HUD'S OFFICE OF POLICY DEVELOPMENT & RESEARCH

Biennial Report
FY 2021-2022

Contents

Message From the Principal Deputy Assistant Secretary

I joined the U.S. Department of Housing and Urban Development's (HUD's or the Department's) Office of Policy Development and Research (PD&R) as the Principal Deputy Assistant Secretary in July 2022, which means I was here for only the last two months of the two fiscal years covered in this biennial report (FY 2021 and FY 2022). As part of my onboarding, I held "deep dive" meetings with each of the 19 divisions in PD&R to meet each staff member and learn about their work. Those meetings gave a great deal of clarity and depth to what I had already known as a researcher who has relied on PD&R's research and data for my entire career—PD&R plays an essential role not just in supporting HUD's mission and priorities with rigorous research, foundational data, and innovation activities, it is also a tremendous resource for the broader field of affordable housing and community development researchers, practitioners and policymakers.

FY 2021 and FY 2022 were critical years for responding to the health risks and economic consequences of the COVID-19 pandemic and adjusting HUD's programs to respond to a spike in unemployment followed by changing work environments, supply chain disruptions impacting housing production, rapid increases in household formation, and rapid rent and home sales price appreciation. PD&R provided timely research, data, and insights to help the Biden-Harris Administration, HUD, and the communities we serve respond to these changes and help stabilize housing for at-risk households.

In FY 2021 and FY 2022, using research and experience from the 2008 foreclosures crisis, HUD preserved homeownership by providing mortgage payment forbearance for 1.5 million FHA homeowners, the vast majority of whom were able to resume mortgage payments when the economy recovered.

PD&R also worked with the U.S. Census Bureau to include questions about missed housing payments and eviction and foreclosure risks in the novel Census Pulse survey, which throughout the pandemic provided crucial data to policymakers within just a week of collection. These and other timely data were used by PD&R and independent researchers to produce analyses that helped support a comprehensive and coordinated federal policy response to prevent evictions during the pandemic. This response included eviction moratoriums, new flexibilities for public housing authorities and other assisted housing providers, a new PD&R-administered Eviction Protection Grant Program, and Treasury's Emergency Rental Assistance program, which served 9.5 million renters through FY 2022.

While HUD and the federal government's policies and programs to help families and individuals avoid foreclosures and evictions were highly successful in stabilizing housing and preventing new homeless, homelessness remained a challenge throughout 2021 and 2022. One novel program designed to move 70,000 families quickly from homelessness to stable housing was the

American Rescue Plan's Emergency Housing Vouchers program, which provided $5 billion in emergency housing vouchers for individuals who are experiencing homelessness or at risk of homelessness. The design of this program was informed by principles and lessons from PD&R-supported research and PD&R assisted with developing the allocation formula for this historic program, the first-ever special purpose voucher program within HUD to address homelessness not specific to veterans.

Outside of the pandemic-related efforts, PD&R continued its work of data matching HUD assisted tenant data to various surveys, including surveys showing the unique health challenges of HUD assisted tenants.

PD&R continued its leadership role in allocating funding by formula to support local recovery following disasters. In 2021 and 2022, HUD allocated $5 billion in CDBG-DR funding, and PD&R supported this process by estimating unmet disaster recovery needs. In 2022, PD&R also supported the development of the new Rapid Unsheltered Survivor Housing (RUSH) program. In 2021, PD&R participated in the HUD Equity Assessment and the HUD Equity Action Plan, including through data and analysis support. These efforts helped to implement President Biden's Executive Order on Advancing Racial Equity and Support for Underserved Communities.

In 2022, PD&R also brought back the Innovative Housing Showcase on the National Mall.

I look forward to participating in and leading PD&R in our efforts to support HUD's mission in the future.

Solomon J. Greene

Principal Deputy Assistant Secretary

Office of Policy Development and Research

U.S. Department of Housing and Urban Development

Overview, Mission, and Core Functions

The Office of Policy Development and Research (PD&R) was formed in 1973 through the combination of the Office of Research and Technology, the staff of the Deputy Under Secretary for Policy Analysis and Program Evaluation, and the Economic Advisor to the Secretary under the statutory authority found in Title V of the Housing and Urban Development (HUD or the Department) Act of 1970 (as amended in 1973).

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 interrelated core functions:

• PD&R maintains and produces large databases that are essential to HUD program operations.

• Supports the Federal Housing administration by providing FHA with key policy and technical support.

• Collect and analyze national housing market data (including with Census Bureau).

• Conduct research, program evaluations, and demonstrations.

• Provide policy advice and support to the Secretary and program offices.

PD&R ensures high-quality and consistent evaluation results through adherence to the core principles of Rigor, Relevance, Transparency, Independence, Ethics, and Technical Innovation. These principles are codified in the HUD Program Evaluation Policy Statement, which was updated in August 2021 to reflect, among other things, the enactment of the Foundations for Evidence Policymaking Act of 2018.

PD&R provides enterprise-wide support for HUD and works to achieve the Department's vision of being the preeminent source of research on housing and communities in the United States.

PD&R's People and Organization

The Office of Policy Development and Research's (PD&R's) most important asset is its team of 149 employees—a growth of 15 staff in the past 2 years—which includes 116 staff members in headquarters working across five offices and 19 divisions. One of the many strengths of this team is the diverse expertise of the staff, with backgrounds in economics, public policy, law, sociology, geography, anthropology, criminology, architecture, engineering, urban planning, business administration, and public administration.
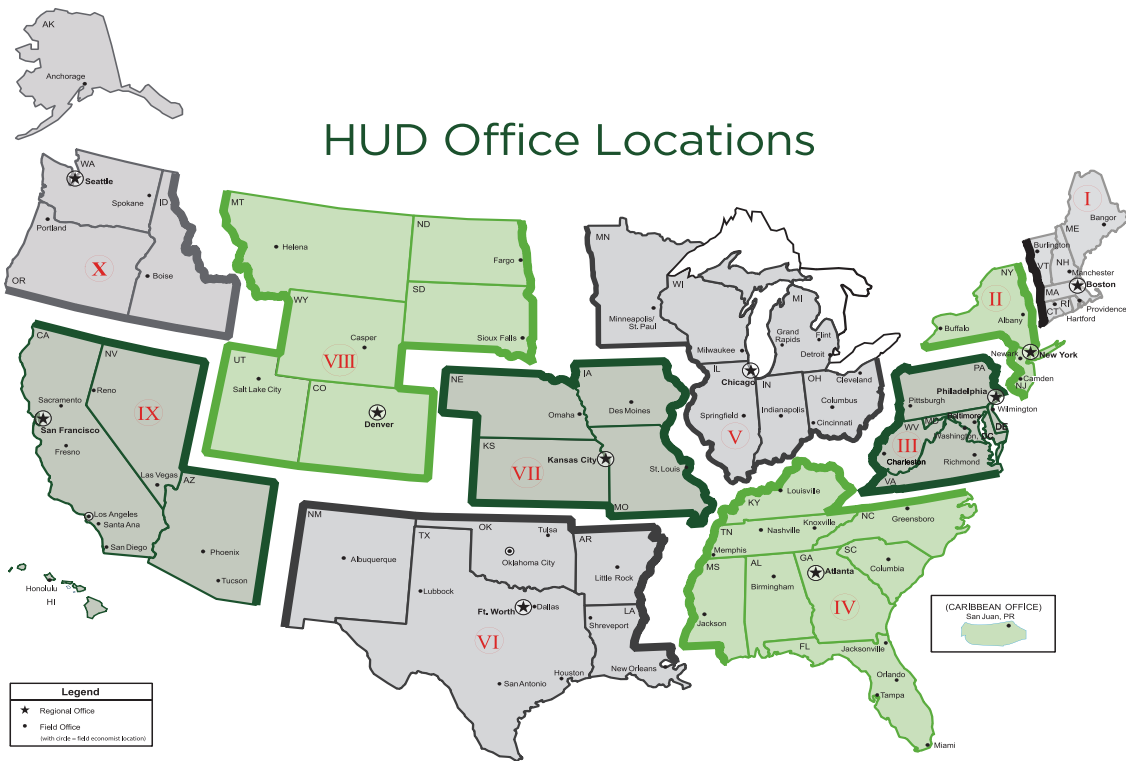
This team generates core program parameter data, including fair market rents and income limits; undertakes regulatory impact analysis for all HUD regulatory actions; designs and procures complex research and demonstrations; develops allocation funding formulas for various HUD programs; facilitates engagement with international and philanthropic peers; ensures that research and data are provided to inform policy conversations; designs and maintains HUD's departmentwide geographic information system (GIS) capability; provides administrative data on HUD programs for research and program monitoring; and much more.

During fiscal year (FY) 2021–22, HUD's Office of the Chief Data Officer (OCDO) was established within PD&R. OCDO is responsible for ensuring that data are available, accessible, accurate, timely, and protected. The Office comprises three divisions: Open Data, Data Governance, and Paperwork Reduction Act.

In addition to staff members in headquarters, PD&R's national team of 33 field economists work in the HUD regional and field offices across the country, as shown in exhibit 1. Field economists conduct comprehensive housing market analyses for publication; support Federal Housing Administration (FHA) reviews for multifamily mortgage insurance; 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.
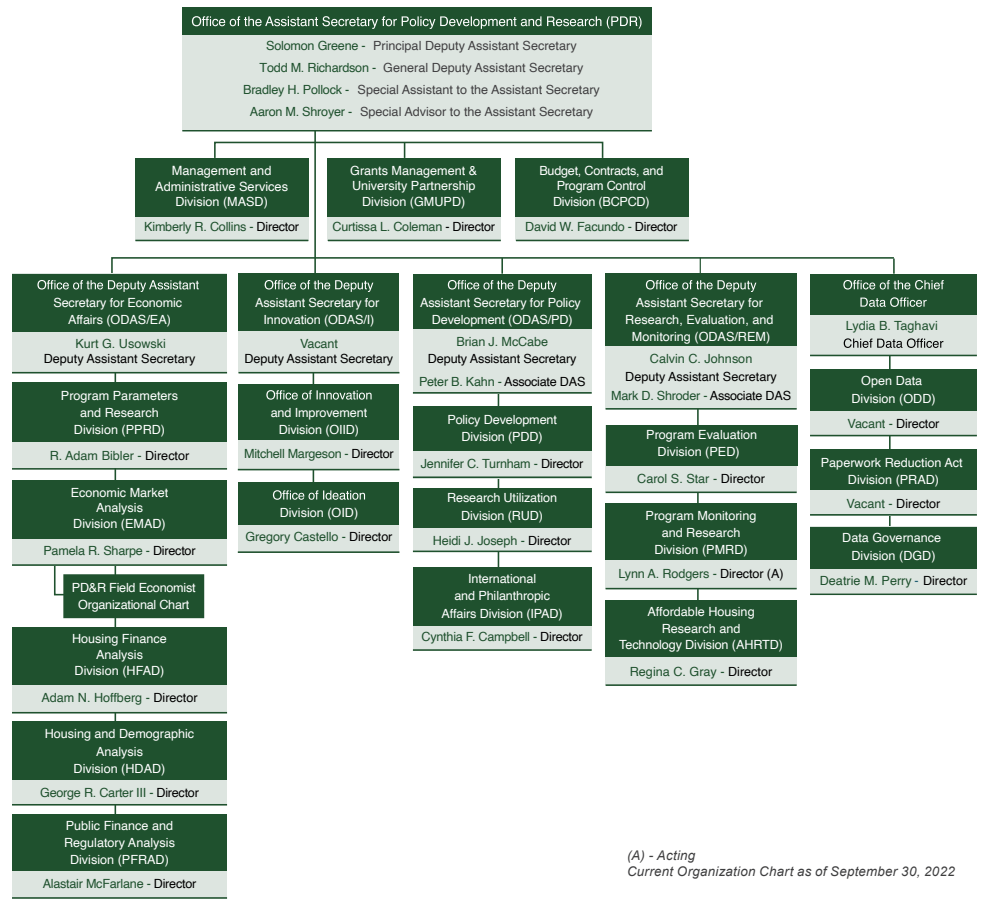
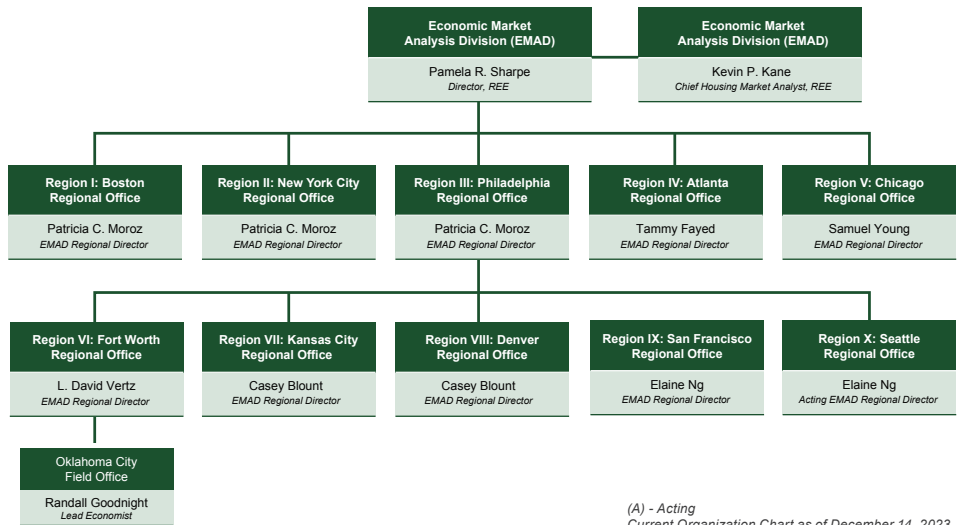Exhibit 1. HUD Regional and Field Offices Across the United States

HUD Office Locations

Source: https://www.huduser.gov/portal/regions/Regional.html

Exhibit 2. PD&R Organizational Chart

Office of the Assistant Secretary for Policy Development and Research (PDR)
Solomon Greene - Principal Deputy Assistant Secretary
Todd M. Richardson - General Deputy Assistant Secretary
Bradley H. Pollock - Special Assistant to the Assistant Secretary
Aaron M. Shroyer - Special Advisor to the Assistant Secretary

