HUD program offices.



PD&R is its people, and FY 2015 and 2016 have been a period of investment in PD&R's human capital infrastructure. PD&R has invested and innovated in new ways to attract and develop a diverse and talented team. PD&R has developed an infrastructure to recruit new talent to work alongside the PD&R team: both interns and—for the first time—recent post-doctoral graduates (supported by the Office of Personnel Management Pathways Program). This effort has mutual benefits. This new talent gets a glimpse at life in the research and policy arm of a federal agency,

works alongside PD&R's experts, and gains access to cutting-edge data and research. PD&R gets the benefit of working with these professionals early in their careers and leveraging their talent and also gets to train them on the power and potential of PD&R's data and research so that they will be equipped to utilize PD&R's resources for the rest of their careers. This investment will pay off in both increased reach of PD&R's research in the field and a pipeline of talent that considers federal service among their career prospects. A win-win.





## 2 What PD&R Does

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### HOW PD&R SETS ITS RESEARCH AGENDA

PD&R's research program is essential to helping HUD achieve its mission to create strong, sustainable, inclusive communities and quality, affordable homes for all. It is critical that PD&R look ahead not only for the key research opportunities it will highlight for Congress in the annual budget request but also to develop a multiyear agenda that will ensure a robust pipeline of research for years to come. PD&R uses its *Research Roadmap* as a strategic, 5-year plan to guide research investments and congressional budget requests.

**The impetus:** PD&R launched the *Research Roadmap* very much in response to a 2008 report from the National Research Council of the National Academy of Sciences, titled *Rebuilding the Research Capacity at HUD*, that found PD&R needed to incorporate a more collaborative and robust agenda in order to maximize its funding and research capacities. Since then, PD&R has been committed to reestablishing its relevance within HUD, making it a more collaborative, enterprisewide resource.

**The road traveled:** An infusion of funding during FY 2010 (called the Transformation Initiative [TI]) jumpstarted *Research Roadmap* efforts to establish a 5-year research agenda for HUD. Over the course of a year, PD&R reached beyond the agency to engage with a range of stakeholders, including academics, practitioners, advocates, and policymakers, to identify the most policy-relevant and timely research questions in the fields of

housing and community development. After working through this feedback, PD&R published its first *Research Roadmap* in 2013, listing priority research for HUD for FY 2014 through FY 2018. The *Research Roadmap* has institutionalized systems of **participation, efficiency, and transparency** that have had, and continue to have, a far-reaching impact.

**Research Roadmap 2.0:** Because the Roadmap is a living document that drives PD&R's work on a daily basis, ongoing renewal is crucial to its success. A major update to the first FY 2014–2018 *Roadmap* began in 2015 with online outreach that asked what questions would be important to housing and community development over the next 5 to 10 years and where PD&R has a comparative advantage in responding to these questions. Throughout 2015, e-mail outreach to federal partners and numerous “idea lab” meetings generated a surge of fresh ideas. Further, PD&R opened “*Research Roadmap* Forums” on [huduser.gov](http://huduser.gov), where stakeholders could submit ideas and research questions. They were asked to focus especially on areas that have been rapidly evolving in terms of public needs and policy: housing affordability, mobility, education, health, energy and resilience, place-based strategies, homelessness, broadband access, fair housing, and crosscutting topics. HUD staff participated in a thoughtful process of evaluating and prioritizing research questions and developing research project proposals to address priority questions.



**The road ahead:** The roadmapping process serves to reinforce the importance of ongoing outreach and continuous learning. PD&R expects the resulting FY 2018–2022 *Research Roadmap*—which will be published in early 2017—to serve as a well-defined, strategic, and responsive plan that will ensure that policy continues to be informed by innovative research

and solid evidence. The forums on [huduser.gov](http://huduser.gov) remain open for stakeholders to submit ideas at any time—and, further, the *Research Roadmap* is now an institutionalized process in PD&R and a sustainable, renewable tool to create a menu of options from which future research agendas can be formed.

## CORE FUNCTIONS IN ACTION

PD&R’s core functions are to:

- Collect and analyze national housing market data;
- Conduct research, program evaluations and demonstrations; and
- Provide policy advice and support to the HUD Secretary and program offices.



### IMPACT IN ACTION: THE FAMILY OPTIONS STUDY

According to data from HUD's most recent Annual Homeless Assessment Report, more than half a million (517,414) people in families with children used homeless assistance programs in 2014. The *Family Options Study* found that the cost to serve a homeless family in emergency shelter for a single month, on average, exceeds \$4,800. **How could HUD better address this problem? What interventions work best for families with children experiencing homelessness?**

#### Infrastructure for research

To answer these questions, the *Family Options Study* was initially funded in 2008 and completed using subsequent appropriations made possible by a substantial increase in research funding beginning FY 2010. Designed as a "gold standard" evaluation with random assignment, over 2,200 families were enrolled into the study from emergency shelter and randomly assigned to one of four interventions: subsidy only (typically in the form of a housing choice voucher [HCV]), project-based transitional housing, community-based rapid re-housing, or usual care.

Families were followed for 3 years, and a robust data strategy was key to this work. Extensive survey data were collected at two points in time (roughly 20 and 37 months after random assignment) to assess outcomes in five domains of family well-being, including housing stability, family preservation, adult well-being, child well-being, and self-sufficiency. In addition, administrative data sources were also used to track family outcomes, including local Homeless Management Information System data, HUD Public and Indian Housing Information Center/Tenant Rental Assistance Certification System data, National Directory of New Hires data, and Adoption and Foster Care Analysis and Reporting System data.

#### Data and Analytics

In the future, HUD plans to have the data available at the Census Bureau's Center for Administrative Records Research and Applications (CARRA) to permit a broad set of researchers to analyze impacts using administrative data matching. For example, this would permit tracking of economic impacts on the parents using unemployment insurance records data.

#### Informing Policy

The evidence from the *Family Options Study* shows the pathway for ending family homelessness: it demonstrates that (1) relative to usual care, a long-term housing subsidy like the HCV reduces returns to homelessness by more than one-half at both 18 months and 37 months; (2) other short-term interventions, such as rapid re-housing and transitional housing, have dramatically higher rates of returns to homelessness than the longer-term subsidy; and (3) absent a long-term housing subsidy, rapid re-housing is much less expensive than transitional housing or usual care.

"This study gives us the information we needed to make a really bold statement, a request in the FY 2017 budget for **\$11 billion to end family homelessness.**"

– Ann Marie Oliva,  
Deputy Assistant Secretary  
for Special Needs, HUD

The policy reach of the study goes far beyond housing outcomes, however. The study found a number of nonhousing benefits associated with receipt of the long-term housing subsidy. Relative to usual care, the offer of a subsidy significantly improved adult well-being (reductions in psychological distress, intimate partner violence), child well-being (reductions in school mobility, reductions in behavior and sleep problems, and more prosocial behavior), as well as increased food security and decreased economic stress.

The striking impacts of assignment to the subsidy intervention in reducing subsequent stays in shelter and places not meant for human habitation provide support for the view that, for most families, homelessness is a housing affordability problem that can be remedied with long-term housing subsidies without specialized services.

For the crisis response system, the study provides clear evidence that the high costs of emergency shelter and transitional housing programs do not yield improved outcomes for families when compared with the outcomes of families offered rapid re-housing. In the absence of a sufficient supply of long-term subsidies for families experiencing homelessness, rapid re-housing becomes the most useful response for communities seeking to assist homeless families, as the lower cost of rapid re-housing enables communities to serve more families with their limited resources.

The findings from the *Family Options Study* led the Administration to seek a historic investment of \$11 billion over the next 10 years in community-based, cost-effective strategies to address family homelessness through a bold FY 2017 budget request. At the current time, the homeless assistance system does not provide immediate access to long-term subsidies for most families in shelter. This budget request would target significant funding to families experiencing homelessness by supporting a significant expansion in the availability of rapid re-housing and HCVs dedicated to families experiencing homelessness, in essence, aiming to end family homeless.



## RESEARCH PROJECTS RECENTLY COMPLETED OR CURRENTLY UNDER WAY

Research is core to PD&R's mission, providing reliable and objective research on housing and community development that is relevant for HUD and for its constituents, as well as assisting HUD's leadership in making informed policy decisions. PD&R focuses on finding definitive answers to questions about what programs work and how they can be

made better, through quick-turnaround studies as well long-term evaluations that systematically assess impacts and outcomes and shed light on paths to improvement. The following sections discuss the topical areas of PD&R's research, the driving research questions, and a few key studies completed or under way.

### Children and Families

What research questions is PD&R answering about **Children and Families** through its current and recently completed research? The studies and key research questions follow.

- *Family Self-Sufficiency Program Demonstration*—**Is HUD's primary program for promoting self-sufficiency among assisted adults effective at helping them improve employment and earnings over the long run?**
- *Housing for Youth Aging Out of Foster Care*—**What is the current state of housing needs among youth who age**

**out of foster care and what programs exist to provide housing to this specific set of youth?**

- *ConnectHome Pilot Program*—**What is the level of in-home high-speed Internet access/adoption among K-12 households in the 28 ConnectHome pilot communities? Among K-12 households without in-home high-speed Internet, what are the barriers to access/adoption? How are newly connected K-12 households using the Internet to improve their quality of life?**

#### A CLOSER LOOK

*Housing and Children's Healthy Development Study*—**How do families make tradeoffs among location, affordability, and quality of housing? Does receiving a housing choice voucher (HCV) change the tradeoffs parents make and impact the quality of housing outcomes? Does having an HCV result in better outcomes for children?**

The Housing and Children's Healthy Development Study is funded by the MacArthur Foundation, the National Institute of Child Health and Human Development (NICHD), and HUD and is co-funded by the Robert Wood Johnson Foundation. The study will find out how housing options and their links to neighborhoods and schools affect the socioemotional development, academic

achievement, and health of children aged 3 to 10. Families with eligible children who have applied for housing assistance will be randomly assigned to obtain a housing choice voucher (HCV) or not. An innovative element in this research is that a sample of low-income families who did not apply for an HCV will also be studied. Baseline and followup measures will be collected through in-person surveys with participating households. The study will investigate how families make housing choices, the impact of these choices on children's outcomes, and the impact of receiving an HCV on families' choices and children's outcomes. Data collection for this study will begin in 2017. The first product of this study will be a public use data set that will be housed at the University of Michigan. HUD is supporting the study through an interagency agreement with NICHD and a research partnership award to Johns Hopkins University's Bloomberg School of Public Health.

## Expanding Housing Opportunity and Affordable Housing Preservation

What research questions is PD&R answering about **Expanding Housing Opportunity and Affordable Housing Preservation** through its current and recently completed research? The studies and key research questions follow.

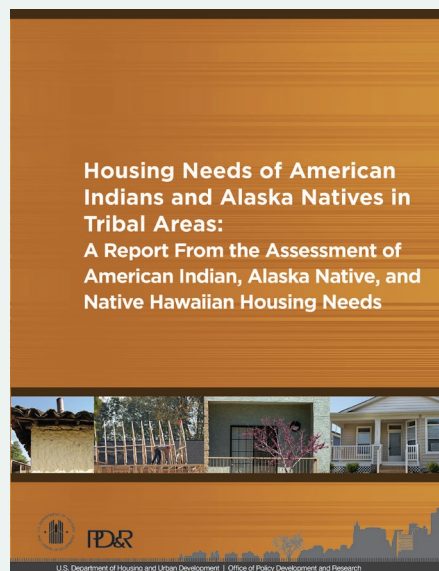
### A CLOSER LOOK

*Assessment of American Indian, Alaska Native, and Native Hawaiian Housing Needs—*

#### **What is the extent of Native American housing needs and how are these needs being addressed?**

Congress mandated a study of the housing needs of Native Americans because these needs are generally known to be severe, but the extent of the problems is not well quantified. In addition to collecting new data, this study will use U.S. Census information describing the needs of the Native American, Alaska Native, and Native Hawaiian populations. To provide a broader context for understanding housing needs and conditions in tribal areas, the study will also consider their socioeconomic situations. Because passage of the Native American Housing Assistance and Self-Determination Act (NAHASDA) in 1996 fundamentally changed the way federal funding is delivered to tribal people, issues surrounding the changes NAHASDA has introduced also form a key part of the study. The study's components

will include a deep analysis of census data, a representative national household survey about housing conditions in tribal areas, a qualitative lender survey, and case studies about issues for American Indians living in urban areas. A separate report will communicate findings from a household survey of Native Hawaiians and Native Hawaiian stakeholders.



## A CLOSER LOOK

### *Evaluation of HUD's Rental Assistance Demonstration (RAD)—What is the impact of RAD on (1) the preservation and improvement of former public housing units, (2) the amount of private capital leveraged as a result of such conversion, and (3) the effect of conversion on residents?*

RAD was authorized by Congress in 2012 to test a new way of helping assisted housing developments address their backlog of capital needs. RAD enables public housing properties to convert to the project-based Section 8 program, which is expected to make it easier for them to leverage private capital. In its authorization,

Congress required that HUD conduct an evaluation of RAD, particularly focused on the preservation and improvement of former public housing units, the amount of capital leveraged by RAD, and the effect of RAD on tenants. This study is currently under way, and an interim report was published in September 2016. As of October 2015, properties converting through RAD have already leveraged \$2.5 billion in funding, and RAD appears to put converting properties in a stronger financial position on an ongoing basis. PD&R will continue its research on RAD, particularly by examining how RAD affects the physical and financial condition of converting properties, and how RAD affects residents of RAD properties. A final report is expected in 2018.

## Health and Environment

What research questions is PD&R answering about **Health and Environment** through its current and recently completed research? The studies and key research questions follow.

- *Green and Energy Retrofit Assessment—How effective were grants to public housing agencies (PHAs) under the American Recovery and Reinvestment Act in reducing utility consumption in public housing?*
- *Native American Sustainable Building Practices Demonstration—How can more sustainable construction techniques be adopted in Native American communities, and what are the obstacles to adoption and implementation?*
- *Resident Access to Federally Qualified Health Center Facilities—Is there an inherent policy challenge between HCVs and the Health Resources & Services Administration's place-based efforts to serve underserved populations in the context of resident access and utilization of federally qualified health centers?*
- *Support and Services at Home Evaluation—Does coordinating supportive and healthcare services among older adults living in affordable housing in Vermont result in slower growth in healthcare utilization and expenditures and improve quality of life?*
- *Creating Walkable & Bikeable Communities—What are the technical resources community leaders need to support development and promotion of walkable, bikeable communities in small and midsize cities?*

## A CLOSER LOOK

### *Supportive Services*

#### **Demonstration—Can providing enhanced service coordination and a wellness nurse on site delay nursing home care and have positive effects on health outcomes and costs for low-income elderly residents in HUD-assisted housing?**

The fiscal year 2014 Consolidated Appropriations Act gave HUD the authority to develop a demonstration to test a model of housing and supportive services with the potential to delay nursing home care for low-income elderly residents in HUD-assisted housing. HUD has developed the Supportive Services Demonstration, which is expected to help HUD-assisted seniors age safely at home, delay or avoid institutionalized care, and have positive effects on health outcomes and healthcare utilization. The demonstration

will serve low-income HUD-assisted seniors (aged 62 or older) residing in Section 202 housing and other HUD-assisted multifamily properties designated for elderly residents. The basic demonstration model consists of two core components: (1) an onsite, full-time enhanced service coordinator with duties beyond conventional information and referral functions typical of current HUD-funded service coordinators and (2) an onsite, halftime wellness nurse who will engage in health monitoring and promote resident self-care management. At each property implementing the demonstration model, an enhanced service coordinator and wellness nurse team will work together to assess residents' needs, connect residents with appropriate social and health services, and liaise with providers. The demonstration will be implemented in approximately 40 properties over 3 years. HUD expects to make awards and launch the Demonstration in 2016. HUD will also conduct impact and process evaluations of the demonstration.