Management and Administrative Services Division (MASD)
Kimberly R. Collins - Director

Grants Management & University Partnership Division (GMUPD)
Curtissa L. Coleman - Director

Budget, Contracts, and Program Control Division (BCPCD)
David W. Facundo - Director

Office of the Deputy Assistant Secretary for Economic Affairs (ODAS/EA)
Kurt G. Usowski
Deputy Assistant Secretary

Program Parameters and Research Division (PPRD)
R. Adam Bibler - Director

Economic Market Analysis Division (EMAD)
Pamela R. Sharpe - Director

PD&R Field Economist Organizational Chart

Housing Finance Analysis Division (HFAD)
Adam N. Hoffberg - Director

Housing and Demographic Analysis Division (HDAD)
George R. Carter III - Director

Public Finance and Regulatory Analysis Division (PFRAD)
Alastair McFarlane - Director

Office of the Deputy Assistant Secretary for Innovation (ODAS/I)
Vacant
Deputy Assistant Secretary

Office of Innovation and Improvement Division (OIID)
Mitchell Margeson - Director

Office of Ideation Division (OID)
Gregory Castello - Director

Office of the Deputy Assistant Secretary for Policy Development (ODAS/PD)
Brian J. McCabe
Deputy Assistant Secretary
Peter B. Kahn - Associate DAS

Policy Development Division (PDD)
Jennifer C. Turnham - Director

Research Utilization Division (RUD)
Heidi J. Joseph - Director

International and Philanthropic Affairs Division (IPAD)
Cynthia F. Campbell - Director

Office of the Deputy Assistant Secretary for Research, Evaluation, and Monitoring (ODAS/REM)
Calvin C. Johnson
Deputy Assistant Secretary
Mark D. Shroder - Associate DAS

Program Evaluation Division (PED)
Carol S. Star - Director

Program Monitoring and Research Division (PMRD)
Lynn A. Rodgers - Director (A)

Affordable Housing Research and Technology Division (AHRTD)
Regina C. Gray - Director

Office of the Chief Data Officer
Lydia B. Taghavi
Chief Data Officer

Open Data Division (ODD)
Vacant - Director

Paperwork Reduction Act Division (PRAD)
Vacant - Director

Data Governance Division (DGD)
Deatrie M. Perry - Director

(A) - Acting
Current Organization Chart as of September 30, 2022

Exhibit 3. PD&R's Field Economist Organizational Chart

Economic Market Analysis Division (EMAD)
Pamela R. Sharpe
Director, REE

Economic Market Analysis Division (EMAD)
Kevin P. Kane
Chief Housing Market Analyst, REE

Region I: Boston Regional Office
Patricia C. Moroz
EMAD Regional Director

Region II: New York City Regional Office
Patricia C. Moroz
EMAD Regional Director

Region III: Philadelphia Regional Office
Patricia C. Moroz
EMAD Regional Director

Region IV: Atlanta Regional Office
Tammy Fayed
EMAD Regional Director

Region V: Chicago Regional Office
Samuel Young
EMAD Regional Director

Region VI: Fort Worth Regional Office
L. David Vertz
EMAD Regional Director

Region VII: Kansas City Regional Office
Casey Blount
EMAD Regional Director

Region VIII: Denver Regional Office
Casey Blount
EMAD Regional Director

Region IX: San Francisco Regional Office
Elaine Ng
EMAD Regional Director

Region X: Seattle Regional Office
Elaine Ng
Acting EMAD Regional Director

Oklahoma City Field Office
Randall Goodnight
Lead Economist

(A) - Acting
Current Organization Chart as of December 14, 2023
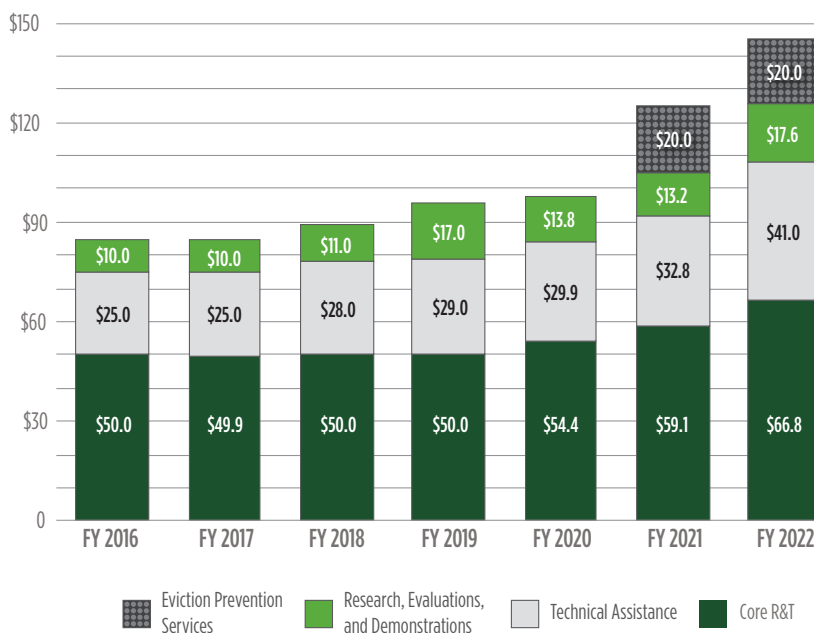
PD&R's Funding and Budget

PD&R provides fundamental support to the Department's mission by conducting national surveys, policy analysis, research, and program evaluations; managing several programs; and providing executive sponsorship for technical assistance (TA). Within HUD's budget, the Research and Technology (R&T) account supports the American Housing Survey and other national surveys, knowledge management, data acquisition, research dissemination, building technology, and public-private research; experimental demonstrations of innovative program concepts, evaluations of current programs, and other policy-focused research; and technical assistance to ensure that HUD program partners and practitioners have access to research-informed guidance in effective practice for better accountability, efficiency, and outcomes for all HUD's programs and customers.

PD&R's work enables Congress, the Secretary, principal HUD staff, state and local government officials, and the private sector to make informed decisions on housing and community development policy and program implementation. Exhibit 4 shows PD&R appropriated funding for core R&T; research, evaluations, and demonstrations; and TA since FY 2016, in millions. Funding for core R&T and TA has steadily increased over time, while funding for research, evaluations, and demonstrations has fluctuated somewhat. In FY 2021 and 2022, Congress provided an additional $20 million in funding for PD&R to make competitive grants for eviction prevention services.

Exhibit 4. PD&R Research and Technology (R&T) Funding Appropriations FY 2016 to FY 2022, in Millions

Fiscal Year	Core R&T	Technical Assistance	Research, Evaluations, and Demonstrations	Eviction Prevention Services
FY 2016	$50.0	$25.0	$10.0	
FY 2017	$49.9	$25.0	$10.0	
FY 2018	$50.0	$28.0	$11.0	
FY 2019	$50.0	$29.0	$17.0	
FY 2020	$54.4	$29.9	$13.8	
FY 2021	$59.1	$32.8	$13.2	$20.0
FY 2022	$66.8	$41.0	$17.6	$20.0

Note: R&T = research and technology.

PD&R Manages its R&T Funding in Four Categories:

1. **Core R&T.** In FY 2022, Congress appropriated $66.80 million for Core R&T activities. Funding for Core R&T activities increased by $7.75 million between FY 2021 and FY 2022, largely attributable to increased funding to build the housing research capacity of Historically Black Colleges and Universities (HBCUs) and Hispanic Serving Institutions (HSIs). Core R&T funds the national housing data infrastructure, knowledge dissemination activities, housing technology and innovation research, housing finance research, and cooperative agreements and research partnerships.

   a. Data Infrastructure: The largest component of Core R&T supports several national surveys that inform policymakers about homeowner and rental units, HUD-assisted and unassisted populations, and the nature of affordable housing problems. These data sources are used widely in the private sector. They are essential for an efficient housing market, which in the third quarter of 2022 totaled $3.0 trillion of housing and utilities consumption and $1.1 trillion of residential fixed investment, together accounting for 16.1 percent of the U.S. gross domestic product.

   b. Knowledge Management, Dissemination, and Outreach: Through this category of funding, PD&R disseminates research to inform evidence-based policy and convenes stakeholders for shared learning opportunities. Key beneficiaries of knowledge management activities include policymakers, HUD grantees, program staff, builders and developers, external experts, and international entities.

   c. Housing Technology, Housing Finance Research, and Innovation: The third component of Core R&T includes the provision of technical, evidence-based guidance in building technologies, state and local land use practices, disaster preparedness and mitigation, and housing finance. Research partnership grants support innovative research conceived and partially funded by academia, foundations, and nonprofits beyond HUD's walls. Innovation funds were used to support the "Innovative Housing Showcase" held June 10–12, 2022, on the National Mall in Washington, D.C.

   d. HBCU and HSI Research: PD&R administers research grant programs to build research capacity at minority-serving institutions and to gain knowledge on how to improve minority homeownership and better understand the housing and community development challenges of minority communities.

2. **Research, Evaluations, and Demonstrations.** PD&R's discretionary research and evaluations, funded at $13.15 million in FY 2021 and $17.6 million in FY 2022, is guided by the HUD Learning Agenda, a learning and research agenda that PD&R develops through an iterative stakeholder consultation process to ensure that the research is forward-looking, systematic, and well structured. Using the Learning Agenda as a guide, HUD recommends—and Congress specifies through the Appropriations Conference Reports—the specific research projects to be supported each year.

3. **Technical Assistance.** This funding supports both HUD-wide technical assistance (TA) and TA focused on specific communities and populations. The total budget for TA grew from $32.8 million in FY 2021 to $41.0 million in FY 2022. In FY 2022, the TA budget included $5 million for TA focused on small, distressed cities, $5 million for TA focused on the implementation of the Violence Against Women Act, $5 million for TA focused on supporting the Thriving Communities Initiative, and $26 million for Department-wide TA. For the Department-wide TA, PD&R chairs a committee of Assistant Secretaries representing each of HUD's program offices to decide how best to target TA funding to effectively support grantees and other entities in a non-siloed manner. Once allocations are agreed on, PD&R allots the funding to the Office of Community Planning and Development (CPD) to administer on behalf of the program offices.

4. **Eviction Prevention Services.** Congress appropriated funding to HUD in FY 2021 and FY 2022 for a competitive grant program to fund nonprofit or governmental entities to provide legal assistance at no cost to eligible low-income tenants at risk of or subject to eviction. HUD launched the Eviction Protection Grant program in 2021 and to date, has presented awards to 21 legal service providers. For more information, see the section of this report headed "Eviction Protection Grant Program."

ARP and CARES Act Implementation

President Biden signed the American Rescue Plan of 2021 (ARP) into law on March 11, 2021. The $1.9 trillion package, aimed at alleviating the economic and public health effects of the COVID-19 pandemic, included several significant investments in housing-related programs. HUD, and PD&R staff in particular, played an important role crafting and expeditiously rolling out these initiatives. For example, PD&R staff took a leadership role in crafting the allocation of $5 billion that ARP dedicated to emergency housing vouchers (EHV), which were intended to assist families experiencing or at risk of homelessness as a result of the pandemic. The goal of the work was to maximize the number of families that could be served by the program and fairly allocate the vouchers based on community needs. Within the 60-day deadline stipulated by the law, HUD announced the funding allocation and launched the program. As of the end of FY 2022, more than 38,000 households have been served through the EHV program.

ARP also included $21.6 billion in new funding for emergency rental assistance (ERA), with $2.5 billion set aside for "high-need" communities. Although the ERA program is administered by the U.S. Department of the Treasury, PD&R staff was involved at the earliest stages of policy development to help define "high-need" and draft a formula for allocation that uses the best available data capturing need. Treasury was able to announce the allocations in early May 2021.

In addition to the work related to ARP, during the 2021–22 period, PD&R staff continued to be involved in administering programs created through the Coronavirus Aid, Relief, and Economic Security Act of 2020 (CARES Act). PD&R, in close collaboration with CPD's Office of Special Needs Assistance Programs, designed

a method for reallocating roughly $52 million of Emergency Solutions Grant—CARES Act funding that was unspent at the expenditure deadlines set by the Act. To ensure that the resources could continue to benefit households in need of shelter, the reallocation formula prioritized keeping recaptured funds in-state and was limited to grantees with a demonstrated capacity to expend program funding.

> **"**The second round of Emergency Rental Assistance (ERA) included a set-aside for "high-need" areas, which provided an opportunity to distribute funds in a more targeted way than had been done for the bulk of the ERA allocations. Treasury turned to HUD, and PD&R in particular, to inform the targeting strategy because of our experience running targeted formula allocations and identifying need in the housing market with the best available data. The interagency team assigned to design and run the formula worked in a really collaborative and flexible way. Treasury provided key information on available funding and eligible geographies, and the PD&R team was able to provide Treasury's leadership options and trial formula runs to consider. The final formula incorporated measures of high-need renters, employment trends, and rental market costs, which channeled more funding to places where demand for assistance was likely higher than the standard, population-based, ERA formula.**"**
>
> **—Jennifer Turnham, Director**
> *Policy Development Division*
> *Office of Policy Development and Research*

Eviction Protection Grant Program

Research shows that families facing eviction are at risk of significant long-term consequences. Eviction has been linked to homelessness, substandard housing conditions, job instability, school instability, and depression. An eviction record can also affect a tenant's credit and limit future housing options. To help families facing evictions, PD&R launched the Eviction Protection Grant Program in 2021 as part of HUD's continued work and the broader whole-of-government approach to support families recovering from the public health and economic impacts of the COVID-19 pandemic. The first of its kind for the Department, the Eviction Protection Grant Program funds experienced legal service organizations providing legal assistance at no cost to low-income tenants at risk of or subject to eviction. With national and local eviction moratoria now expired, these services come at a critical time for families across the country and offer a unique demonstration opportunity for the Department and broader eviction diversion initiatives. PD&R announced inaugural awards to 10 legal service providers totaling $20 million in November 2021 and quickly expanded the program to an additional 11 grantees in May 2022 with another $20 million in FY 2022 funds.

The goals of the program are multifold. Legal services are integral to helping individuals and families avoid eviction and minimize the disruption and damage caused by the eviction process. Most tenants facing eviction, however, do not have legal representation. The Eviction Protection Grant Program supports and expands the reach of these critical services in areas where the risk of eviction is high, including urban and

rural areas and Tribal lands. Because landlords do not pursue evictions equally across households, it prioritizes serving historically underserved populations, including people of color, persons with limited English proficiency, and persons with disabilities. Finally, the Eviction Protection Grant Program is intended to build the evidence base around the types of support that prevent formal and informal evictions and mitigate negative outcomes of eviction, consistent with PD&R's research and demonstration mission.

Eviction Protection Grant Program grantees are helping families maintain and achieve housing stability by providing a full spectrum of legal assistance to low-income tenants on eviction matters. These services include legal advice, representation, housing court navigation, upstream education and outreach, and downstream assistance to mitigate the negative effects of eviction. The program's 21 grantees are serving tenants in 19 states, implementing 11 statewide eviction protection programs (in Connecticut,

Florida, Idaho, Louisiana, Maine, Massachusetts, Missouri, Montana, New Jersey, Tennessee, and Utah) and 12 local and regional programs (in Albany, Atlanta, the Bronx and Upper Manhattan, Charleston and Columbia, Dutchess County, Las Vegas, Miami, Northeastern Oklahoma, Northwestern Ohio, San Antonio, San Bernardino and Riverside Counties, and Western New York). Grantees collect and report data on clients served by the program, services provided, and associated outcomes. Early data suggest that two in three tenants served by the program have extremely low incomes. In addition, most of the tenants served are people of color, and nearly one-half are from Black households. In FY 2022, HUD initiated an evaluation of the Eviction Protection Grant Program to comprehensively analyze implementation successes and challenges, characteristics of grantees and other stakeholders, the types of client services provided, how grantees work with other social service providers, and program outcomes.

> **"**The huge response to PD&R's inaugural Eviction Protection Grant Program notice of funding opportunity speaks to the tremendous need for access to legal assistance and representation in the eviction space. The grant selection process was extremely competitive, and the 21 grantees funded in FY 2021 and FY 2022 represent an incredibly talented, motivated, and innovative group of providers dedicated to reaching tenants at every stage of the eviction process and preventing evictions whenever possible. PD&R has been fortunate to receive enthusiastic support from staff across the Department and [the] larger federal community in launching this initiative, and we're eager to learn more from our grantees about how legal assistance fits into ongoing federal and local efforts to stand up and expand eviction diversion programming.**"**
>
> **—Nicole Watson**
> *Office of the Assistant Secretary for*
> *Policy Development and Research*

National Housing

Data Infrastructure

PD&R provides data on America's housing through several national surveys. These surveys have provided in-depth pictures of America's housing for decades and inform public- and private-sector decisions in the $3.0 trillion U.S. housing sector.

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, and the U.S. Census Bureau provides operational management and conducts data collection.

Fielded in odd-numbered years, the AHS is a sample of American Homes. A new representative national sample was drawn for the 2015 AHS and has generated data for 2015, 2017, 2019, and 2021. It provides both national and metropolitan information on America's housing and how those homes have changed over time. The data made available publicly to researchers are "microdata" for each respondent, thus allowing for in-depth research.

The 2021 AHS includes more than 126,000 housing units in its sample. In addition to reporting national estimates, it provides estimates for 25 metropolitan areas. The AHS includes an oversample of HUD-assisted units to gain reliable statistics on HUD-assisted tenants' views of the condition of their housing. Six topical modules on various subjects of interest were also included in 2021; those modules addressed delinquent payments and notices, intent to move, expanded renter housing search, wildfire risk, pets, and smoking.

FY 2022 and FY 2023 funding will enable PD&R to conduct the 2023 AHS, including 25 metropolitan surveys and topical modules on sexual orientation and gender identity, housing insecurity, accessory dwelling units, healthy homes, heat risk, power outages, and first-generation homeowners.

> "The American Housing Survey is a baseline on the state of the U.S. housing inventory pre-pandemic. Notably, the 2017 module on rental and homeowner payment delinquency has proven an important baseline to compare to new data on rent payment rates and fear of eviction during the pandemic available from the Census Pulse Survey. Data from this module, which was re-asked in the 2021 AHS, make it possible to compare housing experiences before and during the pandemic."
>
> **—George Carter**
> *Director of the Housing and Demographic Analysis Division*

Rental Housing Finance Survey

The Rental Housing Finance Survey (RHFS) is a national survey of owners or property managers of single-family and multifamily rental housing. The data are nationally representative of both properties and units, providing insight into the characteristics, financing, revenue, and capital expenses of America's rental inventory. The RHFS was first conducted in 2012 in partnership with the Census Bureau. Since then, PD&R has supported the RHFS for new national estimates in 2015, 2018, and 2021. The 2021 RHFS data are available to the public as a microdata Public Use File and through the RHFS Table Creator, which permits fast tabulations weighted by properties or units.

HUD uses the RHFS data to better understand the financial health of single-family and multifamily rental housing, including debt-to-asset and cash flow metrics. More recently, the RHFS has been a useful source of information to estimate how missed rental payments may impact landlord finances.

Housing Production Surveys

HUD funds three important surveys that paint the picture of new housing production in the United States: Survey of Construction, Manufactured Homes Survey, and Survey of Market Absorption of New Multifamily Units. HUD uses the data from the three surveys to monitor total new housing production, market absorption, and affordability. The U.S. Bureau of Economic Analysis uses the data as an input to estimates of residential fixed investment. Trade associations use the data for housing market analysis. Manufacturers and their suppliers use the estimates to monitor trends in prices and characteristics (for example, floor area and the number of bedrooms). Lastly, trade publications cite the estimates in articles.

Survey of Construction

The Survey of Construction (SOC) is a joint effort between HUD and the Census Bureau. The purpose of the survey is to provide current national and regional statistics on starts, completions, and characteristics of new, privately owned single-family and multifamily housing units and on sales of new single-family houses. The SOC's data on new residential sales serve as a Principal Federal Economic Indicator. The survey has been conducted monthly and annually for housing starts since 1959 and for new home sales since 1963.

Manufactured Homes Survey

The statutorily mandated Manufactured Homes Survey (MHS) provides estimates of manufactured home sales and inventory for all new manufactured homes that have received a federal inspection (that is, HUD-code homes). The MHS produces monthly regional estimates of the average sales price for new manufactured homes and more detailed annual estimates, including selected characteristics of new manufactured homes. In addition, MHS produces monthly estimates of homes shipped by status. Data on shipments are available on a monthly and annual basis going back to 1959. Data on homes shipped by status are available on a monthly basis going back to January 2014.

Survey of Market Absorption

The Survey of Market Absorption of New Multifamily Units (SOMA) is a survey of newly constructed buildings with five or more units. The SOMA

provides estimates of rent level and market uptake for apartments and sale price and market uptake for condominiums and cooperatives. The interviewer collects information on amenities, rent or sales price levels, number of units, type of building, and the number of units taken off the market. If necessary, interviews are also conducted 6, 9, and 12 months after building completion. HUD and the Census Bureau release quarterly and annual reports with 12-month absorption data.

Census Pulse Survey

In April 2020, the Census Bureau began releasing data from its experimental Household Pulse Survey (HPS). This experimental, longitudinal survey is designed in cooperation with various federal agencies to quickly capture information about social and economic experiences during the COVID-19 pandemic. The HPS collects important information about housing circumstances and the associated impacts of the ongoing crisis and several other topics related to abrupt and significant changes to American life. PD&R collaborated with the Census Bureau on housing questions for all survey phases. Based on emerging findings and research needs, PD&R has modified key housing questions and added questions that provide a more complete picture of how COVID-19 is impacting renters and homeowners.

> "HUD and several other federal agencies partnered with the Census Bureau to develop the experimental Household Pulse Survey (HPS) that provides ongoing results from American households to help HUD gauge how the pandemic is impacting American renters and homeowners. We have been able to track monthly, within just a week of the data being collected, renter ability to make payments and their fear of eviction. This provided real time information on how the eviction moratoriums and Emergency Rental Assistance programs were likely impacting households during the pandemic."
>
> **—Veronica Helms**
> *Analyst in the Program Monitoring and Research Division*

Housing Market Intelligence

Economists in headquarters and the field offices generate up-to-date information on all facets of national and local housing markets. These data and reports are prominently featured on the HUD User website under "U.S. Housing Market Conditions." In addition, PD&R's field economists provide housing market intelligence to the Federal Housing Administration (FHA) in support of FHA's multifamily mortgage insurance program.

Each month, PD&R provides an overview of changes in the national housing market with its National Housing Market Indicators report, which pulls together the data from public and private sources to summarize changes in the national housing market. This report provides the latest data and trends in the sale of new and previously owned homes, new construction for single-family and multifamily homes, rental and homeownership affordability, homeowner equity, and mortgage delinquencies and foreclosures, among other information.

Each quarter, the National Housing Market Summary and the Regional Narratives provide a more in-depth picture of national and regional housing market trends. The Regional Narratives provide data and analysis of economic and housing market conditions in each region.

PD&R's field economists also prepared more than 100 Comprehensive Housing Market Analysis reports and 100 Housing Market Profiles for selected metropolitan housing market areas during FY 2021–22. These reports provide guidance for HUD in its operations and have proven to be useful to developers, mortgagees, and others concerned with local housing condition trends. Another data source maintained by the field economists is PD&R's Market-at-a-Glance reports. These reports are generated monthly for all regions, states, counties, and metropolitan areas in the United States.

The Market-at-a-Glance reports are based on data from Bureau of Labor Statistics and American Community Survey (ACS) data from the U.S. Census Bureau, with additional analysis provided by the field economists in select reports. During FY 2021–22, additional analysis was provided or updated in more than 1,200 Market-at-a-Glance reports.

The local housing market intelligence provided in the Comprehensive Housing Market Analysis reports, Housing Market Profiles, and Market-at-a-Glance reports, provides a base of knowledge that assists the field economists with their work reviewing applications for FHA mortgage insurance for multifamily housing. During FY 2021–22, the field economists reviewed more than 500 applications for FHA mortgage insurance for projects with mortgages totaling more than $14 billion.

Quick Market Summary at the close of FY 2022

PD&R housing market reports in 2022 showed that sales and rental markets were tight throughout much of the country but showed signs of easing. In September 2022, new and existing home sales showed respective annual declines of 18 and 23 percent, respectively. New home permitting (including single-family and multifamily) in September was down 3 percent from the previous year and starts were down 8 percent. Interest rates on September 29 averaged 6.7 percent for a 30-year fixed-rate loan. This rate was up 369 basis points from the previous year. The higher mortgage rates contributed to the slowdown in home sales. The months' supply for both new and existing homes remained low but was rising. Year-over-year home price appreciation averaged 11 percent in September 2022 based on leading indicators, a significant decline from gains of more than 19 percent earlier in the year. Housing affordability has declined significantly during the course of the year as a result of increased home prices and higher mortgage rates. The national homeownership rate was at 66.0 percent during the third quarter of 2022, up from 65.4 percent a year ago.

On a regional level, the sales and rental housing markets in HUD's 10 regions were tight in most areas during the year but showed signs of easing a bit during the third quarter. During the third quarter of 2022, most sales housing markets were tight, with markets having low inventory and large price gains. The nation's rental markets were also mostly tight, with some balanced as well, with tight markets resulting in larger rent increases.

Program Parameter Data

Many of HUD's programs are intended to serve low- and moderate-income households or to encourage investment in distressed places. The programs generally have rules that establish cost limits or targeting requirements intended to minimize the government cost or risk exposure. PD&R provides those limits and the data that conform to those targeting requirements, called *program parameter data*.

The data PD&R develops are different for every area to account for the wide variation in the cost of living in the United States. Most of the data PD&R produces are updated annually. PD&R endeavors to provide these data on a regular schedule, which is posted on the HUD User website; for example, PD&R publishes Fair Market Rents (FMRs) by September 1 each year and income limits for the same fiscal year in the following spring.

Fair Market Rent Data

PD&R annually updates FMRs for every metropolitan area and nonmetropolitan county in the United States. FMRs are used to determine payment-standard amounts for the Housing Choice Voucher (HCV) Program (that is, the maximum amount of rent that HUD will subsidize), determine initial renewal rents for some expiring project-based Section 8 contracts, and determine initial rents for housing assistance payment contracts in the Moderate Rehabilitation Single Room Occupancy program. FMRs also serve as a rent ceiling in the HOME Investment Partnerships (HOME) rental assistance program and the Emergency Solutions Grants program; they are part of the calculation of maximum award amounts for Continuum of Care recipients, the maximum amount of rent a recipient may pay for property leased with Continuum of Care funds; and are used in the calculation of flat rents for Public Housing units.

Designed to provide a rent subsidy limit that allows households to access an adequate supply of modestly priced rental units in a housing market—that is, the lower cost 40 percent of the market—FMRs are gross rent estimates that include the shelter rent plus the cost of all necessary utilities. Using data from the Census Bureau and the Bureau of Labor Statistics, HUD annually estimates FMRs for each area.

In FY 2022, HUD published a notice of proposed changes to the methods used to calculate FMRs in response to issues arising from the COVID-19 pandemic. After considering comments, HUD moved forward with a methodology that included additional multiple private data sources of rent inflation data into the FMR calculation in addition to the data it has previously relied on from the Bureau of Labor Statistics Consumer Price Index in the calculation of FY 2023 FMRs. By incorporating the private sources, HUD was able to capture sudden changes in rent, particularly in smaller metropolitan areas, that would not have been captured by the public data at the time of calculating the FMRs. The resulting FY 2023 FMRs are assisting tenants struggling to lease Housing Choice Vouchers. There is significant variation across the country, but on average FMRs increased by approximately 10 percent nationally.