## Housing Discrimination

What research questions is PD&R answering about **Housing Discrimination** through its current and recently completed research? The studies and key research questions follow.

- *Housing Discrimination in the Rental Housing Market Against People Who Are Deaf and People Who Use Wheelchairs: National Study Findings—To what extent are people with physical disabilities living in HUD-assisted housing experiencing discrimination?*
- *Housing Search Process of Racial and Ethnic Minorities—How do racial and ethnic minority groups differ in their rental housing search processes?*
- *Housing Discrimination Against Families With Children in Rental Markets—Is the likelihood of discrimination against families with children in rental markets influenced by family composition, unit size, and testers' race and ethnicity?*
- *Rental Housing Discrimination on the Basis of Mental Disabilities—Do people with mental disabilities experience discrimination in the rental housing market due to their disability and, if so, to what extent?*

## A CLOSER LOOK

### *A Paired-Testing Pilot Study of Housing Discrimination Against Same-Sex Couples and Transgender Individuals—What is the best technical design to obtain a baseline in-person measurement of housing discrimination faced by same-sex couples and transgender individuals?*

The purpose of this study is to pilot techniques designed to obtain a baseline in-person measurement of housing discrimination faced by same-sex couples in at least two metropolitan rental markets. The study will also include a

pilot test of discrimination against transgender people in a single metropolitan market. The study will build upon recent work that generated a national estimate of discrimination against same-sex couples using a paired-testing methodology via e-mail. The current project will expand to in-person testing and will also include a side-by-side comparison of standalone e-mail tests in one market. The goal is to compare the utility of e-mail-only testing with the utility of testing that culminates in an in-person visit.

## Informing HUD Programs

What research questions is PD&R answering to **Inform HUD Programs** through its current and recently completed research? The studies and key research questions follow.

- *Housing Choice Voucher Program Administrative Fee Study—How much does it cost a PHA to run an efficient HCV Program for the purpose of developing a formula for allocating administrative fees?*
- *Family Self-Sufficiency Evaluation—What are the impacts of the Family Self-Sufficiency program on families who receive HCVs?*
- *Evaluation of Moving to Work: Activities, Outcomes and Impacts, and Program Performance—What can HUD learn from Moving to Work initiatives about how to deliver federal housing assistance to achieve goals of cost efficiency, client self-sufficiency, and increasing housing choice?*
- *Family Self-Sufficiency Sustained Income Growth Analysis—What is the trajectory of earned income among Family Self-Sufficiency Program participants?*
- *Resident Opportunities and Self-Sufficiency Service Coordinators (ROSS-SC) Evaluation—Is ROSS-SC funding being used effectively and efficiently by grantees to hire and maintain service coordinators to help public housing residents attain economic and housing self-sufficiency or to age in place and maintain independent living?*
- *Evaluation of the HUD-DOJ Pay for Success Permanent Supportive Housing Demonstration—Is providing permanent supportive housing within a pay-for-success framework an effective and cost-effective approach to addressing the housing needs of re-entrants experiencing homelessness either immediately following release from jail or shortly thereafter?*
- *Evaluation of the Section 811 Project Rental Assistance Program (Phases I and II)—What are the successes and challenges in the implementation of a new model of housing assistance for extremely low-income people with disabilities? What approaches have been more successful at attracting units to the program and providing*



supportive and integrated housing to the target population? How effective is the new model of housing assistance for extremely low-income people with disabilities? What is the impact of the program on participants' access to supportive services and on quality of life, housing and health outcomes? What are the implementation challenges and successes?

- *First-Time Homebuyer Education and Counseling Demonstration and Impact Evaluation*—What impact does offering homebuyer education and counseling have on low-, moderate-, and middle-income prospective first-time homebuyer outcomes in three domains: (1) homeownership preparedness and search; (2) financial literacy, capability, and management; and (3) homeownership sustainability?

- *Evaluation of the Jobs Plus Pilot Program*—How has the initial cohort of nine PHAs participating in the Jobs Plus Pilot program implemented the three core components of the program (employment-related services, financial incentives, and Community Support for Work), and to what extent have the grantees engaged PHA residents?

## A CLOSER LOOK

*Rent Reform Demonstration*—**What is the effect of an alternative rent structure in the HCV Program on families in terms of employment, income, and hardship, and on PHAs in terms of administrative efficiencies, subsidy amounts, and number of families served?**

The Rent Reform Demonstration is designed to test an alternative to the current HUD-assisted rent structure using a randomized controlled trial to assess its effect on the income, earnings, and hardship of the residents who rely on housing choice vouchers. The main goals of the new rent policy are to (1) increase tenants' employment and earnings in order to help them become more self-sufficient; (2) reduce the complexity and burden (and, thus, the cost) of administering the rent policy; and (3) achieve these outcomes without increasing (and possibly reducing) total housing subsidy expenditures for a given number of households relative to

expenditures under the traditional rent system. Four Moving to Work public housing agencies are participating: DC Housing Authority, Lexington Housing Authority, Louisville Metropolitan Housing Authority, and San Antonio Housing Authority. The alternative rent intervention changes the percentage of income paid for rent, eliminates deductions, changes the utility allowance, changes the frequency of income recertification, and requires a minimum rent that is directly payable to the landlord. New policies on hardship will be in force. 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. A baseline report is expected in early 2017, an interim report is expected in early 2018, and a final report including an analysis of household outcomes 30 months after random assignment is expected in late 2019.

## IMPACT IN ACTION: THE FIRST-TIME HOMEBUYER EDUCATION AND COUNSELING DEMONSTRATION AND IMPACT EVALUATION

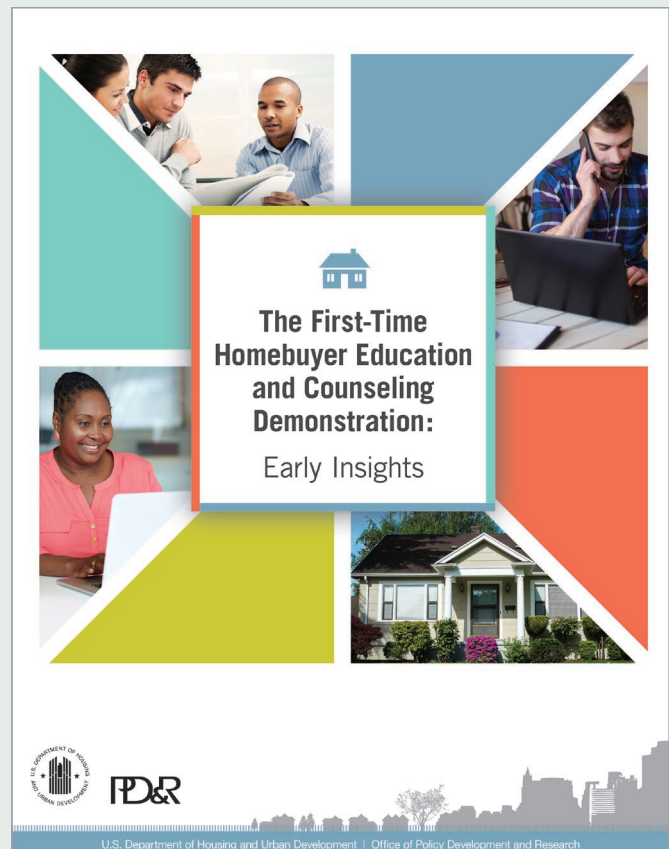
As a key example of leveraging research for policy, PD&R has successfully implemented the first large-scale randomized experiment designed to reliably assess the impact of homebuyer education and counseling for a diverse sample of prospective first-time homebuyers on a range of outcomes (mortgage preparedness, homebuyer outcomes, and loan performance). From September 2013 to January 2016, over 5,850 prospective low-, moderate-, and middle-income first-time homebuyers from 28 metropolitan areas were recruited through three national lenders and randomly assigned to a control group receiving no services or to one of two modes of homebuyer education and counseling (remote or in-person services).

This study is critical because it will help HUD understand whether first-time homebuyer education and counseling can be used to expand access to credit and help customers make better choices and achieve housing and financial stability. The study will shed light on what motivates homebuyers to take advantage of education and counseling services, what type of education and counseling they prefer (online, telephone, in-person), and how HUD's housing education and counseling program can be made more effective. HUD and the housing counseling industry can use these data to inform and improve outreach efforts, messaging, and participation incentives.

The *Early Insights* report, featuring 12-month results on the first 2,377 study participants, was published in June 2016 on huduser.gov. The study has already provided information on key issues such as takeup rates (in-person education and counseling had much lower takeup rates than online education or remote telephone counseling), as well as preliminary results that are encouraging in terms of increased mortgage literacy, greater appreciation for communication with lenders, and improved underwriting qualifications. This study's early findings are consistent with the results of other homebuyer education and counseling studies, though few of those studies are randomized experiments and none are as large scale as this one.

What makes this demonstration unique is that the recruitment and enrollment process relied on lenders recruitment of prospective first-time homebuyer customers who had applied for prequalification, preapproval, or a loan across the 28 study sites. PD&R worked with three large national lenders who conducted outreach to over 136,000 customers, mailed over 136,000 letters, made over 500,000 recruitment calls, and referred over 18,000 eligible customers to the study team. The level of private-sector commitment and resources to design and implement such a large-scale and complex study cannot be understated. This represents PD&R's first involvement in a public and private partnership to conduct a large-scale randomized experiment.

This study promises to become a foundational source of evidence for policymakers, lenders, and housing counseling practitioners and advocates regarding the impacts and effectiveness of homebuyer education and counseling. Although it is too early to say, if homebuyer education and counseling turns out to help homebuyers reap the benefits of homeownership and minimize the risks, then homebuyer education and counseling could be a cornerstone of successfully expanding homeownership opportunity and decreasing mortgage delinquency and foreclosures.



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## Homelessness

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What research questions is PD&R answering about **Homelessness** through its current and recently completed research? The studies and key research questions follow.

- *Study of PHAs' Efforts to Serve People Experiencing Homelessness*—**To what extent do PHAs serve and/or prioritize homeless households for assistance? What are PHA perceptions of barriers to, or concerns about, increasing the number of homeless households served or targeting homeless households for priority housing assistance?**
- *Homelessness Prevention Study*—**How were the homelessness prevention programs funded by the Homelessness Prevention and Rapid Re-Housing Program implemented? What lessons can be drawn for future research on homelessness prevention?**
- *Evaluation of the Rapid Re-Housing for Homeless Families Demonstration Program*—**What do the rapid re-housing programs established in the 23 demonstration communities look like and how do they differ from each other and from the design they initially described in their proposal? What happened to the families who were served through the rapid re-housing programs launched by the demonstration after the assistance concluded?**
- *Evaluation of the FUP/FSS Demonstration Program*—**How effective is combining HCVs for eligible youth lacking adequate housing under the Family Unification Program with assistance under the Family Self-Sufficiency Program?**
- *The Family Options Study*—**What are the impacts of various housing and services interventions for homeless families with children?**

## Place-Based Initiatives

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What research questions is PD&R answering about **Place-Based Initiatives** through its current and recently completed research? The studies and key research questions follow.

- *Choice Neighborhoods research*—**What were the baseline conditions and redevelopment strategies of the first five sites to receive HUD Choice Neighborhood implementation grants?**
- *Evaluation of the Rural Innovation Fund*—**What types of projects did the Rural Innovation Fund (RIF) fund, how successful were grantees at leveraging additional funding, and what were the impacts of the larger RIF grants?**

## Veterans

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What research questions is PD&R answering about **Veterans** through its current and recently completed research? The studies and key research questions follow.

- *HUD-VASH Exit Study*—**What factors lead to veteran program exits from the HUD-U.S. Department of Veterans Affairs (VA) Supportive Housing program?**
- *Veterans Homelessness Prevention Demonstration Evaluation (VHPD)*—**How can HUD, VA, and the U.S. Department of Labor work together and improve collaboration to more effectively serve homeless and at-risk veterans? What was the impact of the VHPD on veterans at risk of homelessness?**

## **IMPACT IN ACTION: SMALL DIFFICULT DEVELOPMENT AREAS**

PD&R annually designates Difficult Development Areas (DDAs), defined as areas with high construction, land, and utility costs, for purposes of the Low-Income Housing Tax Credit (LIHTC) Program. Owners of LIHTC developments who locate their properties in DDAs are eligible for up to an additional 30-percent increase in tax credits to enable the creation of affordable housing in these high-cost, typically higher-rent areas. This boost in tax credits provides a valuable and often crucial incentive for developers of affordable housing. Section 42 of the Internal Revenue Code directs HUD to designate DDAs separately for metropolitan and nonmetropolitan areas. The number of areas HUD may designate is limited by statute to no more than 20 percent of metropolitan and nonmetropolitan population, respectively.

### **Data and Analytics**

Historically, HUD designated entire metropolitan statistical areas (MSAs) as metropolitan DDAs, using metropolitan Fair Market Rents (FMRs) relative to an area's income limit. All neighborhoods in the MSA received the tax incentive, regardless of costs or rent. This limited the number of metropolitan DDAs to between approximately 30 and 40 metropolitan areas each year, primarily in California and Florida. In practice, many developers received the DDA boost from locating in the lower-cost sections of these metropolitan areas. Although this provided new or renovated affordable housing in the highest-cost cities, that housing may not have required additional tax credits to offset higher development costs. In addition, many undesignated metropolitan areas contained higher-cost neighborhoods that were not eligible for the additional tax credits, posing a deterrent to developing affordable housing in areas of opportunity throughout the country.

HUD reexamined its FMR calculations in 2010 based on the advent of the 5-year American Community Survey data aggregations as a replacement for the decennial census long-form survey. This new data source provides researchers with long-form survey detail but is updated annually instead of decennially. Annually updated data at this granular level enabled HUD to zoom in from the MSA level and instead calculate FMRs by ZIP Codes, due to their nearly universal availability and ease of understandability. These new FMRs are Small Area FMRs (for a greater discussion, see page 35). Following the development of ZIP Code-based SAFMRs, HUD examined the ability to designate DDAs by ZIP Code and the effect it would have to distribute affordable housing toward neighborhoods with potentially greater opportunities for resident access to employment and education.

### **Informing Policy**

PD&R began exploring this change in 2011 and requested public comment at that time. Although HUD announced its intention to adopt this methodology in 2012, the change was not officially incorporated until the designation of the 2016 DDAs in order to provide the industry with significant advanced notice because their financing arrangements often take several years to assemble.

Credit allocations using the more targeted approach of ZIP Code designations began on July 1, 2016. The move to ZIP Code designations has spread the benefit associated with DDAs to each metropolitan area and nearly every state. In 2015, metropolitan DDAs were concentrated in 2 states, California and Florida, and overall limited to 11 states plus Puerto Rico. The 2016 SDDAs cover parts of 300 metropolitan areas in 46 states plus the District of Columbia and Puerto Rico. Further, this change will provide LIHTC tenants access to better neighborhoods, jobs, and schools. The average poverty rate in DDAs, for example, fell 25 percent, from 14.6 to 10.9 percent, compared with the poverty rate in the areas that would have been designated under the old methodology.

## DATA

PD&R creates, publishes, and maintains a vast array of data critical for research, policy development, and program implementation in the field of housing and community development. PD&R

### The American Housing Survey

The 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. PD&R provides funding, oversight, and leadership on the AHS while the U.S. Census Bureau provides operational management and conducts data collection. The funding devoted to the AHS in FY 2015 enabled PD&R to conduct the 2015 AHS with 25 metropolitan surveys and to maintain an oversample of HUD-assisted units in order to gain reliable statistics on HUD-assisted tenants' views of the condition of their housing. The FY 2015 funding level also enabled the design and implementation of three topical modules on subjects of interest, including access to arts and culture, food security, and housing counseling. FY 2016 funding enabled PD&R to begin developing a web-based instrument and provides funding for the 2017 AHS national sample. As part of the redesign process, HUD is exploring how best to use publically and commercially available data resources to reduce respondent burden and improve accuracy of respondent-reported information.

maintains this national data infrastructure by supporting five major national housing surveys as well as other sources of national housing data.

**“I’m very pleased that HUD is adding the Milwaukee Area Renters Study (MARS) eviction questions to the 2017 American Housing Survey. The new data will help enable us to better understand—and hopefully address, eviction throughout America.”**

– Matthew Desmond  
*author of Evicted*



### THE PREVALENCE AND CONSEQUENCES OF EVICTIONS IN AMERICA

Stable, affordable housing is associated with a host of positive outcomes, yet it remains elusive for many low-income renters. With federal rental assistance available to only one in four income-eligible renters, many low-income households struggle to pay the rent. Each year, millions of these households are evicted from their homes. Matthew Desmond will discuss his “gripping and important book, *Evicted: Poverty and Profit in the American City*, [which] exposes the harrowing world of the ten million or so low-income households that pay half or more of their income for rent and utilities...” (*The New York Review of Books*). The book examines eviction in Milwaukee from the perspective of both renters and landlords. Desmond finds that between 2009 and 2011, more than one in eight Milwaukee renters were formally or informally evicted.

**AN EVENT FOR HUD STAFF ONLY  
FRIDAY, APRIL 29, 2016 FROM 11:00 AM-12:15 PM  
HUD HEADQUARTERS IN BROOKE-MONDALE AUDITORIUM**

*This event will be webcast internally.*

## IMPACT IN ACTION: MATCHING HUD ADMINISTRATIVE DATA TO HOUSING SURVEYS

Since 1989, HUD and the U.S. Census Bureau have matched administrative data on HUD-assisted tenants to the American Housing Survey (AHS). The matched data are used to generate the report “Characteristics of HUD-Assisted Renters and Their Units.” This report is available for 1989, 1991, 1993, and 2003 on [huduser.gov](http://huduser.gov). Reports for the 2007, 2009, 2011, and 2013 HUD/AHS matches are currently in development. The public can create their own custom tables from the 2013 HUD/AHS matched data using the AHS Table Creator: <http://sasweb.ssd.census.gov/ahs/ahstablecreator.html>.

The match between the AHS and HUD administrative data has revealed a number of interesting findings. Compared with unsubsidized renter households, households in public housing units are less likely to be crowded (3 vs. 4 percent) and more likely to receive food stamp benefits (55 vs. 12 percent).

- Public housing residents are less likely to have a full-service grocery store within 15 minutes of their home (70 vs. 82 percent).
- They are more likely to always use public transportation to get to work or school (18 vs. 9 percent) and are less likely to have a vehicle to use to evacuate during a disaster event (50 vs. 82 percent).
- Households in public housing are more likely to say they would have to live in a shelter if they were evicted (9 vs. 2 percent).

HUD administrative data on HUD-assisted units have also been matched to the American Community Survey (ACS), making it possible to analyze veteran status, Internet availability, and racial subcategories. To date, matching has been completed for 2011, 2012, 2013, and 2014.

- The 2013 HUD/ACS match revealed that 269,000 HUD-assisted households house at least one veteran.
- Findings on Internet connectivity suggest that assisted households with children under 18 are less likely to have a computer or laptop and less likely to have a high-speed Internet subscription than unassisted households with children. Before the match, the extent of Internet connectivity among HUD assisted households was not known. These findings have provided important context for the ConnectHome initiative.
- The HUD/ACS match also provides insights into the racial composition of HUD-assisted households and the gap between the households eligible for HUD assistance and those receiving assistance. Renters of Chinese descent make up the largest Asian-American subgroup in HUD-assisted housing, representing nearly 50,000 households. Asian-Americans of Indian and Japanese descent had the smallest share of renter households that both were eligible for HUD assistance and were receiving it (6 and 8 percent, respectively).

Future data-matching efforts between HUD and the U.S. Census Bureau include projects matching Federal Housing Administration (FHA) and Federal Emergency Management Agency (FEMA) data to census surveys. When matched to the AHS and ACS, the resulting data will provide information on the housing quality, affordability, and demographic makeup of single-family homes supported by FHA mortgage insurance. The matched FHA/census data can be used to determine housing costs and rates of renter occupancy and remodeling activity within units with FHA mortgages. The FEMA data match will help both HUD and FEMA understand the socioeconomic characteristics of households with and without flood insurance.

## The Rental Housing Finance Survey

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The newest of the national surveys is the Rental Housing Finance Survey (RHFS), which includes a nationally representative sample of data on the financing of multiunit rental housing. The first RHFS, conducted in partnership with the U.S. Census Bureau, was in 2012, and data were made available to the public in early 2014.

The second RHFS was conducted in 2015 and data will be available to the public in fall 2016 or early 2017. In addition to data on the financing of multiunit rental housing, the 2015 RHFS will include data on the financing of single-family rental homes. HUD is planning to conduct the third RHFS in 2018.

## Fair Market Rent Data

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Fair Market Rents (FMRs) are gross rent estimates that include the shelter rent plus the cost of all necessary utilities except telephones, cable or satellite television service, and Internet service. Using data from the U.S. Census Bureau's American Community Survey (ACS), 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 FMRs primarily to determine payment-standard amounts for the HCV Program, determine initial renewal rents for some expiring project-based Section

8 contracts, determine initial rents for housing assistance payment contracts in the Moderate Rehabilitation Single Room Occupancy program, and serve as a rent ceiling in the HOME rental assistance program.

HUD has developed Small Area Fair Market Rents (SAFMRs) by calculating FMRs by ZIP Codes within metropolitan areas. Since FY 2013, HUD has conducted a Small Area FMR Demonstration program at five PHA sites across the country to learn valuable information about the implementation and acceptance of SAFMRs. The demonstration program ended on September 30, 2016. HUD hopes to expand the use of SAFMRs in the near future.

## Income Limits Data

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Federal law requires HUD 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 HCV Program. HUD's Section 8 Income Limits begin with the production of Median Family Income (MFI) estimates. HUD uses the Section 8 program'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. HUD publishes Section 8 Income Limits at three levels: Low-Income (80 percent of area MFI), Very Low-Income (50 percent of area MFI), and Extremely Low-Income (greater of 30 percent of area MFI or the Federal Poverty Guidelines as published by the U.S. Department of Health and Human Services, capped at the Very Low-Income level).

## Comprehensive Housing Affordability Strategy Data

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HUD has continued to receive annual custom tabulations from the ACS. These data, known as the Comprehensive Housing Affordability Strategy (CHAS) data, demonstrate the extent of housing problems and housing needs, particularly for low-income households. The CHAS data are also important for considering the

prevalence of housing problems among different types of households, such as those including elderly members, people with disabilities, and minorities. Local governments use the CHAS data for their Consolidated Plans and for the new assessment of fair housing (AFH).

## Administrative Data

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In addition to supporting the major surveys discussed previously, HUD also maintains and makes public data using HUD's administrative systems. HUD maintains data on the approximately 5 million households living in public and assisted housing and on community and housing investments made from such programs as the Community Development Block Grant program, HOME Investment Partnership, and the low-income housing tax credit (LIHTC).

- *Picture of Subsidized Households.* *Picture of Subsidized Households* is a master 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 presents statistics on the number and 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 aggregates household data by program and at various geographic levels—national, state, city, county, and census tract. It includes the public housing program, HCVs, mod-rehab,

Multifamily New Construction and Substantial Rehab, Section 236, and other multifamily programs. *Picture* data are currently available through 2015 and can be found on [huduser.gov](http://huduser.gov).

- *LIHTC Data.* PD&R annually collects data on properties placed in service through the LIHTC. The data are provided to PD&R by the state and local housing finance agencies (HFAs) that administer the LIHTC and includes information on location, unit size, and other federal subsidies received. The database currently includes data on all properties placed into service from the beginning of the LIHTC through 2014, but the most reliable information begins in 1995, when PD&R began collecting the data.

PD&R also collects demographic and economic information from state HFAs on tenants in LIHTC-financed units as required by the Housing and Economic Recovery Act of 2008. These data are published in a report summarizing race and ethnicity, disability status, family composition, annual household income, rent burden, and use of rental assistance by state. The most recent report includes tenants in LIHTC units as of December 31, 2013.



## GIS WITH A PURPOSE

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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 agencywide. 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. To support this effort, PD&R manages a contract that the entire Department is leveraging to create and manage Geographic Information System (GIS) solutions.

In addition, PD&R continues to maintain the Geocoding Service Center that geocodes the addresses from all of HUD's programs and is a critical component in supporting HUD's GIS initiatives. PD&R leads the Department's Geospatial Coordinating Committee, a formal governance body that manages HUD's geospatial portfolio, establishes standards and operational protocols for the eGIS platform, develops the agency's geospatial requirements, and supports the creation of future geospatial solutions.

Over the past year, the eGIS team has successfully completed several projects that have added value and brought new capabilities to HUD's geospatial portfolio.

- In August of 2015, HUD released the [HUD Resource Locator \(HRL\)](#), a mobile and web application designed to connect HUD customers with current information on the availability of affordable housing in proximity to any given location. Since its initial release, the HRL has seen over 200,000 unique user sessions. HUD released a much-improved version 1.1 of the HRL in June 2016. Since then, daily traffic to the site is up 18 percent, with weekly usage approaching 7,000 user sessions.
- In September of 2015, HUD released the [eGIS Storefront](#), a one-stop shop for HUD staff, grantees, and the general public to search or browse HUD's growing catalog of GIS data, services, and applications. The provisioning of geo-enabled HUD administrative and other housing-related data in open, machine-readable format through the eGIS Storefront is enabling private-sector innovation through coding events like the [HUD Zillow Hackathon](#) and initiatives such as [The Opportunity Project](#).
- In December of 2015, HUD released version 3.0 of the [Affirmatively Furthering Fair Housing Data and Mapping Tool \(AFFHT\)](#). AFFHT 3.0 focused on HUD's local government grantees, providing them with access to the data and maps they need to conduct the required AFH. A subsequent update to AFFHT, version 3.1, completed in July 2016, includes several enhancements that improve support for the analysis of publicly supported housing component of the AFH and improve accessibility for disabled users.
- In June of 2016, HUD released the [Preservation Mapping Tool \(PMT\)](#) internally. The PMT provides HUD staff in the Office of Housing with information about all remaining mortgage maturities scheduled to occur over the next 25-year period. The tool provides visibility on the location of

legacy HUD properties relative to each other: whether they are clustered in one or two regions of the country or if they are scattered in various locations across all 50 states. Output generated by the tool's reporting functionality can be customized by the user to supplement strategic plans for outreach and technical assistance on a year-to-year basis.

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“The Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFHT) plays a critical role in helping HUD and its grantees achieve the goals of the updated Affirmatively Furthering Fair Housing Rule. **The data and mapping capabilities provided by the AFFHT really help grantees ‘see’ their communities thru the data, and in completing a thorough assessment of fair housing (AFH).** The provision of consistent data via the AFFHT exemplifies a fundamental change in the relationship between HUD and grantees to one of collaborative partnership.”

– Gustavo Velasquez  
*Assistant Secretary for Fair Housing and Equal Opportunity, HUD*

The eGIS team is working on several new applications, which include—

- The Community Assessment Reporting Tool (CART)—When finished, CART will provide a standardized, easy-to-read report about HUD’s investment in any given community, whether it be a congressional district, municipality, county, metropolitan area, or state at the touch of a button, replacing what has historically been a manual and laborious process. The application will be internally and externally facing, and its use will be promoted to Congressional and locally elected officials.
- Affirmatively Furthering Fair Housing Data and Mapping Tool 4.x—HUD is expecting to release new functionality in 2017 to provide data and mapping support for PHA and state assessments of fair housing. The eGIS team will be completing multiple releases for AFFHT to include enhancements such as PHA service area definitions and custom reporting for user-specified, substate geographic areas.
- Rental Assistance Demonstration Site and Neighborhood Site Standards—The eGIS Team will be working on a solution to assist HUD staff who review RAD applications for site and neighborhood standards. The solution will allow HUD staff and RAD applicants to quickly test whether the location of a planned RAD development is in an area of minority concentration based on the rule specified in the official public notice. Trend data will also be provided to help staff determine if the proposed development is in a “revitalizing area.” This solution will reduce grantee and staff burden while streamlining this particular aspect of the RAD application process.

## IMPACT IN ACTION: PD&R AND DISASTER RECOVERY

HUD provides important support to communities that experience disasters. PD&R has two main responsibilities when a disaster hits, support for the **immediate disaster response** and for **long-term recovery**. The following is a profile of the disaster response to the August 2016 flooding in Baton Rouge, Louisiana.

### Immediate Response

One of PD&R's first tasks is to assess whom is affected immediately after a disaster. This poses data challenges. For the August 2016 Baton Rouge flooding, PD&R was able to share with local staff more information faster due to HUD and Federal Emergency Management Agency (FEMA) investments in Geographic Information Systems (GIS). Both FEMA and HUD have significantly enhanced their GIS capacity in recent years, to the point that both aggregate the data from all or nearly all of their programs and make that information available publicly. For the August 2016 flooding in Louisiana, both agencies made their data available in a way that they could easily be merged. For HUD, this provided significant value for—

1. Identifying the extent to which the various households that had a relationship with HUD—public housing, housing choice vouchers, multifamily assisted and insured, single-family insured—have been impacted by the flooding and help target HUD's outreach to partners in the community.
2. Projecting early what types of long-term recovery needs are likely.

In addition to understanding whom is affected, PD&R staff provide update information on predisaster market conditions, were on the ground in Baton Rouge helping FEMA in assessing damage, and facilitated data matching with FEMA data to identify what prestorm homeless and HUD assisted households were displaced and living in temporary housing in order for HUD staff on the ground to speed up their move back into permanent housing.

### Long-Term Recovery

A key piece of long-term recovery work is accomplished through supplementary disaster funding through the Community Development Block Grant. Although the provision of such funding is up to Congress, understanding the scale of the damage and nature of recovery work is key to determining the dollar amount of such funding. PD&R provides estimates based on FEMA data on the scope of impacts (including whether structures were destroyed or damaged) and historical approaches to funding.

**“PD&R has been a great partner in our disaster response and recovery.** They have been with us since Katrina hit more than 10 years ago and their timely data and analysis have been beneficial to our teams on the ground working to provide guidance to survivors in Baton Rouge in 2016”

– Earl Randall,  
*New Orleans Field Office Director, HUD*

## **ADDITIONAL DATA EFFORTS**

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### **Housing Scorecard**

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PD&R obtains data from many sources to compile the monthly Housing Scorecard, which documents progress toward the efforts to stabilize the housing market and help American homeowners recover from the Great Recession. A rental affordability index, which measures the ability of a renter household with median income to lease a home, was added to the Scorecard in September 2016. The index is compared with NAR's quarterly composite housing affordability index, which measures the ability of a family with median income

to purchase a home. In addition to the monthly national Housing Scorecard, PD&R prepares a regional scorecard addendum on a quarterly basis for selected metropolitan area markets. Each addendum details the unique way that the Great Recession has affected each of these housing markets and how communities have incorporated the Administration's housing and neighborhood aid programs into local strategies to stabilize their housing markets and to advance the recovery.

### **Housing Market Reports**

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PD&R's field economists prepared more than 100 Comprehensive Housing Market Analysis reports for selected metropolitan housing market areas during FY 2015 and 2016. These reports, located on [huduser.gov](http://huduser.gov), 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 3-year forecast date. The reports present counts and estimates of employment, population, households, and housing inventory. Recent reports include Baltimore-Columbia-Towson, Maryland; Bloomington, Illinois; Myrtle Beach-Conway-North Myrtle Beach, South Carolina-North Carolina; Phoenix-Mesa-Scottsdale, Arizona; San Antonio-New Braunfels, Texas; and San Francisco-San Mateo-San Rafael, California.