Income Limits Data

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 housing-cost-to-income relationships.

In addition to being used by all HUD's housing assistance programs, the income limit data are used by the Community Development Block Grant (CDBG), HOME, Housing Trust Fund, and Low-Income Housing Tax Credit (LIHTC) programs, among others.

Comprehensive Housing Affordability Strategy (CHAS) Data and Community Development Block Grant (CDBG) Low- and Moderate-Income Benefit Areas

HUD annually receives custom tabulations of American Community Survey (ACS) data from the Census Bureau that are unavailable through standard Census Bureau releases. 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 primary purpose of the CHAS data is to support more than 1,000 state and local governments in preparing their consolidated plans. PD&R supports these plans by offering multiple ways to access and use these data, including providing the data in the GIS Consolidated Planning tool. The data also are used by researchers nationwide to look at housing problems in a local economic context by incorporating locally adjusted income breaks—primarily 30, 50, and 80 percent of Area Median Income (AMI).

Custom tabulations of ACS data also support the Indian Housing Block Grant formula allocation process and also are used to identify areas, at multiple geographic levels, that qualify for Community Development Block Grant (CDBG) and Indian Community Development Block Grant low- and moderate "area benefit" activities—that is, areas where more than 51 percent of the population live in households earning less than 80 percent of median income.

PD&R has also worked collaboratively with CPD during the past several years to develop new local income survey tools that prospective grantees can use to supplement or challenge the ACS estimates. The result of this effort is the local income survey toolkit, released in 2022, which includes a detailed guidebook, survey templates, and other sample documents that will make conducting local surveys less costly and burdensome for communities.

HOME and *Housing Trust Fund Sales Price Limits*

The HOME program and the Housing Trust Fund limit the initial purchase price or after-rehabilitation value of homeownership units assisted with HOME funds to 95 percent of the area median purchase price for single-family housing, as determined by HUD.

PD&R annually estimates these limits using data from the Federal Housing Administration (FHA) and the Federal Housing Finance Agency, which regulates Fannie Mae and Freddie Mac. These data are updated each spring.

FHA Loan Limits Data

PD&R calculates for FHA and the Federal Housing Finance Administration forward mortgage limits based on median house prices in accordance with the National Housing Act. FHA's single-family forward mortgage limits are set by Core-Based Statistical Area and county. FHA publishes updated limits effective for each calendar year. The limits are at or between the limits of the low-cost and high-cost areas based on the median house prices.

LIHTC Qualified Census Tract (QCTs) and Difficult Development Areas (DDAs)

Investors in LIHTC properties in Qualified Census Tracts (QCTs) or Difficult Development Areas (DDAs) can receive a boost in the value of their tax credits relative to investments outside these areas. PD&R is tasked with identifying these areas consistent with statutory requirements. LIHTC QCTs must have 50 percent of households with incomes below 60 percent of the Area Median Gross Income or have a poverty rate of 25 percent or more. DDAs are areas with high land, construction, and utility costs relative to the AMI and are based on FMRs, income limits, the 2020 Census counts, and 5-year ACS data.

Allocation Formulas

For HUD's regular appropriated program funds, only 6 percent is awarded each year to grantees competitively—that is, by a Notice of Funding of Opportunity (NOFO) or a Request for Proposal, with most of that being the Continuum of Care NOFO, a hybrid of a formula and a competition.

Block grant formulas allocations:

- 27 percent are allocated by block grants—CDBG, HOME, Indian Housing Block Grant [IHBG], Operating Fund, Capital Fund, Housing Opportunities for Persons With AIDS [HOPWA], Emergency Solutions Grants [ESG], Fair Housing Assistance Program

- 67 percent are allocated through housing assistance contracts with various formula-like components—HCV Housing Assistance Payments and Administrative Fee, Project Based Rental Assistance, 202/811 Programs for the Elderly or Persons with Disabilities.

When HUD receives funding for new housing vouchers, such as HUD Veterans Affairs Supportive Housing, the funds also are often allocated through formulas.

The primary reason for using formula allocations is that most of HUD's funding either supports existing tenants or needs long-term planning to have a sustained impact. Formulas are very good for achieving both of those goals. Formulas also get money into the hands of grantees quickly. Competitions may take 6 to 18 months from appropriation to allocation and require numerous HUD staff resources to manage. Formula allocations, on the other hand, generally take 1 to 3 months from appropriation to allocation and require very few HUD staff resources. Under the CARES Act, HUD announced $3 billion in formula funding allocations within 5 days of the President signing the bill.

PD&R has been an important contributor to the design and maintenance of these formulas and housing assistance contracts—about $43 billion in funding allocations each year. The CDBG, HOME, IHBG, and the Office of Public and Indian Housing Capital Fund formulas, among others, were all developed by current or former PD&R staff.

In 2021 and 2022, PD&R staff were responsible for developing and implementing multiple formulas, including the CDBG Disaster Recovery formula, which targets funds to support recovery from America's most severe disasters, the Emergency Housing Voucher (EHV) formula, and the ESG CARES Act reallocation formula. PD&R staff also developed the formula used by the Department of Treasury to distribute $2.5 billion in Emergency Rental Assistance (Round 2) funding that was set aside for high-need grantees.

> **"**PD&R staff led a cross-agency workgroup of the staff that operate the many formulas of HUD — HUD's "Formula Keepers" — along with HUD's Chief Financial Officer, the Office of Management and Budget, and Congressional Staff to develop a new provision in the FY 2022 Appropriations law that permits HUD to correct any errors that may have been made in a past formula allocation by using current year funds (additions and subtractions) rather than having to make corrections on the funds in the year allocated. This saves enormous time for grantees in terms of grant modifications, changes to plans, and other accounting that had been needed to be made before this language was passed into law.**"**
>
> **—Todd Richardson**
> *PD&R General Deputy Assistant Secretary*

Community Development Block Grant—Disaster Recovery (CDBG-DR)

On Sept. 28, 2022, Category 4 Hurricane Ian made landfall near Cayo Costa in Lee County, Florida as one of the most powerful storms in U.S. history. These photos show some of the post-disaster damage to homes and land.

The history of allocating CDBG-DR by formula began in 1993 when Congress made several appropriations to assist with the long-term recovery of communities suffering from a number of disasters. The Secretary asked PD&R to develop a formula to get the funds into the hands of affected communities quickly. PD&R identified and obtained data from the Federal Emergency Management Agency and the Small Business Administration to inform those allocations. Over the years, particularly for Hurricane Katrina in 2005 and the years following, CDBG-DR has grown from a small part of community recovery to a major part, and when Congress appropriates the funds, PD&R develops the allocation formula.

In FY 2021 and FY 2022, using PD&R-designed formulas, HUD allocated $5 billion in CDBG-DR funds for disasters occurring in 2020 and 2021 using funding available in FY 2022.[1] One notable change from the allocations for 2021 disasters compared to 2020 disasters is that PD&R calculated grants for some local awards in 2021.

Table. Disasters in 2020 funded by CDBG-DR

Grantee	Disasters Covered	Allocation
State of Alabama	4563, 4573	$501,252,000
State of California	4558, 4569	$231,203,000
State of Florida	4564	$187,383,000
State of Iowa	4557	$57,566,000
State of Louisiana	4559, 4570, 4606	$1,050,267,000
State of Michigan	4547, 4607	$59,898,000
State of Mississippi	4576	$36,684,000
State of Oregon	4562	$422,286,000
Commonwealth of Puerto Rico	4473, 4560	$184,626,000
State of Tennessee	4476, 4541	$42,740,000
	Total	**$2,773,905,000**

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[1] In November 2022, HUD allocated an additional $1.447 billion for 2021 disasters. In total, 2020 and 2021 disasters received $6.4 billion when including the allocation in FY 2023.

Table. Disasters in 2021 funded by CDBG-DR

Grantee	Disaster(s)	Funded in FY 2022	Funded in FY 2023	Combined Funding FY 22 and FY 23
State of California	4610	$14,761,000	$9,647,000	$24,408,000
State of Colorado	4634	$7,415,000	$4,846,000	$12,261,000
State of Kentucky	4595, 4630	$74,953,000	$48,983,000	$123,936,000
State of Louisiana	4606, 4611	$1,272,346,000	$831,502,000	$2,103,848,000
Lake Charles, LA	4606	$10,776,000	$7,042,000	$17,818,000
Baton Rouge, LA	4606	$4,648,000	$3,038,000	$7,686,000
State of Michigan	4607	$12,033,000	$7,864,000	$19,897,000
Detroit, MI	4607	$57,591,000	$37,637,000	$95,228,000
Dearborn, MI	4607	$16,332,000	$10,673,000	$27,005,000
State of Mississippi	4626	$8,406,000	$5,494,000	$13,900,000
State of North Carolina	4617	$7,975,000	$5,211,000	$13,186,000
State of New Jersey	4614	$228,346,000	$149,229,000	$377,575,000
State of New York	4615	$41,262,000	$26,966,000	$68,228,000
New York City, NY	4615	$187,973,000	$122,844,000	$310,817,000
State of Pennsylvania	4618	$23,152,000	$15,130,000	$38,282,000
Philadelphia, PA	4618	$98,701,000	$64,503,000	$163,204,000
State of Tennessee	4609	$25,403,000	$16,602,000	$42,005,000
Nashville-Davidson, TN	4601	$5,151,000	$3,367,000	$8,518,000
State of Texas	4586	$26,387,000	$17,245,000	$43,632,000
Houston, TX	4586	$30,296,000	$19,799,000	$50,095,000
Dallas, TX	4586	$24,433,000	$15,967,000	$40,400,000
Fort Worth, TX	4586	$16,614,000	$10,858,000	$27,472,000
State of Washington	4635	$18,641,000	$12,182,000	$30,823,000
	Total	**$2,213,595,000**	**$1,446,629,000**	**$3,660,224,000**

Housing Finance Research

PD&R has a group of highly trained analysts who provide expert advice and analytical capacity on issues such as housing demand and supply, financial institutions, mortgage underwriting, appraisals, housing finance, mortgage credit, default and prepayment, and credit scoring, while providing support to the Office of Housing, Office of Fair Housing and Equal Opportunity, Ginnie Mae, and Office of the General Counsel, among others. Some continuing and recent work includes:

• **FHA TOTAL Mortgage Credit Scorecard.** PD&R staff have long provided technical support for conducting and managing development, performance reviews, and updates to FHA's Technology Open to Approved Lenders (TOTAL) Mortgage Scorecard review process for underwriting FHA single-family mortgage applications. Staff conduct an annual performance review of FHA's TOTAL Mortgage Scorecard

and periodically recommend potential improvements to FHA's governing committee.

• **Climate Change and Mortgages.** PD&R staff provide expertise and analysis on the effects of climate change on mortgage default risks, particularly for FHA-insured portfolios. Staff published a comprehensive literature review, matched FHA data with disaster maps, and analyzed the effect of disasters on FHA loan performance.

• **Home Equity Conversion Mortgage (HECM) Program.** PD&R supervised a contractor in performing a forthcoming comprehensive study of policy changes in the HECM program. Staff also assisted FHA with the construction and analysis of electronic databases for the utilization of loss mitigation programs to avoid property tax and insurance defaults that can make HECM loans due and payable.

Regulatory Impact Analysis

PD&R prepares regulatory impact analyses (RIAs) of the Department's regulatory and deregulatory actions. These analyses are submitted to the Office of Information and Regulatory Affairs with the draft regulatory action and are subject to revision in response to public comments on proposed regulation. Preparing RIAs helps agencies evaluate the need for and assess the consequences of possible federal action. An RIA provides an assessment of benefits, costs, and potentially effective and reasonably feasible alternatives to the planned regulatory action. Executive orders and administrative law require the analyses, and an insufficient analysis can serve as

a legal basis for overturning a regulation. To ensure quality, PD&R cooperates with HUD's Office of General Counsel and the experts of the originating program office. Regulatory analysis includes evaluations of policy changes that were considered but abandoned before being made public, proposed policy changes and final rules published in the Federal Register, FHA Mortgagee Letters, and occasional reports concerning regulatory affairs. Exhibit 5 lists the published RIAs and related publications.

Published Proposed Rules

FR-6233 "Manufactured Home Construction and Safety Standards" (July 2022).

FR-6263 "Increased Forty-Year Term for Loan Modifications" (April 2022).

FR-6286 "Extension of Time and Required Disclosures for Notification of Nonpayment of Rent" (interim final rule; October 2021).

FR-6124 "Housing and Community Development Act of 1980: Verification of Eligible Status; Withdrawal; Regulatory Review" (April 2021).

FR-6086 "Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of National Standards for the Physical Inspection of Real Estate" (January 2021).

FR-6092 "Housing Opportunity Through Modernization Act of 2016-Housing Choice Voucher (HCV) and Project-Based Voucher Implementation" (November 2020).

FR-6084 "Acceptance of Private Flood Insurance for Federal Housing Administration (FHA)-Insured Mortgages" (November 2020).

Final Rules

FR-6114 "Streamlining and Implementation of Economic Growth, Regulatory Relief, and Consumer Protection Act Changes to Family Self-Sufficiency (FSS) Program" (May 2022).

FR-6149 "Manufactured Home Construction and Safety Standards" (October 2020).

Mortgagee Letters

Mortgagee Letter 2021–12 "Eligibility Requirements for Certain Non-Permanent Resident Borrowers" (May 2021).

Mortgagee Letter 2021–11 "Amendments to HUD's Non-Borrowing Spouse Policy for all Home Equity Conversion Mortgage (HECM) Loans" (May 2021).

Mortgagee Letter 2021–08 "Home Equity Conversion Mortgage (HECM) Program - Changes to Interest Rate Requirements Including Removal of the London Interbank Offered Rate (LIBOR) Index" (March 2021).

Related Articles

Chelo Manlagnit De Venecia, Maria. 2021. "Acceptance of Private Flood Insurance for Federal Housing Administration-Insured Mortgages," *Cityscape* 23 (3): 323–334.