## IMPACT IN ACTION: HUD-NATIONAL CENTER FOR HEALTH STATISTICS DATA LINKAGE

In FY 2015, PD&R shared housing assistance administrative data from 1996 through 2014 with the Centers for Disease Control and Prevention, National Center for Health Statistics (NCHS) for data linkage. Through their inhouse data linkage program, NCHS linked longitudinal HUD data with two of the largest cross-sectional population health surveys—the National Health Interview Survey and the National Health and Nutrition Examination Survey in its effort to link health and housing data.

Released publicly in March 2016, the linked data set contains HUD administrative data linked to 14 years (1999 through 2012) of cross-sectional health survey data. This data set allows researchers to examine the relationship between assisted housing and factors that influence health status, chronic disease, healthcare utilization, morbidity, and mortality. Prior health and housing studies focused on localized studies and anecdotal information; however, this new data product is particularly impactful because it allows for national prevalence estimates of health outcomes among HUD-assisted children and adults—estimates that were previously unobtainable.

Research studies using the linked HUD-NCHS data revealed key findings and provided invaluable evidence that housing is a key social determinant of health.

- A recently published study revealed that HUD-assisted children experience lower blood lead levels when compared with peer counterparts not receiving housing assistance (Ahren K., et al., 2016).
- Consistent with the momentum of the smoke-free public housing rule, the linked data also provided important prevalence estimates regarding cigarette smoking. The prevalence of current cigarette smoking among HUD-assisted adults from 2006 through 2012 was 33.6 percent, and over one-half of all adults reported attempts to quit (Helms et al., 2016). These findings highlight the potential of secondhand smoke incursion and the need to provide targeted cessation support to assisted residents.
- Lastly, a collaborative U.S. Department of Health and Human Services (HHS)-HUD study found that assisted renters had higher levels of health insurance and lower levels of unmet need due to cost relative to people who were not assisted but would go on to receive HUD assistance in less than 2 years (Simon A., et al, 2016).

These key findings represent only a small portion of the larger HUD portfolio of work using the HUD-NCHS linked data. By conducting secondary data analysis using the linked data, PD&R researchers are establishing health and housing evidence and providing data to promote informed policymaking.

In addition to concrete research findings, the data linkage also highlighted the impact of PD&R's interagency data linkage initiatives. The interagency Memorandum of Understanding allowed both agencies to conduct the linkage cost free. The linkage was mutually beneficial to both HHS and HUD. By leveraging PD&R's geocoding services, HUD agreed to geocode NCHS health survey data. In return, NCHS conducted linkage processes. NCHS-HUD interagency projects bring together experts from both sectors, allowing for robust and meaningful research.

In summary, the HUD-NCHS data linkage aligns with HUD's strategic goal to utilize housing as a platform to improve quality of life. The linked data set allows PD&R researchers to conduct robust inhouse research to further examine housing as a social determinant of health. Key findings have provided evidence about health and housing to promote informed policymaking.

## **IMPACT IN ACTION: THE HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE FEE STUDY**

Since the 1974 creation of the Section 8 tenant-based program, now called the Housing Choice Voucher (HCV) Program, HUD has provided administrative fees to public housing agencies (PHAs) to administer the program (maintain wait lists, conduct intake and income verification, inspect units). The fee amount paid to PHAs has evolved over time for a variety of reasons, some based on hypothesized cost relationships and some based on budget needs, but in the 2000s Congress had begun to question the method being used.

### **Infrastructure for Research**

To answer this question, planning began with modest funding from PD&R and the Office of Public and Indian Housing (PIH) in September 2009. The opportunity to do a comprehensive study was made possible by the large increase in research funding in HUD's FY 2010 and an agreement by congressional appropriators that this was a study that needed to be done.

The *Housing Choice Voucher Program Administrative Fee Study* was designed to evaluate the amount of funding needed to administer a high-performing, efficient HCV Program based on direct measurement of the work actually performed by HCV administrators and a detailed collection of overhead and nonlabor costs associated with the program at a sample of 60 high-performing PHAs.

Through a very detailed and methodical approach, this study captured all costs incurred (labor, nonlabor, direct, indirect, overhead costs) at a broad sample of 60 PHAs operating high-performing and efficient HCV programs across the country between 2012 and 2014. Through an innovative use of Random Moment Sampling, the study directly measured the time PHA staff spent on the HCV Program overall and on core program activities, collecting 581,000 data points from more than 900 PHA employees. The study used these data to model the total administrative cost per HCV for each PHA in the study, as well as costs for the major tasks involved in HCV administration at different types of PHAs operating in different labor and housing markets and serving different client populations.

### **Data and Analytic Support**

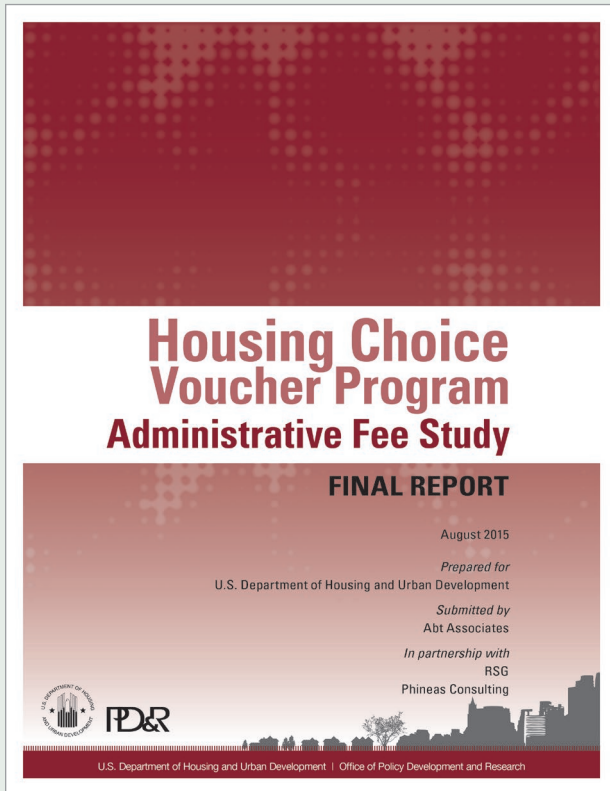
Critical to using the results in the study to develop a new formula for determining the appropriate amount of funding was to establish what the relationship is between data reported by PHAs, such as whom they serve and where they serve them, with the data collected from the 60 PHAs. PD&R staff maintain these data and worked with the research team to identify the administrative data that were the best predictors of cost.

After analyzing over 50 cost variables with theoretical and statistical relationships to the costs measured, the study proposed a new administrative fee formula based on seven cost drivers that cover the actual costs to administer the HCV Program. The study's recommended formula accurately predicts 63 percent of the variance in agency costs among the 60 PHAs studied, whereas the current formula predicts only 33 percent of the variance in agency costs.

## Informing Policy

The study found overall that the HCV Program is significantly underfunded. For the July 2013-through-June 2014 period, the fees received by the average PHA covered only 77 percent of the estimated cost to administer the program.

The study also showed that the funds could be more efficiently targeted using the recommended formula from the study. Using the study results, HUD published a proposed rule to change the HCV administrative fee formula to reflect the study findings.



This study shows how a scientific and robust research, designed and implemented by PD&R, has answered two critical questions for the nation’s largest housing assistance program: (1) How much would be needed annually to fund HCV Program appropriately? (2) How should those funds be allocated to individual PHAs? PD&R developed evidence, incorporated input from a diverse array of expert and industry technical reviewers, incorporated public comment, and worked with key PIH staff to support an increased budget request for administrative fees and develop a proposed rule that would improve the allocation of HCV Program funding and improve program operations.

“The Administrative Fee Study provided us with the hard data and analysis we need to show how much it really cost to administer our largest housing assistance program and the changes we need to make for the administrative fee formula to reflect those actual costs.”

– Michael Dennis,  
*Senior Policy Advisor in the Office of Public and Indian Housing, HUD*

## ***POLICY***

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PD&R provides policy advice and support to the Secretary and program offices. PD&R's deep knowledge of HUD programs, history, policy and research means it serves as a cross-HUD resource

for program and policy design and implementation and for new initiatives. The following sections outline excerpts of work in this arena.

## ***HUDSTAT***

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The Government Performance and Results Act Modernization Act of 2010 calls upon agencies to use evaluation and research to identify evidence-based strategies for reaching intended objectives. PD&R's research and evaluation program focuses on HUD's strategies for achieving its strategic goals. One way that PD&R contributes evidence to achieving the Department's goals is through HUDStat.

HUD conducts regular data-driven performance reviews—HUDStat meetings—that focus on quarterly progress toward achieving each of HUD's priority goals. The Secretary and senior leadership from throughout the agency, and

sometimes from partner agencies, attend these meetings to address challenges, review metrics, improve internal and external collaboration, and increase performance. PD&R made significant contributions to the assessments of progress in achieving strategic objectives during the past 2 years. Contributions include the provision of data to measure key metrics such as rates of severe rent burdens and affordable housing construction. Research evidence is essential to conversations about moving the needle on key metrics. For example, PD&R developed metrics to assess whether HUD-assisted children live in neighborhoods with proficient schools.

## ***HOUSING AND EDUCATION***

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A continued focus at HUD is the importance of housing as a platform for healthy child development and upward mobility. HUD has moved more robustly into that space, and PD&R has been a thought partner in that effort. In recognition of the importance of education, HUD established an agency priority goal of improving the educational attainment of HUD-assisted residents. In order to meet the goal, PD&R has partnered across the Department on three major work streams.

1. **Leveraging public and private partnerships** that support educational attainment of residents, improve access to high-quality educational materials and college preparation resources, and gather and disseminate best practices to the field. HUD has signed several Memorandums of Understanding (MOUs) with private partners (The Campaign for Grade Level Reading, Bill & Melinda Gates Foundation, MacArthur Foundation, Learning for Life, and First Book) that have increased residents' access to educational materials and PHAs' and housing owners' capacity to implement education strategies.



2. **Increasing coordination with federal partners (such as the U.S. Department of Education)** to develop interagency strategies and improve work in the field.
3. **Encouraging data sharing and research** between housing providers and education systems to better understand residents' educational needs and the impact of strategies to address them. First, PD&R coordinated a signed data sharing agreement with the Department of Education's Federal Student Aid office that permits HUD to better understand rates of Free Application for Federal Student Aid (FAFSA) completion and other outcomes among HUD-assisted youth and young adults. Building off this agreement, PD&R has launched experiments and an education navigator program funded by ROSS to test

approaches to increase HUD residents' completion of the FAFSA and access to higher education. (See *IMPACT IN ACTION* for further discussion). Second, PD&R is advising HUD in the development of a "local data sharing road map," which will offer communities a guide to how they can better understand the educational performance of children in assisted housing and better target data-driven interventions.



## IMPACT IN ACTION: INCREASING COMPLETION RATES OF THE FREE APPLICATION FOR FEDERAL STUDENT AID AMONG HUD-ASSISTED YOUTH

Another data matching success has helped HUD learn more about whether assisted residents are applying for the Free Application for Federal Student Aid (FAFSA) and pursuing higher education. PD&R, in partnership with the Social and Behavioral Sciences Team (SBST) and the U.S. Department of Education, Office of Federal Student Aid (FSA) has completed its first inhouse, low-cost, large-scale randomized controlled trial (RCT). The goals of this project were to (1) nudge HUD-assisted youth ages 17 to 20 in households receiving housing choice vouchers (HCVs) to complete the FAFSA and (2) explore PD&R's capacity to conduct inhouse research and collaborate with other agencies.

Completing the FAFSA is a complex process, but it is also a necessary process in order to receive federal student financial aid. Unfortunately, many youth and young adults who qualify for financial aid never receive it because they simply fail to complete a FAFSA. Using insights from the social and behavioral sciences, PD&R, SBST, and FSA designed a series of nine mailings that varied in sender, content, and format to test whether this approach could increase FAFSA completion rates among HUD-assisted youth. Mailings either incorporated FSA's logo or First Lady Michelle Obama's Reach Higher Initiative (sender); included standard language from FSA or a personal note from the First Lady (content); and were formatted as a standard letter, standard letter with a paper FAFSA application, or postcard (format).

In March 2016, approximately 45,000 mailings (5,000 of each type) were sent across the country to randomly selected youth ages 17 to 20 in HCV households. FAFSA completion rates were assessed in August 2016 using HUD-FSA linked administrative data; completion rates in the nine groups were compared with completion rates in a control group of approximately 158,000 youth in HCV households who did not receive a mailing. Preliminary analysis found no significant effect of sending mailings on the rate of FAFSA completions, although the most effective sender was the First Lady using her personal story and the most effective format was the letter including the paper FAFSA.

Although this first experiment had no significant effects, this was over all a success for PD&R. This was the first large-scale RCT HUD has ever conducted fully inhouse, and from project conception to results the entire experiment was conducted in a year. Importantly, this also demonstrated PD&R's ability to effectively work with partner agencies and link administrative data to support research, and PD&R has moved forward with two additional experiments.



## PROSPERITY PLAYBOOK

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As recent research has made evident, there are still many communities in all regions of the country where upward mobility is thwarted—where a child’s future earnings and adult outcomes are significantly impeded by the neighborhoods in which they live. Findings from that research support a balanced approach of empowering economic mobility while also reinvesting in and developing access to opportunity in neighborhoods. That is why HUD, in collaboration with partner organizations at the local and national levels, launched a new initiative early in 2016 called Prosperity Playbook. Through Prosperity Playbook, HUD is partnering with a handful of cities and their surrounding regions to plug into existing efforts that address expanding economic mobility and housing affordability. The partners’ objectives are to (1) learn from communities that are already engaging and innovating in these areas and (2) collaborate with communities in highlighting and amplifying promising approaches.

Prosperity Playbook fully recognizes the value of local leadership and local ideas as well as the need to create a platform to share those ideas across regions and across the country. Prosperity Playbook has three major components.

1. **Regional convenings.** Prosperity Playbook kicked off with a community tour to the initial five contributing places: the Kansas City, Missouri region; the Twin Cities region of Minnesota; the Greater Atlanta, Georgia region; the Denver, Colorado region; and the San Francisco Bay Area in California. At each of these sessions, moderated by Assistant Secretary Katherine M. O’Regan and Principal Deputy Assistant Secretary Harriet Tregoning, stakeholders—mayors,

residents, philanthropists, developers, and advocates—from across each region shared input. These diverse voices are critical to the success of Prosperity Playbook as HUD leverages and strengthens current partnerships in the region to accelerate existing activities, amplify the impact of that action across the region, and catalyze other communities across the country to act. These communities have each kicked off work plans on key issues to move forward with support from HUD.

2. **Online toolkit.** As a result of the ongoing work in each of the initial contributing regions, Prosperity Playbook includes, among other new resources, an online toolkit of curated case studies and best practice that support the objectives of the initiative. The toolkit can be accessed on [huduser.gov](http://huduser.gov).
3. **Community of Practice.** Recognizing the value of local leadership and the innovative ideas at the community level, Prosperity Playbook serves as a platform for exchange between cities and between HUD and local partners. As part of this effort, the Prosperity Playbook Community of Practice is a network of leaders dedicated to addressing the fundamental equity considerations that are at the forefront of the challenges in their cities. This active network will be a resource to its members, not only to share the great work taking place across the country but also to serve as a bridge to the next Administration and ensure that HUD and its partners continue to build upon their progress.

Collaboration is the foundation of Prosperity Playbook. In addition to the mayors and diverse stakeholders who have signed on to support Prosperity Playbook in their region, the initiative is also supported by a team of national partners: the American Planning Association, Enterprise Community Partners, the Lincoln Institute of Land Policy, and the National League of Cities.

PD&R has played an integral role in Prosperity Playbook—from providing policy advice to frame the initial concept, to leadership by Assistant Secretary O’Regan and former Policy Deputy Assistant Secretary Lynn Ross, to hosting and updating the toolkit (led by the Office of International and Philanthropic Innovation [IPI]) on huduser.gov.

### **ROLE IN THE BUDGET PROCESS**

Using evidence-based approaches in the budget-making process can lead to important gains in areas ranging from reducing veterans’ homelessness to improving educational outcomes. The FY 2017 budget proposed to take additional evidence-based approaches to scale. It also strengthened the base of available evidence to enable future Administrations and the Congress, as well as state, local, and tribal leaders, to drive even more resources to policies backed by strong evidence. PD&R is essential to that process—PD&R partners and advises program offices on their budget requests to ensure they are informed by evidence. PD&R provided dashboards of a variety of demographic and programmatic information to support requests for funding in a variety of areas.

PD&R is essential to the Department’s regulatory efforts. Every proposed and final rule HUD puts forward must be accompanied by a Regulatory Impact Analysis (RIA). The RIA includes an analysis of direct and indirect economic impacts, a quantification of nonmarket costs and benefits, a discussion of the need for the policy, an analysis of alternative regulatory actions considered, and in some cases, an analysis if the impact on small entities. The completion of an RIA requires coordination with HUD program offices, the Office of General Counsel, other agencies, and the Office of Management and Budget (OMB). This effort is led by the Economic Development and Public Finance Division in PD&R’s Office of Economic Affairs and is a key example of PD&R’s central and cross-Departmental role in policymaking. In addition, PD&R reviews the rules of other agencies that may affect housing or mortgage markets when requested by OMB.



## IMPACT IN ACTION: SMALL AREA FAIR MARKET RENTS

PD&R's work on Small Area Fair Market Rents (SAFMRs) is an example of taking its expertise on data into policy action. A critical component of the Housing Choice Voucher (HCV) Program is the opportunity for families with a voucher to select the neighborhood and housing unit they wish to live in within the financial limits of the subsidy the HCV provides. The amount of the subsidy is determined by several factors including the family's income, and the payment standard set by the PHA administering the HCV, which is based on the Fair Market Rent (FMR) calculated by PD&R.

FMRs are gross rent estimates of rent plus necessary utilities. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants. To accomplish this objective, FMRs must be both high enough to permit a selection of units and neighborhoods and low enough to serve as many low-income families as possible. Currently they are set at the 40th percentile—which should give families access to 40 percent of standard quality units in the metropolitan area. However, these units may not be located across all portions of an FMR area. In practice, there may be few rental units in high-opportunity neighborhoods with commensurate high rental rates that HCV holders can afford. If one were to step back and design the HCV Program today utilizing advances in data collection techniques and availability of such data, coupled with the knowledge that rental housing market conditions vary by neighborhood, it is unlikely that the design would include a single FMR for an entire metropolitan area. However, due to data limitations at the onset of FMR calculations, that was the most precise measurement available.

HUD reexamined its FMR calculations in 2010 based on the advent of the 5-year American Community Survey data aggregations as a replacement for the decennial census long-form survey. This new data source provides researchers with long-form survey detail but is updated annually instead of decennially. Annually updated data at this granular level enabled HUD to zoom in from the metropolitan level and instead calculate FMRs by ZIP Codes due to their nearly universal availability and ease of understandability. These new FMRs are SAFMRs.

HUD recognized using SAFMRs to set payment standards represents a fundamentally different way of operating the HCV Program in metropolitan areas; therefore, HUD is testing SAFMRs through a demonstration program to better understand the programmatic impacts of changing the way HCV payment standards are set. HUD created a random selection algorithm to select PHAs to be offered the opportunity to participate in the demonstration. Five PHAs accepted HUD's offer to participate and used SAFMRs in their HCV Program operations from FY 2013 to FY 2016.

In addition to the five demonstration PHAs, housing authorities across the Dallas, TX HUD Metro FMR area have been using SAFMRs since FY 2011 as part of a fair housing lawsuit settlement. HUD has reviewed promising research from Dallas that demonstrates tenants are choosing and able to move to areas with less crime and lower poverty. Coupling this research with findings from Raj Chetty on the benefits to children's lifetime outcomes of living in low-poverty neighborhoods, HUD began the process of expanding the use of SAFMRs to targeted areas where a significant portion of voucher holders live in high-poverty areas and where SAFMRs might help families access better neighborhoods.

In 2015, HUD published an Advanced Notice of Proposed Rulemaking to begin the process of expanding SAFMR usage. Based on the comments received on the advanced notice, and HUD's continued experience with SAFMRs, HUD published a Notice of Proposed Rulemaking in June of 2016. HUD hopes to complete the rulemaking in the near future and is committed to delivering a final rule that improves voucher holders' ability to access higher-opportunity areas in the places where HCV households are particularly concentrated in high poverty neighborhoods, and SAFMRs are most likely to be effective while taking into account the public comments provided on the proposed rule.



### 3 How Work Is Funded

The core of PD&R’s funding is appropriated through what is called the Research and Technology (R&T) account. This core R&T funding establishes the nation’s basic infrastructure of housing data and research, through regular surveys, data compilation of HUD’s administrative data across all of HUD’s programs, core research and evaluation in the areas of housing and community development, and public dissemination of the data and research.

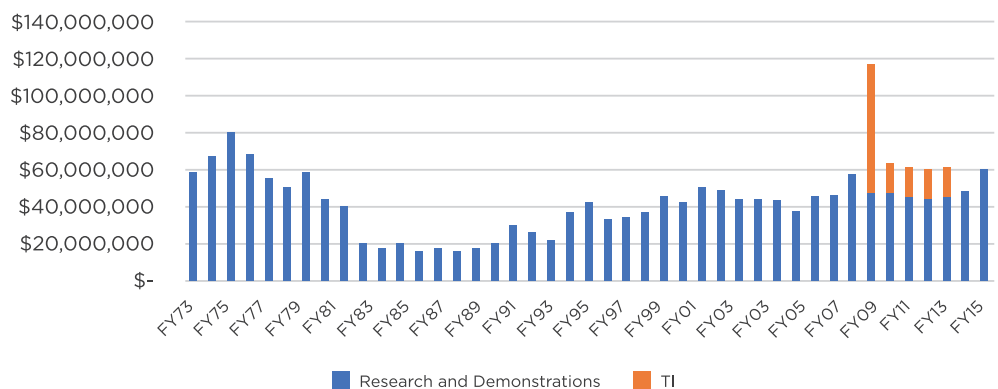
From FY 2010 to FY 2014, additional funds were appropriated for research, evaluation, and demonstration under a separate account: HUD’s Transformation Initiative (TI) account. The TI account was initially established as a percentage amount of program fund dollars to serve as a predictable, flexible stream of funding – the kind that is ideal for high-quality research and evaluation projects and program demonstrations that inform sound policymaking and effective program implementation. The first year of TI, FY 2010, was an important moment in PD&R’s history because it provided a large infusion of funding to support the complex and important research studies that will inform national housing policy

for the next several decades. Prior to this infusion of funding, the National Research Council’s 2008 evaluation of PD&R, *Rebuilding the Research Capacity at HUD*, pointed to the inadequacy of evaluation resources, limited to R&T, for informing the Department on how to invest program resources with the greatest effectiveness, efficiency, accountability, and innovation. The FY 2010 TI resources were an answer to the call from the National Research Council for more research and evaluation resources.

However, beginning in FY 2015 and continuing in FY 2016, no funds were appropriated for TI and instead research, evaluations, and demonstrations were funded from a modest increase to the R&T account. Acknowledging the discontinuation of the TI account, the President’s FY 2017 budget request supports a well-planned, rigorous, sustained, and effective evaluation program through a percentage set-aside of program account funds being allocated to the R&T account.

The following graph shows the history of PD&R for research, evaluations, and demonstrations from FY 2008 through FY 2016.

**PD&R Research and Demonstration Funding (not inflation adjusted)**



## A CLOSER LOOK

### *The Impact of the Transformation Initiative*

Large-scale studies, employing the rigorous methodologies needed for causal inference, are the primary projects PD&R has dedicated its increase in research and evaluation funding—a marked change from previous decades. PD&R has initiated seven large-scale, multiyear studies since 2009, each expected to cost more than \$5 million: the *Family Self-Sufficiency Program Evaluation*; *Pre-Purchase Homeownership Counseling Demonstration and Impact Evaluation*; the *Family Options Study*; *Rent Reform Demonstration*; *Housing Discrimination Study*; *Housing Choice Voucher Program Administrative Fee Study*; and *Assessment of American Indian, Alaska Native, and Native Hawaiian Housing Needs*.

Combined, these studies represent two-thirds of PD&R's funding for research and evaluation since 2009. They aim to answer fundamental questions about policy effectiveness and impact, the type needed for long-term policy

development. Taking this longer view—studying enduring policy questions that bridge Administrations—is one of the most important roles that a policy research office within a federal agency, such as PD&R, can assume. Doing so requires the investment of both resources and time, along with the appropriate high-quality methodology, to measure efficacy and impacts.

It is important to note that Transformation Initiative (the infusion of \$135 million in funding PD&R received from 2010 through 2014) enabled PD&R to launch these studies. The level of funding provided for research and demonstrations through PD&R's typical annual appropriations has been insufficient to launch these types of large-scale, ambitious projects; they were possible only through significant infusions of funding (or much greater average annual appropriations). The fact that findings from these studies are highlighted throughout this report as some of PD&R's most impactful work reinforces the importance of such funding infusions for building evidence that informs policy.

In FY 2015, Congress appropriated \$50 million in core R&T funds for PD&R. In addition, there was a \$2.744 million carryover, for a total of \$52.744 million. A great portion of the core R&T funding was used for housing surveys, including the AHS. The core R&T account also funds four other housing surveys and knowledge management. In FY 2016,

Congress enacted \$60 million in R&T funds for PD&R. In addition, there was a \$10.872 million carryover, recaptured and reimbursed funds, for a total of \$70,872 million. The following table details actual obligations for FY 2015 and projected obligations for FY 2016.

## RESEARCH AND TECHNOLOGY OBLIGATIONS

*Dollars in Thousands*

	FY 2015 (ACTUAL)	FY 2016 (PROJECTED)
Core research and technology (R&T)	\$33,082	\$47,891
Knowledge management/research support	5,778	6,396
Program metrics/urban data	1,742	2,167
Housing finance studies	299	0
Research partnerships	1,504	476
Housing technology	218	252
Research, evaluations, and demonstrations	1,999	4,169
Pay for Success evaluation	0	1,000
<b>Total core R&amp;T</b>	<b>\$44,622</b>	<b>\$62,351<sup>a,b</sup></b>

FY = fiscal year.

<sup>a</sup> Recaptured and reimbursed funds included.

<sup>b</sup> Projected carryover of \$8.521.

## RESEARCH, EVALUATIONS, AND DEMONSTRATIONS OBLIGATIONS IN THE RESEARCH AND TECHNOLOGY ACCOUNT

*Dollars In Thousands*

	FY 2015 (ACTUAL)	FY 2016 (PROJECTED)
Pre-Purchase Counseling	\$1,999	\$127
Sustainable Mobility	0	322
Multidisciplinary Research Team	0	220
Accelerating Disaster Recovery	0	1,000
FAFSA Outreach	0	100
Evaluations of Energy Performance in Public Housing	0	400
Homeless Youth Research	0	2,000
<b>Total</b>	<b>\$1,999</b>	<b>\$4,169</b>

FAFSA = Free Application for Federal Student Aid.

FY = fiscal year.



## MULTIDISCIPLINARY RESEARCH TEAM

The Multidisciplinary Research Team (MDRT) is an ongoing contract initiated in 2014 to manage a team of qualified researchers to expand the ability of PD&R to obtain high-quality, short-turnaround research to help support HUD's priority policies and goals. The MDRT is unique in that the research is intended to be produced in a timelier manner, as opposed to PD&R's larger research contracts that typically have longer time horizons for completion.

Projects completed through MDRT include—

- *Picture of Disability and Designated Housing*—Analysis of need and availability of accessible housing for HUD-assisted households with disabilities using HUD program data and ACS data.
- *Accessibility of America's Housing Stock: Analysis of the 2011 AHS*—Analysis of accessibility of U.S. housing stock by housing market characteristics as well as resident characteristics using core data and special accessibility module of the 2011 AHS.

- *Opting In, Opting Out A Decade Later: Multifamily Housing Preservation Study*—Study of multifamily housing preservation, rates of prepayment, and opting out of HUD assistance contracts using administrative data; updates 2006 “Opting in, Opting Out” study.
- *Effect of Qualified Allocation Plan (QAP) Incentives on the Location of LIHTC Properties*—Examines whether and how the features of state QAPs shape the siting patterns of LIHTC developments.
- *The Quality of America's Assisted Housing Stock: Analysis of the 2011 and 2013 American Housing Survey*—Analysis of housing quality in public and assisted housing using HUD tenant identifiers in the AHS.
- *Exploratory Study of Project-Based Rental Assistance (PBRA)*—A study exploring HUD administrative data to inform the design of a future evaluation of PBRA Transfer Authority.

Learn more about MDRT and access published reports on [huduser.gov](https://www.huduser.gov/portal/publications/mdrt_reports.html) at [https://www.huduser.gov/portal/publications/mdrt\\_reports.html](https://www.huduser.gov/portal/publications/mdrt_reports.html)

## DATA LICENSES

PD&R inaugurated a data license program in 2014 to provide HUD an innovative vehicle for low cost-high return research investments. Given the authority to enter into a [Data License Agreement](#) with research organizations for the explicit purpose of conducting research projects that inform HUD's policies and programs, PD&R approved 32 licenses for FY 2015 and 2016. With no out-of-pocket cost, these agreements leverage a large amount of research aligned with PD&R's current research agenda (for example, homeownership and housing finance, affordable rental housing, housing as a platform for improving quality of life,

sustainable and inclusive communities, and HUD assets). Such licenses are appropriate when (1) important policy-relevant research questions can be answered only by using, among other resources, personally identifiable information in the possession of HUD; (2) the research organization can offer adequate safeguards for the confidentiality of the data if HUD shares the data with that organization; (3) the research organization does not need funding or other resources from HUD to carry out the research project; (4) the research organization will destroy all personally identifiable information received from HUD at the expiration of the license.

## INHOUSE RESEARCH

PD&R also advanced its research agenda in FY 2015–2016 by beginning long-term inhouse research projects prior to receiving annual appropriations to launch the major evaluations. This strategy enabled staff to gain valuable expertise and begin projects more quickly. Two examples of projects undertaken include—

- **Energy Performance Contracts (EPCs)** are a vehicle by which PHAs can fund utility-related improvements to the capital stock of their projects, borrowing against future utility subsidies that will not have to be paid if the improvements are made. PD&R staff conducted a pilot review of the effectiveness and value of the program at nine sites. The authors found that a majority of the study’s PHAs felt that their executed EPCs were beneficial, but that these findings might not have been completely representative of PHAs that have executed an EPC and that utility savings are difficult to quantify using existing data collection methods. The research team recommended an advisory panel of PHAs that have successfully used the program to assist new applicants, thereby reducing application review time, the modification of existing data collection efforts, and a national evaluation of the program.

## RESEARCH PARTNERSHIPS

The Consolidated Appropriations Act, 2016 ([Pub. L. 114–53](#), approved December 11, 2015) FY 2016 appropriation authorizes PD&R to enter into noncompetitive cooperative agreements for research projects that are aligned with PD&R’s research priorities and that will help inform HUD’s policies and programs. These projects are called “Research Partnerships.”

- **Tribal HUD-VASH.** FY 2015 appropriations allocated \$4 million for a rental assistance and supportive housing demonstration program for Native American veterans who are homeless or at risk of homelessness living on or near a reservation or other Indian areas. Although the appropriation did not set aside funds for an evaluation of the demonstration, all participating Tribally Designated Housing Entities (TDHEs) have agreed to cooperate in an evaluation consistent with HUD’s congressional mandate to ensure that supportive services are effectively delivered to Native American veterans and to better understand how rental assistance is being utilized by grantees. PD&R is actively collaborating with HUD’s Office of Native American Programs and the VA to analyze program successes and obstacles on the road toward ending veteran homelessness in Indian country. As part of this inhouse research strategy, PD&R assisted in designing a modified form to specially track Tribal HUD-VASH administrative data. Future analysis may leverage opportunities to link these data to VA administrative records to better understand the needs and trajectories of those served. Staff also visited three TDHE participants in the early stages of implementation to gain a better understanding of local variation in program approaches, with plans to conduct additional site visits as the program matures.