Chelo Manlagnit De Venecia, Maria, Alastair McFarlane, Yves Djoko, and Lydia B. Taghavi. 2021. "Verification of Eligibility Status: Amendments to Further Implement Provisions of the Housing and Community Development Act of 1980," *Cityscape* 23(2): 431–447.

McFarlane, Alastair. 2021. "Removal of the Ten-Year Home Warranty Requirement," *Cityscape* 23(1): 299–318.

Data for Research and Monitoring

HUD receives an enormous amount of information from grantees and lenders to support program operations. Those data are not only a needed source of information to ensure that an individual or project meets program requirements, but they also contain valuable information for understanding the bigger picture of who is served, where they are served, and how well the programs are meeting their overall objectives.

For the big picture, PD&R aggregates data from multiple HUD systems for housing assistance and community development programs and makes those data available to the public and researchers to support research and monitoring activities.

Picture of Subsidized Households

Picture of Subsidized Households is a master compilation of information on subsidized housing tenants from HUD's major data-collection systems. The data—available through a simple query tool or as a national download at multiple geographic choices—are useful for answering public policy and program questions without revealing the identity of individual assisted families. The data present 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. PD&R aggregates household data by program and at various geographic levels—national, state, city, county, congressional district, and census tract. This aggregate includes the public housing program, housing choice vouchers, moderate rehabilitation, and the collection of multifamily programs.

Various versions of the Picture of Subsidized Households data are available on the HUD User website, with extracts dating back to 1970. Since 2004, PD&R has generated the data annually. Picture of Subsidized Households is based on data extracted as of December 31 of each year and posted by the end of the following January.

Low-Income Housing Tax Credit Data

PD&R collects data annually on properties placed in service through the LIHTC program. The data are provided to PD&R by the state and local housing finance agencies that administer the program. The database currently includes all properties placed in service through 2020. Data on properties placed in service through 2020 were collected in late 2021. The next update, including the 2021 properties, is expected in the spring of 2023. This database includes data on all properties placed into service since the beginning of the program, but the most reliable information begins in 1995 when PD&R began collecting the data.

In 2008, the Housing and Economic Recovery Act required the state and local LIHTC-allocating agencies to submit LIHTC tenant data to HUD. PD&R releases a report annually summarizing that information at the state level. The report summarizes tenant demographic information, household income, and rent levels.

Geo-Enabled Data and Tools

PD&R serves as the executive sponsor, manager, and subject matter expert for HUD's agency-wide location intelligence solution, more commonly known as the Enterprise Geographic Information System or eGIS. Originally born out of a collaborative effort between PD&R and the Office of Community Planning and Development (CPD) to address a recognized need for spatial analysis and mapping, the program has grown substantially over the years as PD&R has endeavored to design, develop, and maintain a service-oriented platform to meet the agency's growing needs for geospatial analysis, business intelligence solutions, and data management.

HUD's geospatial systems solution is made possible through funding provided by HUD's Office of the Chief Information Officer, which allows for continued operations, development, and enhancement of HUD's geospatial capabilities. During the past 2 years, this partnership has allowed for substantial system innovations, including upgrades of all enterprise servers, databases, and software, resulting in improved capacity for the benefit of both staff and the public. PD&R's Geospatial Data Storefront now hosts an average of roughly 3.5 million unique user sessions per month, while the HUD Resource Locator now boasts an average of 130,000 unique sessions per month.

PD&R continues to support HUD's program offices and partners with subject matter expertise and innovative solutions while striving to improve the infrastructure supporting these efforts.

Data Linkages

Linking administrative data, such as tenant and household characteristics, with survey data and other research datasets is an increasingly important and cost-effective way to address key research and policy questions for the assisted-housing population. PD&R is partnering with federal agencies and using administrative data linkages to leverage the value of public investments in survey data.

PD&R continues to advance tenant population health research through a data linkage partnership with the Centers for Disease Control and Prevention's National Center for Health Statistics (NCHS) to identify HUD-assisted tenants in health survey data from 1999 through 2018. This collaboration enables researchers to study outcomes for HUD-assisted populations related to health status, health behaviors, chronic disease, and healthcare utilization. Previously linked data files have resulted in the publication of several studies examining the relationship between assisted housing and health status. The NCHS research data center provides the infrastructure for linking data, maintaining data confidentiality, and receiving, approving, and managing external research proposals using HUD-NCHS linked data.

HUD has also entered into interagency agreements with the Census Bureau to expand access to HUD data, identify HUD-assisted tenants in national surveys, and support matching with non-HUD data by approved internal and external researchers at secured Federal Statistical Research Data Centers (FSRDCs). The Bureau's Economic Reimbursable Surveys

Division manages the infrastructure for linking HUD's tenant data and datasets from major randomized control trials with the Census Bureau's survey data and other administrative datasets. Researchers now have access to data from the Moving to Opportunity and Family Options demonstrations. HUD and Census researchers created a new data product available in the FSRDCs that links HUD administrative data to the American Community Survey. This new linked data allows for estimates on HUD-assisted households that were not possible before, such as veteran status and detailed race categories.

PD&R has also worked with FEMA to do data matching to facilitate more rapid response and recovery efforts. In addition, PD&R is involved in government-wide efforts to streamline the sharing of information among federal agencies and between federal, state, and local agencies involved in disaster recovery. PD&R is currently participating in an interagency effort to learn more about how HUD interacts with disaster survivors, how survivors apply for disaster-related benefits, and how data provided to or from HUD is used in recovery efforts.

> "In 2022, Hurricane Ian in Florida affected a total population of more than 12 million geographically. Of those disaster survivors affected, thousands were displaced. HUD and FEMA had worked directly together over the pre-disaster months on a new Computer Matching Agreement that resulted in more streamlined data sharing and enabled HUD teams to contact pre-disaster HUD-assisted households quicker and assist them in the transition from a sheltering situation to more suitable housing for their households."
>
> **—Becky Reed**
> *Disaster Recovery Lead for PD&R*

White House Initiatives

Advancing Racial Equity and Support for Underserved Communities Through the Federal Government

PD&R supported HUD's activities in response to Executive Order 13985, Advancing Racial Equity and Support for Underserved Communities Through the Federal Government, which required HUD to examine four programs to identify barriers in accessing benefits and opportunities and produce a public Equity Action Plan. PD&R served as the coordinating office, creating and staffing cross-agency teams to examine fair housing resources, increasing procurement opportunities, reducing the racial homeownership gap, and engaging with people with lived experience. PD&R staff provided research and data support to the teams and oversaw the development of the Equity Action Plan. The deliverables required by the Executive Order are only one component of the continuing work on bringing greater equity to HUD's programs, policies, and practices. PD&R revised HUD's Program Evaluation Policy and brought an equity lens to the development of HUD's Learning Agenda. Staff serve on various internal and interagency task forces or working groups addressing issues such as environmental justice, gender equality, and data collection.

PD&R Contributions to the PAVE Initiative

In June 2021, President Biden signed an Executive Order that directed agencies to determine the cause, extent, and consequences of racial discrimination in appraisals. This directive led to the formation of the interagency Property Appraisal and Valuation Equity (PAVE) Initiative, naming HUD as the lead agency. Various HUD program offices, including PD&R staff, have been deeply engaged in this work since its inception.

PD&R's International and Philanthropic Affairs Division's (IPAD's) Mia Bailey has been a key thought partner with the PAVE team, working to ensure philanthropic engagement in support and advancement of the initiative. A key example is IPAD securing participation from Ashoka and The Brookings Institution to develop and host the PAVE *Philanthropic Roundtable on Innovative Strategies to Address Appraisal Bias*. The virtual event was held on April 27, 2022, and featured leaders from Ashoka (Dr. Stuart Yasgur) and The Brookings Institution (Dr. Andre Perry), who debuted research and winners from their Valuing Homes in Black Communities Economic Architecture Project. Attendees included leaders from major philanthropic organizations. Secretary Marcia Fudge delivered opening remarks. Other speakers included Erika Poethig, Special Assistant to the President for Housing and Urban Policy at The White House Domestic Policy Council, and Mark O'Donovan, Chief Executive Officer of Chase Home Lending. The event provided a platform for philanthropy to learn about the Biden-Harris Administration's commitment to and actions addressing inequity in property appraisal and valuation as a contributor to the persisting racial wealth gap

and showcased innovative solutions local leaders and communities are implementing in pursuit of change. IPAD continues to work closely with the PAVE team to engage philanthropy in the sustainability of initiative.

Brian Stromberg, who worked in the Office of Policy Development in PD&R, acted as the co-chair for PAVE's Data & Research Workstream. This Workstream brought together staff from the 13 PAVE agencies to develop PAVE's priorities regarding the use of data and research in determining the cause, consequence, and extent of racial bias in appraisals. This work led to several commitments from the PAVE agencies, including the establishment of a Data & Research Working Group (which Mr. Stromberg also co-chaired) and the groundwork for an aggregated federal appraisal database that will consolidate the appraisal data from the major federal underwriting agencies, which include the Federal Housing Finance Agency, Federal Housing Administration (FHA), United States Department of Agriculture (USDA), and the Department of Veterans Affairs (VA). One of the Working Group's priorities is to establish a research agenda that will provide a foundation for future analysis of this database to identify and mitigate bias in property appraisals.

Housing Supply Action Plan

In May 2022, the White House released a Housing Supply Action Plan to ease the burden of housing costs over time, by boosting the supply of quality housing in every community. The plan, and subsequent updates to it, include dozens of administrative actions to make federal housing supply programs more efficient and effective. Focus areas of the plan include: providing incentives for land use and zoning reform and reducing regulatory barriers; piloting new financing for housing production and preservation; improving and expanding existing federal financing; preserving the availability of affordable single-family homes for owner-occupants; and addressing other constraints to supply including materials and labor. PD&R's research on regulatory barriers was a critical component of the push to reduce barriers to new housing, and PD&R staff worked with the White House and with other offices in HUD to formulate ideas that were included within the plan.

Innovation

Fostering HBCU Capacity for Innovative Research into the Issues of Distressed Communities

In support of the White House Initiative on Historically Black Colleges and Universities (HBCUs) federal competitiveness strategy, PD&R developed a Notice of Funding Opportunity (NOFO) targeted at HBCUs to conduct research projects on topics of strategic interest to HUD. The research projects are intended to initiate an ongoing series of reports focused on housing, community, and economic development in distressed communities that can serve as national benchmarks and assist in the establishment of Innovative Research Centers of Excellence (COEs) at up to three of the nation's HBCUs.

The challenges distressed urban and rural communities face are long-standing and complex and have defied conventional approaches for decades. The purpose of the COE is to conduct innovative research of housing and economic development topics that include homeownership, the production and availability of affordable housing, and related issues such as economic opportunity, employment, education, and health. The COE will apply new and context-specific approaches and methods to studying those challenges to develop innovative, evidence-based policy recommendations. Ultimately, the COE will influence local, state, and national policies, providing evidence-based, innovative approaches to community development based on its research.

PD&R's FY 2022 appropriation provided funding for the development of Centers of Excellence at Hispanic Serving Institutions (HSI). PD&R staff laid the groundwork for an HSI-focused COE NOFO in FY 2022 in a report published on January 17, 2023.

2022 Innovative Housing Showcase

In June 2022, HUD—led by HUD's Office of the Secretary with support from PD&R—and the National Association of Home Builders (NAHB) co-hosted an Innovative Housing Showcase on the National Mall that included displays by 18 exhibitors of prototype homes and related innovative building technologies. Key themes included affordability and resilience. The event brought leaders from the housing industry, federal government,

Congress, the housing finance industry, home building trade associations, and the public together for 3 days of displays. The event drew more than 4,000 people to view and interact with state-of-the-art building technologies and housing solutions, including tiny homes and accessory dwelling units, manufactured homes, modular and 3D concrete printing innovative building systems, and new materials.

Technical Assistance

HUD's Community Compass Technical Assistance and Capacity Building Program is designed to help HUD's customers navigate complex housing and community development challenges by equipping them with the knowledge, skills, tools, capacity, and systems to implement HUD programs and policies successfully and sustainably. The program also provides effective administrative and managerial oversight of HUD funding. Recognizing that HUD customers often interact with a variety of HUD programs as they deliver housing or community development services, Community Compass brings together technical assistance (TA) investments from across HUD program offices, including the Offices of Public and Indian Housing, Community Planning and Development (CPD), Fair Housing and Equal Opportunity (FHEO), and Field Policy and Management. This cross-funding approach allows TA to address the needs of grantees and subgrantees across multiple HUD programs, often within the same engagement. The Community Compass program is centrally managed and coordinated by the Office of Community Planning and Development, with PD&R serving as the HUD-wide technical assistance coordinator for cross-cutting TA resources. PD&R, in partnership with CPD, is co-responsible for working across HUD's programs to improve cross-program TA coordination, to effectively track TA investments, and to plan the best uses of HUD's limited TA funding.

Community Compass funds are awarded through competitive NOFOs. Through a NOFO covering 2 years of funding—FY 2020 and FY 2021—HUD awarded $180,500,320 to support TA and capacity building needs across the Department. Awards include supplemental appropriations for the Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020 and American Rescue Plan TA, and resources to support TA for other federal agencies under an interagency agreement with HUD.

Distressed Cities Technical Assistance Program

Congress continues to appropriate funds to PD&R to provide technical assistance to units of general local government (UGLGs) serving communities experiencing economic hardship. Since program inception in FY 2018, the Distressed Cities and Persistent Poverty Technical Assistance (DCTA) program has received $20.3 million for providing capacity building TA.

The DCTA program is atypical for HUD in a few key ways. First, it directly targets assistance toward UGLGs with fewer than 50,000 people, a subsection of UGLGs that does not often interact directly with HUD. Second, it allows PD&R to provide TA without having a heavy focus on HUD program compliance. Finally, because DCTA is relatively new and has more flexibility than other TA programs, there is constant communication and collaboration between the four providers (Local Initiatives Support Corporation, Enterprise Community Partners, PFM Group Consulting, and BCT Partners, as of FY 2022), PD&R, and HUD field offices to develop tailored TA for each recipient.