Through Research Partnerships, PD&R is better able to—

- Direct funds to research that meets Department needs and priorities.
- Translate research findings into lessons for policy.
- Maximize HUD’s data by enabling researchers to revisit them.

- Source local findings with potential national applicability.
- Share the cost of research.

The two primary documents that provide a framework for HUD's research priorities are HUD's Strategic Plan, which specifies the Department's mission and strategic goals for program activities, and the *HUD Research Roadmap*, which is PD&R's research agenda. PD&R developed and published this research agenda to focus research resources on timely, policy-relevant research questions that lie within the Department's area of comparative advantage. This focus on comparative advantage has a corollary, which is the accompanying need for PD&R to collaborate with other research organizations to support their comparative advantage in areas that are mutually important. See page 6.

The authority that Congress provided HUD to enter into noncompetitive cooperative agreements for research is a central tool for fulfilling the Roadmap's vision for research collaboration. Projects inform important policy and program objectives of HUD that are not otherwise being addressed and that focus on one of HUD's research priorities, including—

1. *Strengthening housing markets: homeownership and housing finance.* HUD is interested in research in many areas of homeownership and housing finance, which include, but are not limited to (a) improving outcomes for struggling homeowners and communities in the areas of foreclosures, mortgage modification protocols, and real-estate owned properties; (b) finding ways that are safer for both borrowers and lenders to extend mortgage credit to first-time homebuyers and homeowners with less-than-stellar credit; and (c) updating federal support structures for

single-family and multifamily housing finance in a reformed housing finance system.

2. *Affordable quality rental housing.* HUD is interested in research that improves the efficiency and effectiveness of HUD's housing programs (for example, public housing, HCVs, assisted multifamily programs, and Federal Housing Administration insurance), which include, but are not limited to (a) improving program operations and responses to changing market conditions, (b) identifying rent subsidy approaches that could more efficiently and beneficially meet the full range of housing needs, and (c) better understanding how HUD's programs are affected by tenant and landlord behavior
3. *Housing as a platform for improving quality of life.* HUD is interested in how HUD-provided housing assistance can be best used to improve quality of life, including, but not limited to (a) improving educational outcomes and early learning and development; (b) improving health outcomes; (c) increasing economic security and self-sufficiency; and (d) improving housing stability for vulnerable populations, including elderly people, people with disabilities, homeless families and individuals, and those individuals and families at risk of becoming homeless.
4. *Resilient and inclusive communities.* HUD's goal of advancing resilient and inclusive communities seeks innovative and transformational evidence-based approaches to deal with longstanding and emerging community development challenges in suburban, rural, and tribal areas. HUD is interested in research questions such as, but not limited to (a) leveraging cost-effective housing technology in HUD-funded housing or other housing to accomplish key

HUD priority goals; (b) understanding and addressing persistent segregation along racial, ethnic, and economic lines, including the role of promising community development and housing strategies for strengthening communities; (c) strengthening community resilience in the face of climate change, disasters, pestilence, and energy shocks; and (d) improving integrated and regional planning for cross-agency alignment, such as land use and transportation.

5. *HUD assets.* HUD has made, and continues to make, significant investments in research assets, including program demonstrations and data sets, that PD&R is interested in seeing leveraged in ways that may, or may not, be specifically referenced in the *Research Roadmap* or HUD's *Strategic Plan*. Such studies demonstrate a broader usefulness of HUD's research assets that further increases the return on these investments for the taxpayer.

### Research Partnerships: Completed and in-Progress Efforts

TITLE	PARTNER	STATUS
Aging in Place: Managing the Use of Reverse Mortgages to Enable Housing Stability	The Ohio State University	In progress
Bringing Life Course Home: Improving Health Through Housing Stability and Support	Boston Medical Center, Boston University	In progress
Brokering the Geography of Opportunity: How Landlords Affect Access to Housing and Neighborhood Quality Among HUD Assisted Renters	Johns Hopkins University, Harvard University	In progress
Chicago Regional Housing Choice Initiative Evaluation	RAND Corporation	Completed April 2016
Coming Home: An Evaluation of NYCHA's Family Reentry Pilot	Vera Institute for Justice	In progress
Evaluation of Innovative Family Self-Sufficiency (FSS) Programs Administered by the Nonprofit Working Capital Compass in Partnership with the Massachusetts Public Housing Authority	Abt Associates	In progress
High Cost Lending in Rural America and the Great Recession	Middlebury College, U.S. Department of Agriculture Economic Research Service	Completed January 2014
HOPE VI: Data Compilation and Analysis	Case Western University	Completing closeout
Housing Tenure, Disaster, Damage and Displacement: An Analysis of the New Orleans American Housing Survey 2004–2009	Brown University	In progress
How Housing Affects Young Children	Johns Hopkins Bloomberg School of Public Health	In progress
Jobs-Plus Cost Study	New York City Center for Economic Opportunity Social Innovation Fund (CEO SIF), Mayor's Fund to Advance New York City	Completed November 2016

**Research Partnerships: Completed and in-Progress Efforts (cont)**

TITLE	PARTNER	STATUS
Light-Gauge Cold-Formed Steel Framed Building Shake Table Test Program	University of California San Diego	Completing closeout
Mining MTO: Housing Assistance Leavers and Vulnerable Female Youth	Urban Institute	Completed February 2014
Modeling Temporary, Interim, and Permanent Housing Demand & Capacity for Medically Fragile and Vulnerable Population	Old Dominion University	In progress
Moving to Opportunity: Platform to Improve Health	Johns Hopkins University	In progress
Relationship Between Receipt of Housing Assistance and Social Health	Washington State Department of Social and Health Services	In progress
Rental Data: Improving Renter's Security through Credit Reporting Payment Data	Policy Economic Research Council (PERC)	In progress
Rethinking FSS: A Plan for Building More Evidence on What Works to Improve Employment Outcomes and Economic Security for Recipients of Section 8 Housing Choice Vouchers— Resubmission	MRDC	Completed January 2015
The Economic Boom in Eagle Shale: Impacts on Accessible and Affordable Housing for the Vulnerable Populations	University of Texas San Antonio	In progress
The High Cost of Cities, Gentrification and Voucher Use: Exploring Access to Quality Homes and Neighborhoods	New York University-Furman Center	In progress
The Housing Opportunity and Services Together (HOST II) Demonstration	Urban Institute	In progress
The Housing Opportunity and Services Together (HOST) Demonstration	Urban Institute	Completed June 2014
The Impact of Children's Housing on Their Long-Term Economic Outcomes: Linking Intergenerational Labor Market Outcomes, Residential Mobility, and Neighborhood Quality for Households Receiving Housing Assistance	University of Maryland, Census Bureau, Harvard University	Completing closeout
Understanding the Market for Reverse Mortgages	Columbia University	In progress
Using Parcel and Household Data to Evaluate the Low- Income Housing Tax Credit and Housing Choice Voucher Programs: Transportation, Crime, Education and Tenant Choice	University of Florida Shimberg Center for Housing Studies	In progress
Voices of Youth	Chapin Hall at the University of Chicago	In progress



# 4 How PD&R Shares

## PD&R'S OUTREACH AND DISSEMINATION

PD&R continues to innovate the way it disseminates research and reach out to its stakeholders, using cutting-edge communication vehicles and technology. Over the past 2 years, PD&R has continued to expand outreach and dissemination efforts with an eye toward achieving four goals: (1) sharing information, research findings, and best practices; (2) translating housing and urban development policy and research to improve practice; (3) increasing the availability of high-quality research on issues of housing and community developments; and (4) ensuring stakeholders have quick access to information on a variety of platforms.

Internally, one of the ways PD&R meets these goals is by operating the HUD library. The HUD library facilitates research and analysis for the entire Department. It assists members of HUD staff in developing thorough, well-informed policies that improve the quality of life for every American. The HUD library provides access to electronic and print research materials to help employees further the mission of HUD.

Externally, PD&R meets its outreach and dissemination goals through HUD User, PD&R mobile and social media, convenings, periodicals (on line and in print), a competition, and several awards.

### HUD User

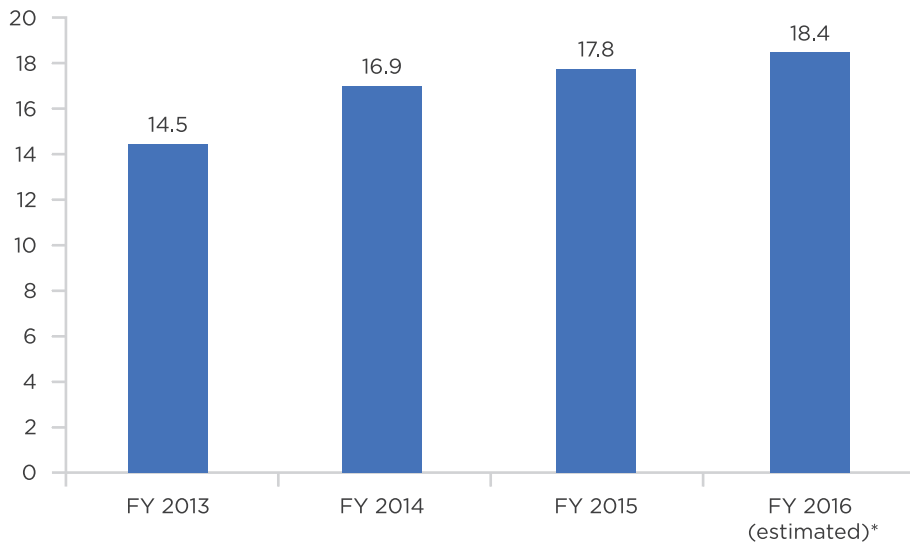
At the core of PD&R's dissemination work is [huduser.gov](http://huduser.gov), through which all of PD&R's research and communication

flow. The HUD User website is updated regularly with the latest publication and data releases.

### HUD User Usage FY 2015–2016

	FY 2013 (ACTUAL)	FY 2014 (ACTUAL)	FY 2015 (ACTUAL)	FY 2016 (ESTIMATE)
Total number of downloads	14.5 million	16.9 million	17.8 million	18.4 million
Average downloads per month	13 million	1.4 million	1.5 million	1.5 million
Number of visits per month	625,794	913,417	625,278	634,576
Orders processed	1,133	1,025	830	680
Publications disseminated	77,218	87,000	78,848	103,557

### Number of Downloads From HUD User by Fiscal Year (in millions)



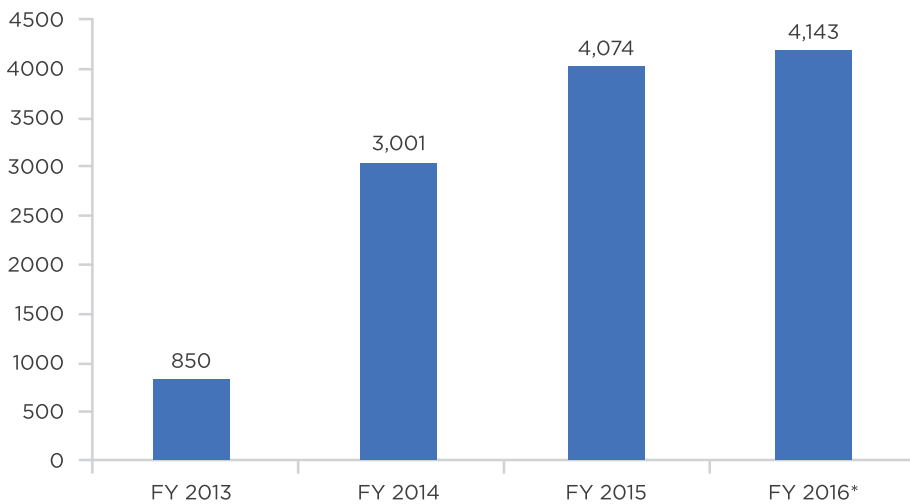
Note: Based on web statistics through June 2016

### PD&R MOBILE AND SOCIAL MEDIA

In addition to its mobile apps, *Fair Market Rent and Income Limits* and *The Edge*, PD&R has also expanded its social media presence over the past 2 years. PD&R has a growing presence on Facebook, Twitter,

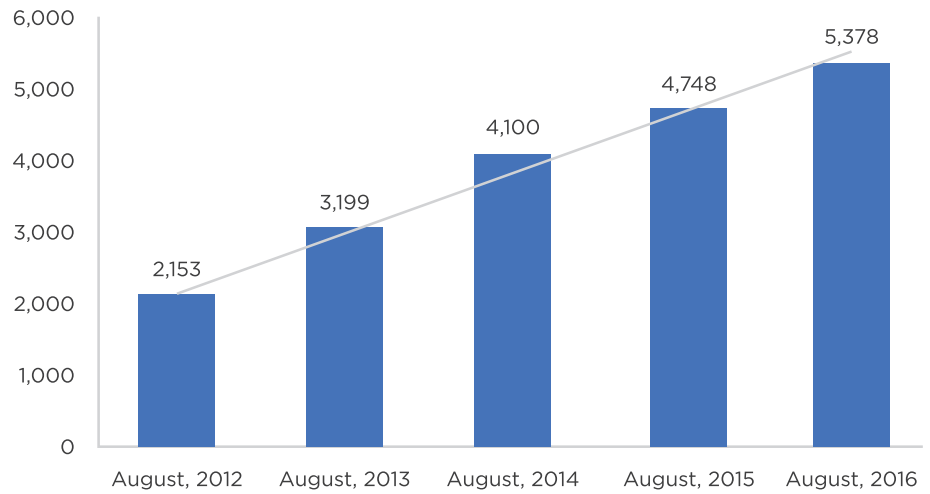
and LinkedIn. During PD&R events such as the Quarterly Updates, live conversation occurs via Twitter, and those viewing the webcast are encouraged to submit questions using Twitter or e-mail.

### HUD User Facebook Likes by Fiscal Year



Note: Current as of July 2016

### HUD User Twitter Followers by Year



PD&R also coordinates with housing, planning, and community development

bloggers to leverage content from huduser.gov on external blogs.

### CONVENINGS

Not only does PD&R regularly host a number of events, but PD&R is also represented at partner events through staff participation and exhibiting. During FY 2015–2016, PD&R engaged in the following conferences, events, and convenings.

- **PD&R Quarterly Updates.** PD&R Quarterly Updates highlight economic and housing market changes and include a focused panel discussion on current issues in housing and community development. The Quarterly Updates are often held in conjunction with a recent issue of *Evidence Matters*. The events are attended by a range of HUD staff as well as external stakeholders. To make the events even more accessible, the Quarterly Updates are webcast live, then archived and made available for viewing at a later date on huduser.gov.
- **Expert Convenings.** The topics for which HUD may seek expert input include performance metrics, current thinking, or past experiences that can help improve policy and manage programs more effectively and ways HUD can increase its accountability and ensure effective use of public resources. HUD produces a written summary of the results of these forums and the practical advice they generate.