The primary focus of DCTA is helping UGLGs improve their fiscal health and build sound financial management practices. Focusing on financial management first lays the foundation for future efforts, such as attracting investors for affordable housing development and competitively applying for CDBG-DR funds post disaster. Currently, the DCTA Program is working with UGLGs in Alabama, Arizona, Arkansas, California, Missouri, Oklahoma, Oregon, Pennsylvania, and Puerto Rico.

Research and Demonstrations

PD&R research and demonstrations align with HUD's strategic goals and cover various topics. This work is directed by PD&R's learning and research agenda, known as the Learning Agenda. Many of PD&R's research and demonstration efforts take 3 to 10 years from the time they are initiated until results are released; whenever possible, however, PD&R makes available interim data, findings, and reports.

PD&R funds research in a variety of ways:

- **Contracts.** PD&R annually issues solicitations for research on specific topics, most of which were identified through the Learning Agenda process or specified by Congress for HUD to undertake.

- **Research NOFO grants.** For projects where HUD wants to provide researchers more flexibility around a research question, PD&R issues Notices of Funding Opportunity (NOFOs) to solicit applications under designated research topics for cooperative agreement awards.

- **Research partnership grants.** PD&R may enter into unsolicited research partnerships with academic institutions, philanthropic entities, or federal, state, or local government agencies. On a rolling basis, PD&R staff reviews unsolicited proposals to assess their relevancy to supporting HUD's research, the extent to which they meet the 50-percent matching requirement, and the rigor of the research design. If they meet those standards and funding is available, PD&R will fund those proposals. Six research partnership projects began in FY 2021–22.

- **The Multidisciplinary Research Team (MDRT).** MDRT is a 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 support HUD's priority policies and goals.

The following sections outline PD&R's process for selecting projects, a compilation of recent PD&R research, the status of current work, and projects that are currently underway.

Learning Agenda

Developing HUD's Learning 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. To support HUD's mission, PD&R engages stakeholders to identify research questions to support a multiyear, Department-wide Learning Agenda. PD&R uses the Learning Agenda as a strategic, 5-year plan to guide research investments and congressional budget requests.

For more than a decade, PD&R has conducted structured engagement with researchers, policymakers, and practitioners inside and outside HUD to develop its research plans. PD&R released its first Research Roadmap FY 2014–18 in 2013, followed by Research

Roadmap Updates in 2017 and 2020. In 2021, PD&R conducted a fresh round of stakeholder engagement to produce the FY 2022–26 Learning Agenda, which going forward, replaces the Research Roadmap. This engagement primarily consisted of listening sessions with HUD program offices, PD&R staff, external federal stakeholders, and people with lived experience of HUD programs. PD&R has found such listening sessions to be the most productive means of generating thoughtful research suggestions because they provide an opportunity for dialogue. In addition to listening sessions, PD&R conducted email outreach to stakeholders and created an electronic mailbox devoted to the Learning Agenda that remains open for ongoing suggestions.

The FY 2022–26 Learning Agenda identifies foundational learning questions that encapsulate what HUD needs to learn for each of the 11 policy areas that reflect HUD's portfolio of work. The Agenda then highlights the specific research questions, projects, and data enhancements needed to answer the foundational learning questions, support evidence-based policy, and advance equity across HUD programs.

Evidence Act

The Foundations for Evidence-Based Policymaking Act of 2018 has transformed the federal context for research, evaluation, and evidence-building. As HUD's primary independent research and evaluation organization, PD&R has a central role in coordinating and implementing the Act's important new requirements across the Department:

- Provide an Evaluation Officer, a Statistical Official, and the new Chief Data Officer to guide and support the development and use of evidence across the HUD enterprise.

- Develop a Learning Agenda that aligns with HUD's Strategic Plan and includes these elements:
  - Policy-relevant questions for which evidence will be developed.
  - Data to be acquired to facilitate the use of evidence in policymaking.
  - Methods and analytical approaches for developing evidence.
  - Challenges for evidence development, including restrictions to data access.
  - Steps to be taken to develop evidence for policymaking.

- Develop Annual Evaluation Plans based on Learning Agenda priorities that identify the significant evaluation activities that the Department will undertake to address critical policy questions and the key information collections or acquisitions to be initiated.

- Conduct agency-wide Capacity Assessments relating to the ability to generate and use evidence.

- Strengthen statistical standards and confidentiality protections.

Completed and Ongoing Projects

The following sections highlight PD&R projects published in FY 2021 and 2022, followed by ongoing research. More information on projects in the pipeline and interim reports for long-term efforts can be found on the HUD User website.

A select set of PD&R reports published in FY 2021 and FY 2022 with short synopsis follows:

The U.S. Department of Housing and Urban Development Geospatial Strategic Plan 2022–2025

September 2022

This document outlines the Department's vision and agenda for effectively managing the geospatial data, technology, and services critical to HUD's stated mission while aligning with statutes and guidelines of the Geospatial Data Act of 2018 (GDA), the Foundations for Evidence Based Policy Act of 2018 (Evidence Act), Open Government Data Act, the Federal Geospatial Coordinating Committee (FGDC), and the strategic goals of the Department. Key to this plan, the following goals offer tangible steps for ensuring access to, and continual innovation of, HUD's geospatial resources:

1. Codify best practices within the Department for geospatial resource management and data governance.

2. Continue to develop HUD's enterprise geospatial resources to guarantee innovative analysis and business solutions that support the stated mission of the Department.

3. Promote HUD's role as an authoritative source of geospatial information and services throughout the Federal geospatial community and the public at large.

4. Cultivate HUD's geospatial user community through training, outreach, and interdepartmental collaboration.

Perceptions of Drinking Water Quality—A Review of the Literature and Surveys Covering the Topic

August 2022

This paper reviews recent literature on water quality perceptions, discusses existing surveys that ask questions on water quality, and outlines information on actual water quality data that are available for the United States. Past research has shown that though most householders in the U.S. view their water quality favorably, a significant number have negative perceptions of their tap water; those with negative views disproportionately tend to be ethnic/racial minorities and those with low incomes. In turn, these households are more likely to turn to expensive and environmentally damaging alternatives such as bottled water. The authors propose a set of questions based on the literature review that focus on primary source of drinking water, alternative sources of drinking water, and the perceptions of tap water.

As no other federal survey asks about perception of water quality and resulting behaviors, the authors argue that HUD could include a module of questions to the American Housing Survey (AHS) that would provide data to determine and track the link between perception of water quality and local-level communication regarding it, the effectiveness of the frequency of receiving such information, and other factors that link perception and consumption.

The AHS is particularly well-suited for these questions as the survey already collects information on the water and plumbing systems in the home alongside other housing characteristics, such as the age of the home, that might be important indicators of water quality.

Aging Gracefully in Place: An Evaluation of the Capability of the CAPABLE Approach

August 2022
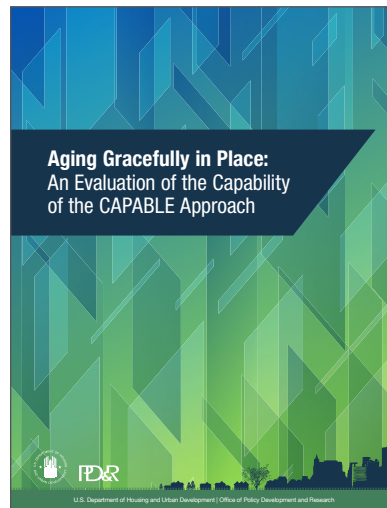
This study evaluates the implementation of Johns Hopkins University's (JHU's) *Community Aging in Place-Advancing Better Living for Elders* (CAPABLE) program in four small organizations in diverse settings to determine if it is feasible, appropriate, and successful when implemented by different types of organizations, in different types of housing stocks, and with clients of varying backgrounds. Results were measured as changes in scores on validated tools for health outcomes, with the primary endpoint of a reduction in Activities of Daily Living (ADL) limitations. Baseline measurements were taken at the start of the study, with a short-term follow-up at 5-6 months and long-term follow-up at 12 months.

Participants were randomly assigned to one of two cohorts: the treatment group and a control group that initially received no benefits, but whose homes were modified after the first two follow-up visits. Treatment resulted in a reduction in ADL limitations. In addition, there was a reduction in the number of falls, pain interference with normal activities, fear of falling, depression scores, and Instrumental Activities of Daily Living (IADL) limitations, as well as a short-term improvement in reported quality of life. No improvement was noted in life space analysis (which measures how far people have traveled in the past month, on a scale from confined to their bedroom to independently travelling out of state) or number of hospitalizations. The study determined that the CAPABLE program is suitable for implementation in a variety of community settings. The research was conducted for PD&R by the National Center for Healthy Housing under a cooperative agreement.

At-A-Glance Six-Year Findings from HUD's First-Time Homebuyer Education & Counseling Demonstration

July 2022

This publication provides a high-level summary of HUD's First-Time Homebuyer Education & Counseling Demonstration. This document gives an overview of the Demonstration, study participant characteristics, study findings six years after random assignment, and implications. This document draws from the Long-Term Impact Report: The HUD First-Time Homebuyer Education and Counseling Demonstration report.

Exploring the Impact of Homebuyer Education and Counseling on Debt, Savings, and Nonhousing Wealth

July 2022
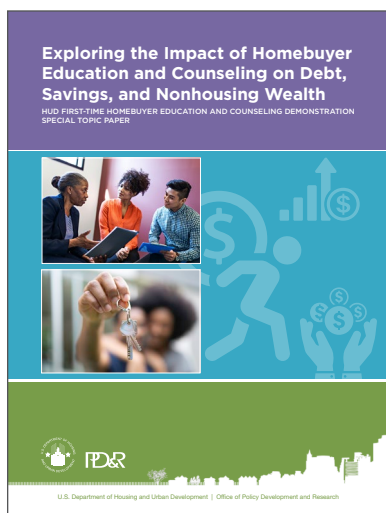
This special topic paper builds on the Long-Term Impact Report: The HUD First-Time Homebuyer Education and Counseling Demonstration report to explore whether homebuyer education and counseling increased nonhousing wealth and savings for low-, moderate-, and middle-income prospective first-time homebuyers. The demonstration's Long-Term Impact Report found that, overall, study participants who were offered homebuyer education and counseling services built more savings and had lower levels of credit card debt—but also had higher levels of student loan debt—than those who did not receive the offer of services. This special topic report examines whether this pattern reflects strategic debt management, such as shifting away from higher-cost consumer debt toward lower-cost student loan debt to build savings and nonhousing wealth.

Long-Term Impact Report: The HUD First-Time Homebuyer Education and Counseling Demonstration

July 2022

Congress, researchers, and practitioners in the field of housing counseling have asked whether pre-purchase homeownership counseling and education for first-time borrowers are effective in expanding access to homeownership and improving borrower outcomes, such as improved credit scores and reduced mortgage delinquencies. HUD designed a large-scale, rigorous, randomized experiment—the First Time Homebuyer Education and Counseling Demonstration—to evaluate the effectiveness of offering free, voluntary homebuyer education and counseling services to first-time homebuyers. Key findings indicate some positive impacts, including higher average credit scores for younger adults (29 years old and younger) and women, increased confidence in the ability of potential homebuyers to find information, decreased credit card debt, and increased savings and investments for treatment group members. However, the study found negative or "no impact" findings for other measures—including no impact on 60-day delinquency rates, no

overall impact on average credit scores, and increased student loan debt. Also, there were no differences in impact by mode of delivery (that is, in-person versus remote services), which has implications for the future delivery of homebuyer education and counseling services because remote delivery costs less. Also, the impact of the intervention had no detectable impact on African-American or Hispanic subgroups when compared with Whites. The market conditions unique to the study period (2013–20) may have influenced the results, including a strong labor market, low unemployment and increasing earnings, low interest rates and rising home prices, and high credit standards. The strict credit standards made it relatively difficult for potential homebuyers to qualify for a mortgage during this period, which the study highlights when discussing homebuyer experiences. A subsequent report expected in 2023 will examine the effects of the COVID-19 pandemic on the demonstration participants' mortgage and credit experiences.

Evaluation of the HUD Youth Homelessness Demonstration Program: Youth Perspectives on Homeless Housing and Services

April 2022
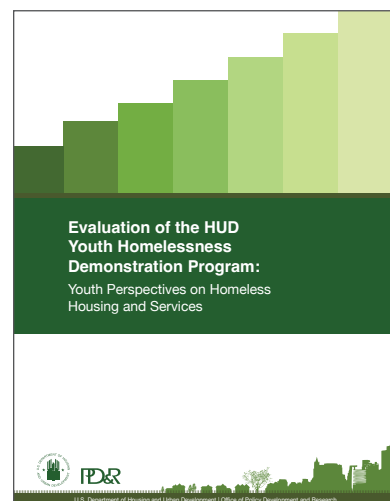
In 2017, HUD awarded funds to 10 Continuums of Care (CoCs) in round one of the Youth Homelessness Demonstration Program (YHDP). The purpose of the YHDP was to enable the CoCs to develop and implement coordinated community approaches to preventing and ending youth homelessness. This report summarizes the perspectives of youth aged 18–24 with experiences of homelessness in the funded communities, 1 year after the initial provision of funding, gathered by interviews.