## PD&R Convenings

EVENT	DATE	LOCATION	PARTNERS
How Housing Matters	October 16, 2014	The Building Museum	The MacArthur Foundation and the Urban Institute
PD&R Quarterly Update: Effects of Housing and Neighborhood on Children	October 23, 2014	HUD Headquarters	
Expert Convening: Assessment Tools for Allocating Homelessness Assistance: State of the Evidence	November 5, 2014	HUD Headquarters	National Alliance to End Homelessness
PD&R Quarterly Update: Community Recovery and Resilience	January 9, 2015	HUD Headquarters	
Expert Convening: Rent Reform Demonstration	March 19, 2015	HUD Headquarters	MDRC
PD&R Quarterly Update: Native American Housing	March 24, 2015	HUD Headquarters	
Expert Convening: The Housing Affordability Opportunity: Lowering Costs and Expanding Supply	April 7, 2015	HUD Headquarters	Habitat for Humanity International and Enterprise Community Partners
Expert Convening: Housing Choice Voucher Program Administrative Fee Study Public Briefing	April 17, 2015	HUD Headquarters	
The Innovation in Affordable Housing Student Design and Planning Competition Awards Presentation	April 21, 2015	HUD Headquarters	
Expert Convening: An Integrated View of Federal Housing Program Costs	May 7, 2015	HUD Headquarters	
PD&R Quarterly Update: Investing in People and Places for Upward Mobility	June 25, 2015	HUD Headquarters	
The Family Options Study: 18-Month Outcomes	July 8, 2015	HUD Headquarters	
Expert Convening: The National ConnectHome Summit	August 18–19, 2015	HUD Headquarters	White House and EveryoneOn
Expert Convening: Systems Evaluations for Place-Based Initiatives	September 15, 2015	HUD Headquarters	
Expert Convening: Community College Student Housing Insecurity	September 16, 2015	HUD Headquarters	
HUD at 50: History in the Making	September 17, 2016	HUD Headquarters	

### PD&R Convenings (cont)

EVENT	DATE	LOCATION	PARTNERS
Expert Convening: Senior Housing and Services: Challenges and Opportunities in Rural America	September 29, 2015	HUD Headquarters	
PD&R Quarterly Update: Planning and Partnering for Regional Impact	October 1, 2015	HUD Headquarters	
PD&R Quarterly Update: HUD at 50: History in the Making	January 12, 2016	HUD Headquarters	
PD&R Quarterly Update: Managing Community Change: A Dialogue on Gentrification	April 11, 2016	HUD Headquarters	
The Innovation in Affordable Housing Student Design and Planning Competition Awards Presentation	April 19, 2016	HUD Headquarters	
Research Partnerships Project: Eagle Ford Shale: Impacts on Accessible and Affordable Housing for Vulnerable Populations in Small Rural Communities	March 16, 2016	HUD Headquarters	University of Texas at San Antonio
Preserving a Deep, Liquid and Stable Market for Mortgage Servicing Assets	June 24, 2016	HUD Headquarters	Ginnie Mae
Small Area Fair Market Rents Briefing	June 30, 2016	HUD Headquarters	
Habitat III: After Quito: Implementation of the New Urban Agenda	July 11, 2016	HUD Headquarters	
PD&R Quarterly Update: Child Well-Being and Healthy Homes	July 26, 2016	HUD Headquarters	

### PERIODICALS

PD&R produces several periodicals as part of its outreach to a broad audience. All of these periodicals aim to provide evidence around policy, although each uses a different medium to target a different constituency.

**The Edge.** *The Edge*, PD&R's online magazine, provides a message from PD&R leadership, and a wide range of information about housing and community development issues, research, policy, and best practices in housing and community development. New content is published in

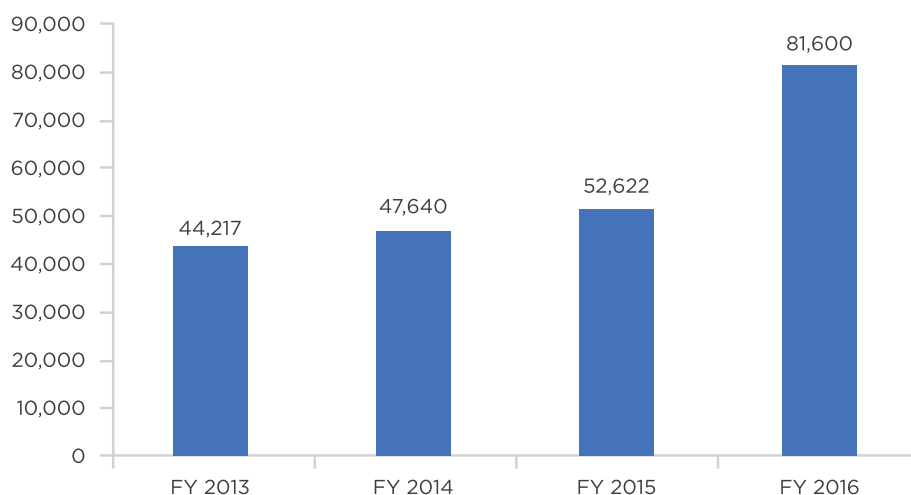
*The Edge* every 2 weeks. In FY 2016, *The Edge* averaged 81,600 views per month, a 71-percent increase since FY 2014. In October 2016, PD&R released a substantial redesign of *The Edge* intended to enhance the user experience further.



**The Edge: Most Viewed Articles, FY 2015–2016**

ARTICLE NAME	DATE POSTED
1. Managing Community Change: A Dialogue on Gentrification	5/2/2016
2. Environmentally Sustainable Neighborhood Revitalization in Pittsburgh, Pennsylvania	6/20/2016
3. Exploring Unsubsidized Affordable Housing	2/23/2015
4. The SC2 National Resource Network: A Place-Based Federal Delivery System for Strong Cities	6/20/2016
5. From Habitat II to Habitat III, An Interview with Ismael Guerrero	6/20/2016
6. Rapid Re-Housing for Homeless Families Demonstration Program Evaluation Reports	4/18/2016
7. Safe and Supported Community Plan Assists Homeless LGBTQ Youth in Hamilton County, Ohio	5/2/2016
8. Instituting Smoke-Free Public Housing: Economic Impacts	6/6/2016
9. Rent-to-Own Program Rehabilitates Abandoned and Foreclosed Properties	10/20/14
10. Exploring Racial Segregation and Income Inequality Patterns and Relationships	3/22/12

**Average The Edge Page Views per Month by Fiscal Year**



**Evidence Matters.** *Evidence Matters* is published quarterly and designed to highlight policy-relevant research that connects policymakers at all levels, as well as researchers, advocates, and industry members, with clear, accessible, and timely information. Since it was first published in 2011, *Evidence Matters* has released 17

issues and its subscriber base has grown to more than 25,000. *Evidence Matters* is guided by an advisory committee comprised of representatives from several HUD program offices. The following issues of *Evidence Matters* were published during the past two fiscal years.

**Evidence Matters Issues FY 2015 and FY 2016**



**Fall 2014: Impacts of Housing on Children**

Lead: Housing's and Neighborhoods' Role in Shaping Children's Future  
 Research Spotlight: How Housing Mobility Affects Education Outcomes for Low-Income Children  
 In Practice: Protecting Children From Unhealthy Homes and Housing Instability

**Winter 2015: Disaster Recovery and Resilience**

Lead: Federal Disaster Policy: Toward a More Resilient Future  
 Research Spotlight: The Research Basis for Disaster Resilience  
 In Practice: Preparing for the Next Disaster: Three Models of Building Resilient Communities



**Spring 2015: Housing in Indian Country**

Lead: Obstacles, Solutions, and Self-Determination in Indian Housing Policy  
 Research Spotlight: Who Counts? Identifying Native American Populations  
 In Practice: Local Initiatives Promote Homeownership in Indian Country





## Summer/Fall 2015: Regional Planning

Lead: Partnerships and Planning for Impact

Research Spotlight: Strategies for Regional Collaboration

In Practice: Moving Toward a Sustainable Future: Three Models of Regional Planning



## Winter 2016: Housing and Health

Lead: Leveraging the Health-Housing Nexus

Research Spotlight: Smoke-Free Public Housing: Research and Implementation  
In Practice: Financing Effective Housing Interventions With Pay for Success



## Spring 2016: Housing Finance

Lead: Pressing Challenges in Housing Finance: Credit Access and Seniors' Mortgage Debt

Research Spotlight: The Evidence on Homeownership Education and Counseling

In Practice: Increasing Access to Sustainable Mortgages for Low-Income Borrowers



## Summer 2016: Housing and Crime

Lead: Housing, Inclusion, and Public Safety

Research Spotlight: Neighborhoods and Violent Crime  
In Practice: Reducing Offender Recidivism and Reconnecting Opportunity Youth

***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 a Symposium of scholarly papers on a common theme. In FY 2015 and 2016, *Cityscape* symposia covered (1) how spatial analytic methods can assist in understanding urban problems; (2) how communities can make themselves more affordable, accessible, and efficient; (3) the latest results on the prevalence of discrimination in the housing market; (4) how cities can most equitably regulate street vending; (5) how credit markets may fail to serve vulnerable populations; and (6) gentrification in America.

The Point of Contention is a high-level debate on areas in which scholars do not agree. In FY 2015 and 2016, the areas of disagreement were (1) the future of homeownership in the United States, and (2) whether driverless cars will reshape land use in the metropolis.

The refereed papers in FY 2015 and 2016 explored such issues as—

- Rebuilding decisions after hurricanes.
- Zoning changes needed to accommodate micro-apartments.
- Investor approaches to purchasing foreclosed properties in a high-rent area.
- The cost-effectiveness of housing homeless seniors.
- Outcomes of the Neighborhood Stabilization Program.
- Positive and negative outcomes of families who have left assisted housing.
- Whether the government-sponsored enterprises meet the credit needs of underserved communities.
- HUD’s success in engaging nonprofit organizations in delivering services to the homeless.

- How well the HCV Program reaches high-opportunity neighborhoods.
- The relative effectiveness of for-profit and nonprofit developers of low-income housing in meeting the multiple goals of such developments.

Departments are short papers to help scholars or new students explore the areas of HUD’s mission. In FY 2015 and 2016, these papers included (1) Impact, which details and explains the benefit and cost calculations for new HUD regulations; (2) Policy Briefs; (3) Graphic Detail, which illustrates the power of maps to inform public policy and social science; (4) Foreign Exchange, which describes policy innovations in housing and urban development in other countries that may be of interest to U.S. readers; (5) Industrial Revolution, which illustrates the potential of technological innovation in residential construction to affect society; (6) Spatial Analysis and Methods (SpAM), which takes the reader step-by-step through pioneer techniques in the analysis of geographic information; (7) Evaluation Tradecraft, which reports on the improving technical basis for program evaluation; and (8) Data Shop, which introduces the reader to new data sets and new procedures for using the data in familiar sources.

## Cityscape Board

Dolores Acevedo-Garcia, Brandeis University  
 Ira Goldstein, The Reinvestment Fund  
 Richard K. Green, University of Southern California  
 Mark Joseph, Case Western Reserve University  
 C. Theodore Koebel, Virginia Tech

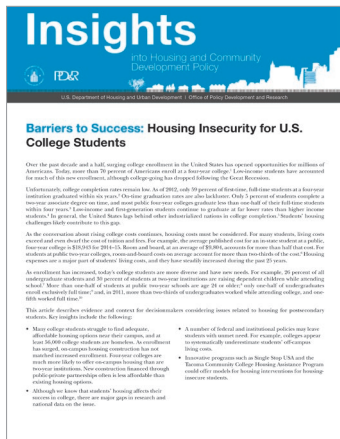
Matthew E. Kahn, University of California, Los Angeles  
 Jens Ludwig, University of Chicago  
 Mary Pattillo, Northwestern University  
 Carolina Reid, University of California, Berkeley  
 Patrick Sharkey, New York University

## Cityscape Guest Editors

Nov 14: Paul Joice and Meena Bavan  
 Mar 15: Ron Wilson  
 July 15: Regina Gray  
 Nov 15: Margery Turner (Urban Institute) and Judson James

Mar 16: Raphael Bostic (USC), Annette Kim (USC), Abel Valenzuela (UCLA)  
 Jul 16: Padma Raman and Pamela Lee  
 Nov 16: Ingrid Gould Ellen (NYU), Lei Ding (Philadelphia Fed)

**Insights.** The *Insights* series was reintroduced in 2015 to allow PD&R staff to examine special issues and policies of concern to HUD. They are available on [huduser.gov](http://huduser.gov). The list of *Insights* published in FY 2015–2016 follows; PD&R expects to publish additional *Insights* in the future.



- **Breaking Down Barriers: Housing, Neighborhoods, and Schools of Opportunity** (*April 2016*). This report reviews recent research and identifies key steps policymakers can take to improve children’s access to high-quality neighborhoods *and* schools. In particular, this report suggests housing strategies that could help the nearly 4 million children who already receive federal housing assistance.

- **Community Housing Impacts of the Military Housing Privatization Initiative** (*October 2015*). This issue of *Insights* explores evidence and context for decisionmakers considering issues related to privatized housing on military posts and the effects on surrounding communities.
- **Barriers to Success: Housing Insecurity for U.S. College Students** (*February 2015*). This issue of *Insights* explores problems related to housing for postsecondary students. Many college students struggle to find adequate, affordable housing options near their campus. Colleges appear to systematically underestimate students’ off-campus living costs, and it is estimated that at least 58,000 college students are homeless.
- **Ensuring Equitable Neighborhood Change: Gentrification Pressures on Housing Affordability.** This report reviews recent research and identifies key steps policymakers can take to ensure that development in high-demand and gentrifying areas is inclusive and equitable. In particular, this report suggests strategies that can help maintain affordable housing and foster integrated communities.

## PD&R'S PARTNER ENGAGEMENT

### HUD'S 50<sup>TH</sup>

In celebration of HUD's 50 anniversary, PD&R published a commemorative book *HUD at 50: Creating Pathways to Opportunity*, including expert articles on HUD's history, impact on housing finance and community development issues, and future challenges. The publication looks back on HUD's history and looks forward to ways the agency might evolve. It includes thorough analyses of not only how programs succeeded, but also how they sometimes fell short and what was done in response. The first chapter, authored by Jill Khadduri of Abt Associates, lays out the Department's history in detail through the priorities and legacy of each Administration. The remaining five chapters address themes that are central to HUD's mission and describe how HUD has altered its policies to meet the changing needs of the American people.

- Ingrid Gould Ellen and Jessica Yager of New York University's Furman Center examine how HUD's treatment of race and poverty have reflected broader shifts in American attitudes, with a focus on rental housing programs and fair housing law.
- Raphael Bostic of the University of Southern California's Sol Price School of Public Policy takes a long view of urban development over the nation's history, looking especially at the rise, fall, and rebirth of cities.
- Susan Wachter of the Wharton School at the University of Pennsylvania and Arthur Acolin, a Ph.D. student at the University of Southern California's Sol Price School of Public Policy, chronicle the evolution of the federal role in homeownership and mortgage finance, from HUD's inception through the system's reforms following the Great Recession.
- Marge Turner, Mary Cunningham, and Susan Popkin of the Urban Institute consider HUD's critical work serving vulnerable populations—especially its ongoing work to end homelessness—and the need to expand access for poor families to opportunity-rich neighborhoods.
- Finally, Erika Poethig, Rolf Pendall, and Pam Blumenthal—also from the Urban Institute—analyze the interactions between demographic shifts and housing policy, including the changing needs posed by domestic migration and the aging population.

In addition, on [huduser.gov](http://huduser.gov):

- 50 years of HUD is explored through photos that document the evolution of the Department's efforts to improve people and places
- Related publications take a historical perspective on a range of topics—





manufactured housing, international history, key contributors to HUD's energy efforts, a history of PD&R, and

the evolution of HUD's public-private partnerships.

- HUD's historical timeline is available.

## AWARDS

PD&R continues its longstanding commitment to identifying and sharing innovative best practices. An important vehicle for identifying these efforts is the awards program. PD&R manages the well-regarded HUD Secretary's awards and the student competition described in the

following section. Detailed descriptions on all award winners can be found on [huduser.gov/awards](http://huduser.gov/awards), and case studies provide detailed information on many of the winners found at <https://www.huduser.gov/portal/casestudies/home.html>.

### **THE INNOVATION IN AFFORDABLE HOUSING STUDENT DESIGN AND PLANNING COMPETITION**

Since 2014, HUD PD&R has invited interdisciplinary teams of three to five graduate students from accredited educational institutions across the United States to participate in its annual Innovation in Affordable Housing Student Design and Planning Competition (IAH). The competition aims to address the need for quality, affordable housing, which can help strengthen the social and physical fabric of communities. Each year, teams work to solve problems and craft solutions in response to a project encountered by a PHA. Whether teams decide to rehabilitate existing buildings or demolish and

incorporate new construction, they must consider elements of design, community development, and financing in order to provide an all-encompassing plan and solution that would allow the housing authority to meet its goal of offering the area's families safe and sustainable affordable housing. Students also need to demonstrate their understanding of the needs of the intended residents, the zoning restrictions, and leveraging opportunities. \$20,000 and \$10,000 are awarded to the winning and runner-up teams, respectively, to help with the costs of executing their exceptional affordable housing plans.



After a jury of five academics, practitioners, planners, and architects narrows down the submissions to four finalist teams, those teams are invited to walk the grounds of the project sites and hear from members of the community. The competition culminates with a final presentation at HUD Headquarters in Washington, D.C., where the jury hears each finalist team's presentation, asks questions, and then deliberates on that year's winner. Detailed descriptions on all previous award winners can be found at [huduser.gov/awards](http://huduser.gov/awards).

- **2016.** The Housing Authority of the City of Santa Barbara, California (HASB), partnered with IAH in 2016. HASB challenged multidisciplinary teams of graduate students to consider the complex challenges associated with rehabilitating one of the authority's housing structures, called Monteria, or demolishing it and creating new construction. Following final presentations at HUD Headquarters and the jury's deliberation, HUD Deputy Assistant Secretary Nani Coloretti announced the results. The University of Texas, Austin team received the \$20,000 award for their proposal. This redesign of Monteria resulted in 39 additional units for a total of 67 renovated homes, which led to increased density and provided housing opportunities for very low-income families. It accommodates a centralized Family Opportunity Center, includes an Education Center, and improves the water infiltration and capture on site. The runner-up was a team from the University of Maryland, which received \$10,000 toward its affordable housing plan. This team proposed new construction that included 48 affordable housing units within 19 three-story townhouses, 14 two-story townhouses, and a four-story multifamily development that includes a food co-op, a community center, and easy access to the nearby community garden.

- **2015.** Louisiana's Houma Terrebonne Housing Authority (HTHA) partnered with IAH for the second annual competition from October to March of 2015. HUD and HTHA challenged multidisciplinary teams of graduate students to consider the complex challenges associated with offering safe and sustainable affordable housing to the area's seniors. PD&R Assistant Secretary O'Regan announced the results in March 2015 after final jury deliberations. The first place award went to the team from New York University (NYU). The competition jurors praised the NYU team members for their sophisticated design that minimized the bulk of the building, thereby responding to the local architectural context. The team also received very high marks for its innovative financing scheme that included a mixed-use redevelopment to incorporate retail for income purposes, creating positive communitywide impact. The new construction development also included an Early Childcare Center and a variety of onsite services and activities to address the needs of the community. The University of California, Los Angeles was the runner-up team. Its solution was gut rehabilitation of the building with an emphasis on energy efficiency and strong healthcare partnerships. The jurors felt that the team demonstrated a deep understanding of the senior population and its needs. They also liked the team's approach to material reuse as well as the proposed new modular façade, which utilized innovative materials and design concepts.

PD&R launched its fourth year of the IAH in the fall of 2016.

## SECRETARY'S AWARDS

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The HUD Secretary's Awards, managed by PD&R, honor projects that exemplify excellence in four categories: community planning, historic preservation, affordable housing design, and cooperative public/private efforts. HUD presents the awards annually in partnership with 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.

- **2015 Winner:** 3010 Apartments, St. Louis, Missouri

**The Secretary's Award for Community Foundations.** The Secretary's Award for Community Foundations recognizes excellence in public-philanthropic partnerships that have both transformed the relationship between the sectors and led to measurable benefits in terms of increased economic employment, health, safety, education, sustainability, inclusivity and cultural opportunities, and/or housing access for low- and moderate-income families. These partnerships serve as worthy models for other communities. HUD presents the award in partnership with the Council on Foundations' Public-Philanthropic Partnership Initiative.

• **2016 Winners:**

- Montgomery County Foundation (Montgomery County, Pennsylvania): Your Way Home
- The Boston Foundation (Boston, Massachusetts): Success Boston

- The Annie E. Casey Foundation (Baltimore, Maryland): Opportunity Collaborative
- Ann Arbor Area Community Foundation (Ann Arbor, Michigan): Washtenaw Coordinated Funders
- Communities Foundation of Texas (State of Texas): Educate Texas
- Community Foundation of the New River Valley (Southwestern Virginia): Aging in Place Leadership Team
- Seattle Foundation (King County, Washington): Communities of Opportunity
- Greater Kanawha Foundation (Charleston, West Virginia): Investing in Our Communities: West Side of Charleston
- Toledo Community Foundation (Toledo, Ohio): Overland Initiative—Partners for Places
- Encourage Community Foundation (Wisconsin Rapids, Wisconsin): Blueprints for Tomorrow

**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. The award stresses tangible results and recognizes the planning discipline as an important community resource. It emphasizes how creative housing, economic development, and private investments are used in, or in tandem with, a comprehensive community development plan.

- **2015 Winner:** Mueller Redevelopment, Austin, Texas
- **2016 Winner:** Homeless Solutions Community 10-Year Plan, City of Dayton and Montgomery County, Ohio

**The Secretary's Housing and Community Design Awards.** The American Institute of Architects, in conjunction with the Office of the Secretary of HUD, recognizes excellence in affordable housing architecture, neighborhood design, participatory design, and accessibility. These awards, offered across several categories, demonstrate the key role that design plays in building thriving homes and communities in addition to providing examples of important benchmarks in the housing industry.

**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.

- **2015 Winner:** Step Up on 5<sup>th</sup>, Santa Monica, California
- **2016 Winner:** Lakeside Senior Apartments, Oakland, California

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

- **2015 Winner:** Co-op Plaza Redevelopment, Brattleboro, Vermont
- **2016 Winner:** Dorchester Art + Housing Collective, Chicago, Illinois

**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.

- **2016 Winner:** Disaster Recovery Round 2, Houston, Texas

**Alan J. Rothman Award for Housing Accessibility.** The purpose of this award is to recognize exemplary projects that demonstrate excellence in improving housing accessibility for people with disabilities. This award is named for Alan Rothman, a longtime former PD&R employee and recognized leader in accessibility design and architecture.

- **2016 Winner:** Port Townsend Residence, Port Townsend, Washington

## INTERNATIONAL AND PHILANTHROPIC INNOVATION

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PD&R works to position HUD as a hub for innovation by building partnerships, sourcing innovations, and aligning and leveraging resources from across the globe and across sectors, all toward HUD's mission to create strong, sustainable, inclusive communities and quality affordable homes for all. Highlights from the FY 2015–2016 period include—

**Pay for Success Demonstration.** Pay for Success (PFS) bridges the gap between fewer federal resources and increasing needs and demands—now and in the future. A PFS contract allows government to pay for services when predetermined performance measures are reached, primarily in providing more cost-effective services to a vulnerable population. A PFS partnership leverages private capital; taps into new funding opportunities; shifts outlay risk to philanthropic and private investors; monetizes social impact/outcomes of social services; and realizes costs savings for government, ultimately connecting performance outcomes to financial return. IPI and several other HUD program offices continue to be engaged in a PFS demonstration to test the effectiveness and financial feasibility of the permanent supportive housing model. The demonstration targets the reentry population who frequently cycle in and out of the shelter and corrections systems. HUD, along with the Bureau of Justice Assistance, U.S. Department of Justice (DOJ), announced the availability of approximately \$5 million to structure a PFS demonstration funded out of the Second Chance Act in the FY 2014 budget. The demonstration measures the potential savings accrued when permanent supportive housing is applied to a specific, measurable target population through PFS financing. By pairing stable housing with social services, permanent supportive housing will deliver better participant

outcomes and reduce back-end spending on crisis care services, corrections systems, and homeless shelters. The PFS model is essential in incentivizing preventative measures targeted at a high-cost, high-need population and a model where an opportunity exists to be adapted by other HUD program offices.

On June 24, 2016, HUD announced that HUD and DOJ awarded \$8.7 million to seven organizations from across the country to advance the PFS model by expanding permanent supportive housing for persons cycling between the criminal justice and homeless service systems. IPI is continuing to find ways to develop the PFS mechanism across HUD programs.

**Disaster Resilience and Responding to Climate Change.** The Rebuild by Design competition, a multistage planning and design competition to promote resilience in the Sandy-affected region, developed The Rockefeller Foundation as the leading funding partner and the Deutsche Bank Americas Foundation, Hearst Foundation, the JPB Foundation, the Surdna Foundation, and the New Jersey Recovery Fund contributed expertise and resources. The Rebuild by Design competition set new standards for robust community engagement, active collaboration with state and local government partners, and in-depth research.

To help build the permanent capacity of 67 jurisdictions eligible for HUD's National Disaster Resilience Competition (NDRC), HUD expanded its partnership with the Rockefeller Foundation and launched a National Capacity Building Initiative in summer 2014. Rockefeller teamed with 350 public- and private-sector experts to host nine Resilience Academies around the country. The Resilience Academies were designed to help NDRC entrants strengthen their proposals and ensure that

their projects would be successful even if they did not win the competition. These academies offered participants information and technical resources that HUD could not otherwise provide.

#### **Other Philanthropic Engagement.**

PD&R entered into a number of MOUs with philanthropy and philanthropy-led organizations in partnership with HUD program offices to further HUD goals. During this 2-year period, MOUs with philanthropic organizations include—

- An MOU with the Bill & Melinda Gates Foundation’s Pacific Northwest Initiative and the MacArthur Foundation in 2015 in a “National Partnership on Housing and Education” to learn from partnerships between PHAs and education systems.
- An MOU with the AARP Foundation regarding cooperation on research and initiatives addressing an aging society.
- An MOU with the Campaign for Grade-Level Reading, to support partnerships between PHAs and local communities participating in grade-level reading efforts.
- An MOU with KaBOOM! and philanthropic partners to launch the Play Along the Way program, promoting development of innovative designs integrating play features in urban infrastructure.

#### **PD&R’s international engagement.**

PD&R cultivates relationships with partners across geographical boundaries and sectors hosting learning exchanges, networking across agencies, and building thoughtful and productive partnerships with lasting and wide-ranging effect.

**Habitat III.** PD&R, on behalf of HUD and in partnership with the U.S. Department of State, led the U.S. preparatory process in advance of Habitat III, the third United Nations (UN) Conference on Housing and Sustainable

Development. PD&R used a broad and inclusive approach, leveraging the international Habitat processes within the United States with the goal of fostering dialogue around policy and practice domestically. Secretary Castro led the U.S. delegation to Habitat III, held in Quito, Ecuador.

Over the course of 2 years, PD&R convened partners—within HUD, across federal agencies, and with outside organizations—and acted as a platform for the United States to engage in the global preparations, including providing feedback to UN Habitat’s Issue Papers and Policy Unit Frameworks, soliciting and providing nominations for U.S. participation as Technical Experts on Policy Units, and lifting up the variety of voices in the U.S. context to the global dialogues.

The U.S. Habitat III National Committee, consisting of over 40 organizations—federal agencies, civil society, academia, and philanthropy—was convened to help lead the broad and inclusive domestic process. Three subcommittees were formed to focus on the domestic Habitat preparatory processes.

1. The National Report Subcommittee contributes to and provides feedback on the U.S. 20/20 Habitat III Report prepared by HUD and other federal partners.
2. The Education and Outreach Subcommittee engages communities to advance the public understanding of urban development issues and trends in the United States.
3. The Connecting the U.S. to Global Conversations Subcommittee engages all levels of U.S. government in a discussion of sustainable urban development, connects this dialogue to Habitat III and other relevant global conversations, and highlights international best practices.

The U.S. domestic preparations focused on three themes: Investing in People and Communities for Upward Mobility, Securing Housing Options for All, and Responding to Change and Building Resilience.

In partnership with HUD's regional and field offices and outside partners, IPI helped host a series of convenings across the country as part of the preparations for Habitat III.

- Habitat III & Why Urbanization is Critical to U.S. Foreign Policy, co-hosted by the State Department on February 22, 2016.
- Resilient and Sustainable Cities: From COP21 to Habitat III, organized by Next City and Georgetown University on March 1, 2016.
- Localizing the SDGs: How Cities Can Help Achieve the 2030 Agenda, co-hosted by USAID, the Urban Institute, and the Wilson Center on April 25, 2016.
- Cities in an Age of Insecurity, held by the Atlantic Council to discuss how the world's cities can be made more resilient to violence and insecurity on June 22, 2016.
- After Quito: Implementation of the New Urban Agenda, co-hosted by the Lincoln Institute of Land Policy, HUD,

Citiscope, and the Wilson Center on July 11, 2016.

- Learning from the City: The Midwest Regional Convening on Habitat III, in Chicago, Illinois, on March 31, 2016.
- The City We Want & Need: A Mid-Atlantic Regional Convening on Habitat III, in Philadelphia, Pennsylvania, on May 17, 2016.
- Rocky Mountain West Convening on Habitat III, in Denver, Colorado, on May 20, 2016.
- Miami Convening on Habitat III engaged high school students in larger dialogues on resilience, housing options, and investing in people and places, in Miami, Florida, on June 13, 2016.
- Southwest Border Colonias: Housing and Sustainable Development In The 21st Century, in El Paso, Texas, on June 22–23, 2016.

As part of the global leadup to Habitat III, in May 2016, IPI helped coordinate Secretary Castro's address to the United Nations in New York City, where he shared his thoughts on how cities can thrive in the 21st century. In addition, IPI helped prepared the U.S. delegation for Habitat III, led by Secretary Castro.





## Looking Ahead

PD&R leverages independent research, evaluation, and data collection and analysis to help drive impact through an evidence-based agenda. This Biennial Report underscores the value of making investments in research and evaluation and their potential to inform better policy and practice. The outcomes of this work are a result of a focus on strengthening PD&R, particularly on our capacity and infrastructure, that has enabled us to adapt and build on the foundation of our expertise—data, research, and policy.

Looking ahead means learning from the past and continually adapting based on lessons learned from within PD&R, as well as from program offices we support. Learning from practice means PD&R's work will continue to influence policy and programs and to strengthen HUD's budgets, legislative proposals, and regulations.

Looking ahead also means getting the most out of our research—documenting outcomes and impact, disseminating the results, and taking advantage of emerging opportunities for additional cross-agency work. Data matching in particular is a key piece of our data infrastructure moving forward, and a place where we are making forward-looking investments today. As one example, HUD has entered into two agreements with the U.S. Census Bureau to greatly broaden access to HUD data and matching with non-HUD data for approved internal and external researchers.

- The first is an Inter-Agency Agreement (IAA) with the Center for Administrative Records Research and Applications (CARRA) to link data from HUD's tenant databases and select randomized control trials with the Census Bureau's survey data collection and other

administrative data. Specifically, the key data include HUD's tenant databases (already maintained within CARRA), Moving to Opportunity data (currently moving to CARRA), and the *Family Options Study* data (to be moved in FY 2017). **Our IAA and data sharing with the Census Bureau will greatly increase external researchers' access to HUD administrative and research data, within a secured infrastructure.**

- The second is that HUD and the Census Bureau have also signed a Joint Statistical Project Agreement that will commit us to partner on linking housing data to nonhousing data sources already acquired by the Census Bureau, to be available for internal researchers at each agency. **By enabling HUD staff working on these projects to access the data linked via CARRA remotely, we are enabling much faster policy/evaluation work and providing new opportunities for PD&R staff.**

In all, the Biennial Report showcases a collection of impactful work, led by its greatest asset, its staff. They have the passion, expertise, and commitment to drive PD&R's data, research, and policy work, and, as I conclude my first year as PD&R's General Deputy Assistant Secretary, this report makes clear that PD&R's people are the foundation to PD&R's robust pipeline of work that will shape the larger fields of housing and community development for years to come.

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