The Rent Reform Demonstration: Impacts on Work, Housing, and Well-Being After 42 Months

March 2022
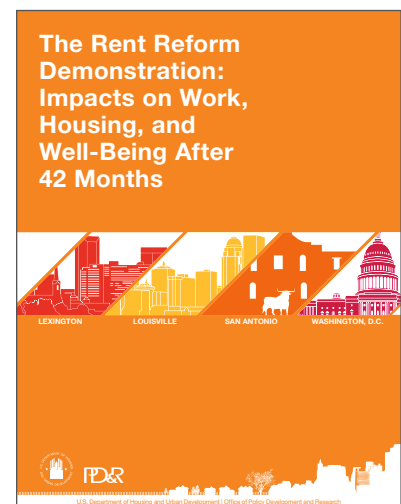
The HUD Rent Reform Demonstration is designed to test whether an alternative rent structure could incentivize increased employment and earnings for families receiving housing subsidies through the Housing Choice Voucher (HCV) program, and whether there is corresponding administrative cost savings to the public housing agencies (PHAs) implementing the new rent structure. In 2015 and 2016, the demonstration was implemented at select Moving to Work (MTW) sites, because these sites provide a natural laboratory for experimentation and observation

of rent reform strategies. A long-term follow-up survey on the full sample of 6,665 study participants was completed in December 2019. Baseline, early effects, and interim findings reports have been published. The Demonstration was extended and continued to follow the Lexington Housing Authority, Louisville Metropolitan Housing Authority, and the San Antonio Housing Authority who operated the new rent policy until the second triennial recertification which occurred in late 2021 or early 2022. The final impact report is expected in 2024.

This report presents results through the first triennial recertification (covering more than 3.5 years of followup) on the new rent policy's impacts on the labor market and housing-related outcomes; the results are based on administrative data and data from a long-term followup survey conducted approximately 42 months after the new rent policy took effect. The results indicate that, when the findings for all four PHAs are combined, the new policy did not increase tenants' employment or average earnings in unemployment insurance-covered jobs during the 42-month followup. The impacts varied somewhat across locations, however, with some positive effects on earnings and employment in Lexington and San Antonio (which were not consistent or sustained); no effects in Washington, D.C.; and the continuation of negative impacts seen previously in Louisville. The new rent policy's hardship remedies were essential for protecting many families from an excessive rent burden. The alternative rent policy had little effect on overall material or financial well-being, causing no undue harm or improvement. Other notable impacts for PHAs and families in the treatment group include: (1) the

new rent policy reduced the frequency and need for time-consuming actions related to regular and interim changes in families' income through the triennial recertification and limited interim recertifications; (2) a majority (70.6 percent) of tenants responding to the long-term followup survey in the alternative rent group favored the new rent policy, particularly the triennial recertification; and (3) the new rent rules led families to retain their housing assistance longer and, therefore, receive larger housing subsidies. A subsequent report, expected at the end of 2023, will examine the new rent policy's effects during a 6-year followup period and provide a process evaluation of the second half of the demonstration.

Report to Congress on the Feasibility of Creating a National Evictions Database

November 2021

The Joint Explanatory Statement and the House Committee Report supporting the 2021 Appropriations Act directed HUD to study the feasibility of creating an evictions database, including collecting information on three types of evictions:

- Formal court-ordered evictions.
- Extra-legal evictions.
- Administrative evictions.

The House Committee Report also requested that HUD examine strategies for collecting data on the characteristics of tenants and landlords involved in the eviction process and provide recommendations for statistical analyses of the data collected. House Committee Report H.R. 116-452 contained a similar request for a feasibility study. This feasibility assessment responds to both requests.

The analysis reflects research by PD&R staff on the three types of evictions, including the data sources available for each eviction type and how researchers and other stakeholders have sought to collect and analyze data related to evictions. PD&R staff also consulted with approximately a dozen key stakeholders to learn about the challenges of and opportunities for collecting data on evictions. The result is a report that provides background on the need for an eviction database (chapter 1); a detailed discussion of lessons learned to date from efforts to collect data on court-ordered, extra-legal, and administrative evictions, including evictions of HUD-assisted households (chapter 2); and a set of potential approaches for how HUD could move forward to build a national dataset on evictions, assuming additional federal funding and action from Congress (chapter 3).

Review of Energy Performance Contracts in Small and Very Small Public Housing Authorities

September 2021
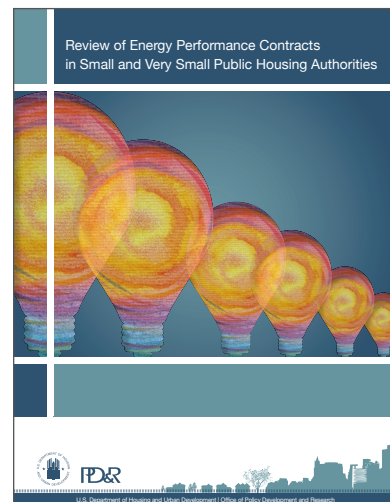
HUD operates an Energy Performance Contract (EPC) program that Public Housing Authorities (PHAs) can use to fund energy efficiency investments from anticipated utility savings. A previous study found that the EPC program effectively improves utility performance and financial and physical conditions in the nation's publicly subsidized housing. This followup study investigated EPC program effectiveness within PHAs administering 500 units or fewer. The majority of PHAs administer such smaller programs, and relatively few smaller PHAs have used EPCs. The results show that smaller PHAs that used EPCs experienced greater reductions in energy and water consumption than PHAs that did not use EPCs. Such PHAs often undertook efficiency improvements using alternative financing means such as capital and operating funds, grants, or subsidies. Since 2015, financial restructuring through HUD's Rental Assistance Demonstration has become an attractive alternative to the EPC program for PHAs that view EPCs as complex or difficult. Enhancements to the EPC program have the potential to enable and encourage smaller PHAs to experience the program's benefits.

Supporting Aging in Place Through IWISH: Second Interim Report from the Evaluation of the Supportive Services Demonstration

September 2021
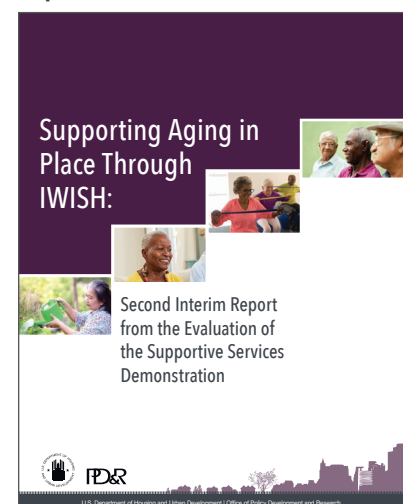
The evaluation of the Supportive Services Demonstration is a large, cluster-randomized controlled trial that tests the Integrated Wellness in Supportive Housing (IWISH) model, which leverages coordinated service delivery to better address the interdependent health and supportive service needs among older residents in HUD-assisted properties. The key hypotheses guiding the demonstration are that the IWISH model will reduce unplanned hospitalizations and use of other types of acute care, increase the use of primary and nonacute care, and increase the length of stay in housing by reducing transitions to long-term care facilities.

The key components of the IWISH model include the following:

1. A full-time resident wellness director and part-time wellness nurse.

2. A structured approach to resident engagement through person-centered interviews and health assessments.

3. Individual Healthy Aging Plans.

4. A Community Healthy Aging Plan.

5. Evidence-based programming and other activities to meet the needs outlined in these plans.

6. Partnerships with healthcare providers.

7. Enhanced service coordination to better meet the health and supportive service needs of residents.

The 3-year demonstration is being implemented in 40 HUD-assisted multifamily properties in seven states that predominantly or exclusively serve households headed by people aged 62 and over. HUD contracted with Abt Associates Inc. and its partner L&M Consulting Group, Inc. to support and document the implementation of the

IWISH model and measure its impact on residents' housing stability and healthcare utilization. The evaluation compares outcomes for residents living in 40 properties that implement the demonstration (the treatment group) with the outcomes of residents living in 84 similar properties that do not implement the demonstration (the control group).

The second in a three-part series, this report documents implementation during the entire demonstration period (October 2017–September 2020), including fidelity to the IWISH model and the experiences of staff, property owners, and residents. The third and final report, expected in late 2023, will show the potential impacts of the demonstration on participants' housing stability and healthcare utilization.

Worst Case Housing Needs 2021 Report To Congress

September 2021
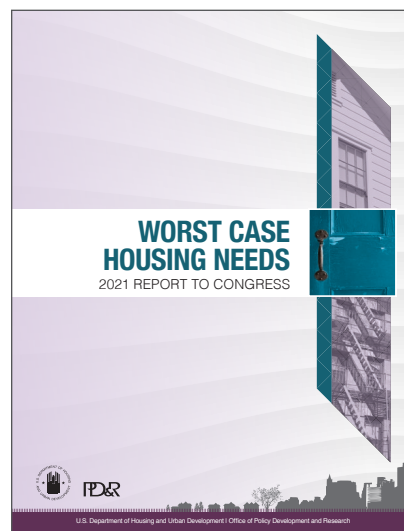
This report is the 18th in a multi-decade series providing national data and analysis of critical housing problems facing very low-income renting families. Renter households with very low incomes who do not receive government housing assistance are defined as having

worst case needs for adequate, affordable rental housing if they pay more than one-half of their income for rent, live in severely inadequate conditions, or both. Drawing on data from the 2019 American Housing Survey, this report finds there were 7.77 million renter households with worst case needs in 2019, a substantial affordable housing problem, although not significantly different from 2017 levels. The private market and public rental assistance programs made only 62 affordable units available per 100 very low-income renters in 2019. The subsequent COVID-19 pandemic and associated economic recession that began early in 2020 pose a great risk of widespread housing problems, a topic that is examined in a special addendum.

Pay For Success: Permanent Supportive Housing Demonstration

August 2021
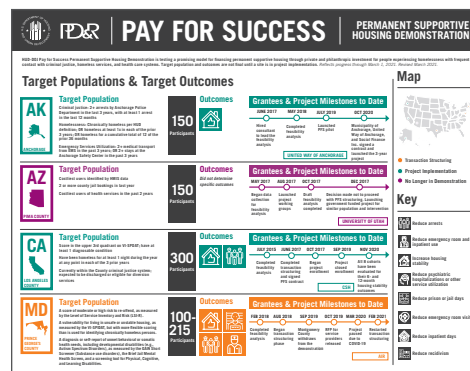
In 2016, HUD and the U.S. Department of Justice (DOJ) launched the Pay for Success (PFS) Permanent Supportive Housing Demonstration (the Demonstration). PFS is an innovative financing model that links payment for programs to the outcomes they achieve. The published Year 3 Report provides a complete picture of the sites' achievements and challenges through December 2019. This

updated infographic shows the sites' latest progress through March 2021, demonstrating: (1) the implementation progress for three of the six sites, with one more site (Anchorage) advancing to join Los Angeles and Lane County in the project implementation phase, and (2) that transaction structuring work continues for the other three sites. Data collection for Years 4 and 5 of the Demonstration continues.

### Understanding Rapid Re-Housing: What Did We Learn?

July 2021
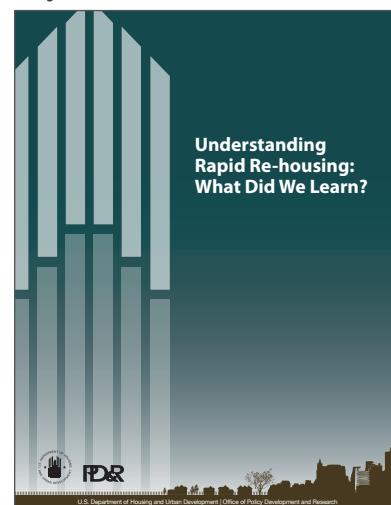
The *Understanding Rapid Re-housing* study seeks to shed light on the current state of rapid re-housing (RRH) regarding participant outcomes and program practices in different types of communities. RRH, time-limited rental assistance for people experiencing homelessness, is an increasingly popular option for quickly moving individuals and families out of emergency shelters and into housing. This summary paper draws on the totality of the research undertaken in the study, synthesizes the study's findings on program design, funding sources, and outcomes in an accessible brief, and highlights what remains to be learned about RRH.

Work, Engagement, and Well-Being at the Midpoint: Findings from the Family Self-Sufficiency Evaluation

July 2021
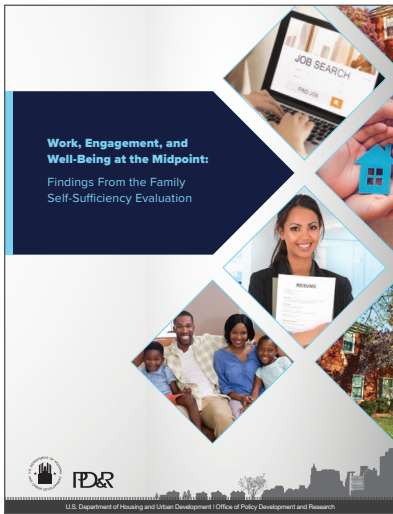
In 2012, HUD commissioned a national random assignment evaluation of the Family Self-Sufficiency (FSS) program and its impacts on the labor market and other quality of life outcomes for households receiving Housing Choice Vouchers. The FSS program has two key components: (1) case managers who work with participant households to develop individualized self-sufficiency plans and access community services, and (2) savings and asset development via interest-bearing escrow accounts based on increases in earnings.

The Work, Engagement, and Well-Being report examines FSS program implementation, participants' engagement, and program impacts on labor force participation and government benefits receipt. Three years after random assignment into the FSS treatment or the control group, the research team concluded that: (1) FSS increased participation in a range of employment-related services, especially education and financial literacy; (2) participants in the FSS program did not experience a sustained increase in employment rates or average earnings;

and (3) FSS participants experienced steady shifts from part-time to full-time employment.

Assessing Costs and Benefits of Chicago's CDBG-Funded HomeMod Program

April 2021
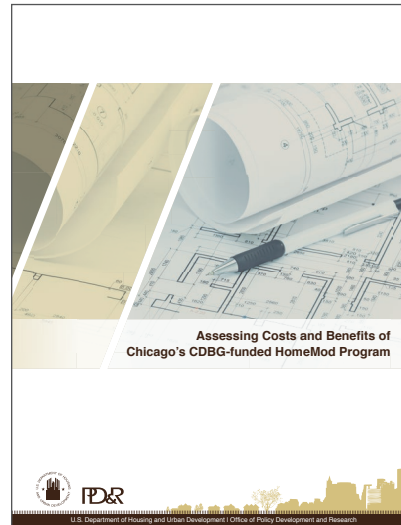
The City of Chicago uses the HomeMod Program to address the shortage of accessible housing and increase the supply of units suitable for people with disabilities. Under the administration of the Mayor's Office for People with Disabilities, the HomeMod Program provides home modifications for people under 60 who have disabilities. HUD provides roughly 71 percent of the program's funding through its Community Development Block Grant (CDBG) program. The city supplements the CDBG funds with corporate and private donations, funding from the Chicago Housing Authority, foundations, and other sources.

Although the HomeMod Program is open to people with any type of disability—such as cognitive, mental, physical, or sensory—nearly 90 percent of participants have a mobility impairment. This report examines the costs and some of the benefits of the HomeMod Program from the

perspective of the government as the primary funding source for many of the services and residential options people with disabilities use.

One purpose of the report is to demonstrate a method and the types of data needed to assess the effects of a specific CDBG-funded activity— the HomeMod Program. Another purpose is to determine whether the home modifications might provide more quantifiable benefits to the government—in avoided future costs for services to people with disabilities, such as home health aides or nursing home care—than the upfront costs of the modifications, which is a measure of the efficiency of the CDBG-funded activity.

Exploring Homelessness Among People Living in Encampments and Associated Cost: City Approaches to Encampments and What They Cost

April 2021

Exploring Homelessness Among People Living in Encampments and Associated Cost

City Approaches to Encampments and What They Cost

U.S. Department of Housing and Urban Development | Office of Policy Development and Research
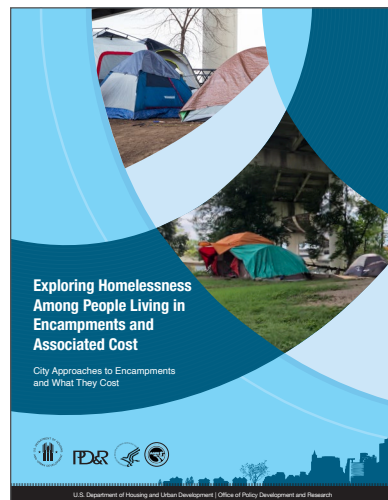
As of 2019, homeless encampments were appearing in numbers not seen in nearly a century. The growth of encampments mirrored the increase in unsheltered homelessness overall. It seemed to reflect a complex set of societal factors, including a lack of affordable housing and the persistence of deep poverty and chronic homelessness. Even before the

COVID-19 pandemic, communities nationwide struggled to respond to public pressure to relocate people living in encampments and prevent the formation of new encampments with only a weak knowledge base to structure that response.

This study lays out a novel framework for approaches to encampments in cities around the country: clearance with support, clearance with little or no support, tacit acceptance, and formal sanctioning. Local officials in the four cities that were the main focus of this study—Chicago, Houston, Tacoma, and San Jose—generally converged on a common strategy for responding to their most visible encampments: "clearance and closure with support." In this approach, clearance (removing structures and personal belongings from the encampment) and closure (preventing people from returning to the encampment) have followed resource-intensive outreach to help connect encampment residents with needed services to try to ensure that every resident has somewhere to go at the point of encampment closure. Annual spending in FY 2019 related to community responses to encampments ranged from $3,393,000 in Houston to $8,557,000 in San Jose. The cost per unsheltered homeless person ranged from $1,672 in San Jose to $6,208 in Tacoma. Across the four cities, the greatest expenditures related to encampment-related activity were for outreach, while efforts related to cleaning, clearance, and shelter/housing placement varied considerably based on local priorities and approaches. This study was not designed to measure the relative effectiveness of approaches to encampments. However, these findings demonstrate that permanent resolution of any given encampment

(resolving homelessness for the people in the encampment and preventing the formation of a new encampment at that site) requires substantial investment, both in services and housing and shelter options, but that mitigation, management, and removal efforts in isolation all come with considerable costs.

This report is part of the *Exploring Homelessness Among People Living in Encampments and Associated Costs* study.

Moving to Work Retrospective: Moving to Work Agencies' Use of Project-Based Voucher Assistance

April 2021
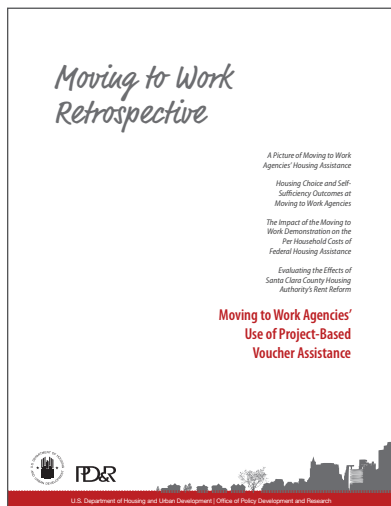
This study examines MTW agencies' use of project-based vouchers (PBVs)—voucher funds attached to specific units through long-term contracts—including the extent of use, locations, and factors associated with PBVs, and selected comparisons to traditional agencies. In 2016 nine (of 39) MTW agencies exceeded the cap on PBV funding that applied then to traditional PHAs. Compared with tenant-based vouchers at the same agency, PBVs were in census tracts with higher education levels, lower transportation costs, higher poverty, and lower air quality. Compared with others, White households in every housing

program were in better neighborhoods. Neighborhood poverty levels were the same for MTW agencies' PBVs in Rental Assistance Demonstration developments, Low-Income Housing Tax Credit (LIHTC), and other properties. In addition, more racial segregation in a county was associated with higher shares of PBV-assisted households in higher-poverty neighborhoods. MTW and traditional agencies used more PBVs when they were in tight rental markets and had more distressed public housing. Three case studies describe how MTW agencies used PBVs to address priority goals, including bringing educational services to families with young children, preserving existing affordable units, and housing the homeless.

Moving to Work Retrospective: A Picture of Moving to Work Agencies' Housing Assistance

April 2021
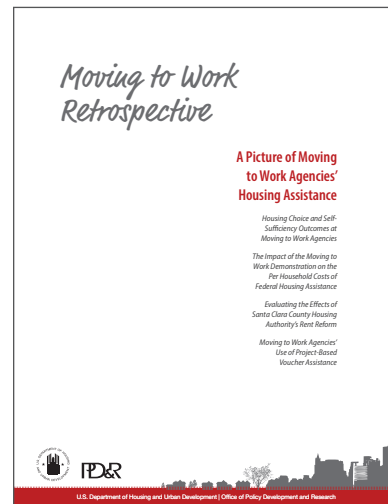
This article, one of six reports produced by HUD's Moving to Work (MTW) retrospective evaluation, describes MTW agencies in charts, graphs, and tables. It reports the demonstration's growth between 2003 and 2017 (from 22 to 39 agencies) and its increasing share of HUD funding to public housing agencies (PHAs) (from 9 to 17 percent). The report documents MTW agencies'

large size and their high-cost housing markets and shows that MTW agencies and traditional PHAs serve households that are nearly the same in terms of age, sex, disability status, family composition, income, and rent burden, but that MTW-assisted households are more likely to be Black. Further, it shows that neighborhood poverty levels for assisted households hardly differ by agency type. Only two differences emerged: compared with traditional PHAs, between 2008 and 2016, MTW agencies more rapidly increased project-based vouchers and added new households to their portfolios. In 2016, MTW agencies provided local, nontraditional housing assistance to about 10,000 households, counting sponsor-based programs, development units, and homeownership assistance. An online feature associated with this report, hosted by the Urban Institute, provides information about housing assistance at each MTW agency in 2008 and 2016 and allows users to download the data underlying this report.

Moving to Work Retrospective: Housing Choice and Self-Sufficiency Outcomes at Moving to Work Agencies

April 2021
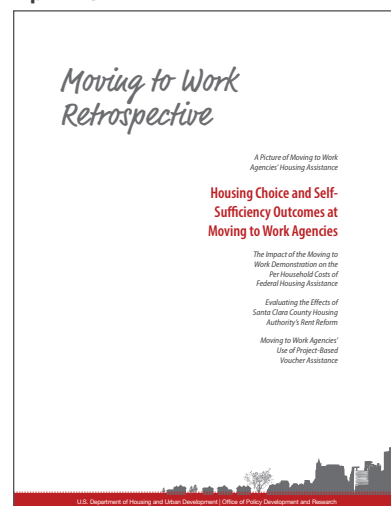
This study finds that MTW agencies increased the share of new households served, an indicator of performance in relation to the statutory objective of housing choice. The study also offers evidence that households at MTW agencies do better than households at traditional agencies on three indicators of self-sufficiency: (1) income gains (albeit starting from a lower baseline), (2) receipt of minimal housing assistance payment (HAP), and (3) the likelihood of leaving assistance if receiving minimal HAP. Finally, it finds that MTW agencies are the same as traditional PHAs on measures of neighborhood quality, public housing quality, and share of households with Family Self-Sufficiency escrow accounts. This study used Comparative Interrupted Time Series methods to compare trends in groups of MTW agencies with trends at comparable traditional PHAs. The method selects comparison PHAs that are similar to the MTW agencies during the period before the MTW agency implemented MTW policies.

Unsheltered Homelessness and Homeless Encampments in 2019

April 2021
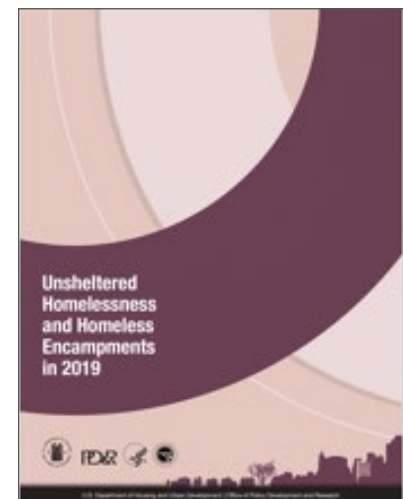
This brief presents estimates of the number of people experiencing

unsheltered homelessness on a single night in January 2019. It discusses definitions of encampments, who is experiencing unsheltered homelessness generally and in encampment settings, why unsheltered homelessness is increasing overall, and what is driving the increase in encampments.

This report is part of the *Exploring Homelessness Among People Living in Encampments and Associated Costs* study.

Ongoing Research

Research can take many years to complete. In any given year, new projects are being started, many more are still under way, and some are completed. The following exhibits reflect many of the projects recently started and currently under way at the conclusion of FY 2021–22.

Exhibit 6. Ongoing Research Projects in the Program Evaluation Division (Excluding Notice of Funding Opportunity [NOFO] Grants and Research Partnerships)

Project Title	Vendor/Staff
Moving to Work Expansion: Landlord Incentives	Abt Associates, Inc.
Moving to Work Expansion: Asset Building	Abt Associates, Inc./ MEF Associates
Community Choice Demonstration (CCD) Evaluation (formerly known as Housing Choice Voucher [HCV] Mobility Demonstration Evaluation)	Abt Associates, Inc.
Housing Discrimination: Innovative Methodologies	2M Research
Study of Childcare in Public Housing	Summit Consulting
Evaluation of the Eviction Protection Grant Program	2M Research
Evaluating the Use of the Coronavirus Aid, Relief, and Economic Security Act of 2020 (CARES Act) Waivers by Public Housing Agencies (PHAs)	2M Research
The Family Options Study: 12-Year Followup	Abt Associates, Inc.
Evaluation of the Integrated Wellness in Supportive Housing (IWISH) Supportive Services Demonstration, Phase 2	Abt Associates, Inc.
Evaluation of the HUD/Department of Justice (DOJ) Pay for Success (PFS) Permanent Supportive Housing (PSH) Demonstration	The Urban Institute

Exhibit 7. Ongoing Projects of the Affordable Housing and Research Technology Division (Excluding Notice of Funding Opportunity [NOFO] Grants and Research Partnerships)

Project Title	Vendor/Staff
Overcoming Barriers to Affordable Housing	RNN Architects
Study of Sub-metering Utilities in Public Housing, Multifamily Housing, and Rental Assistance Demonstration Projects II	Steven Winter Associates
Work, Engagement, and Well-Being at the Midpoint: Findings from the Family Self-Sufficiency Program Demonstration (Year 3 Report)	MDRC
Getting to the Finish Line: Five-Year Findings from the Family Self-Sufficiency Program Evaluation	MDRC
Looking to the Future: Final Report on Program Effects and Lessons from the Family Self-Sufficiency Program Evaluation	MDRC
Family Self-Sufficiency Program—Sustained Income Growth Study	In House-Lynn Rodgers
Strategies for Reducing the Regulatory Impediments to the Financing and Siting of Factory Built Housing in American Communities	2M Research
YIMBY 2020: Toward Establishing a Research Agenda for Addressing Regulatory Barriers in the 21st Century	Chitra Productions
MDRT Task Order 6: Identifying a Measure of the Impact of Regulatory Barriers on Affordable Housing	2M Research/University of Maryland College Park
HUD Noise Research—Phase II	Volpe National Transportation Systems Center
Fair Housing Act Design Manual	ATI, Inc and LCM Architects
Evaluation of the Older Adult Home Modification Grants	Healthy Housing Solutions, LLC
FY20 American Housing Survey Non-Response Project	GSA Office of Governmentwide Policy-Office of Evaluation Sciences
An Exploratory Study of Factory-Built Homes and Their Implications for Affordability	2M Research
Innovation in Affordable Housing Student Design and Planning Competition	Schatz Publishing
Older Adult Home Modification Grant Evaluation	Healthy Housing Solutions, LLC
Housing Codes and Public Violation Database Feasibility Assessment	TBA

Notes: MDRT = Multidisciplinary Research Team. YIMBY = Yes, In My Backyard.

Exhibit 8. Ongoing Research Projects of the Program Monitoring and Research Division (Excluding Notice of Funding Opportunity [NOFO] Grants and Research Partnerships)

Project Title
Mortality Rates in HUD-Assisted Populations Over Time and Relative to Other Low-Income Populations in the U.S.
Opportunities for Interventions: Medicare Advantage Enrollment Among Older Adults in HUD-Assisted Housing
Researching the Use of IRS Administrative Records to Understand the Income Trajectories of HUD-Assisted Individuals
U.S. Postal Service (USPS) Data Enhancement
USPS Vacancy Data
Health Surveys Data Linkage

Exhibit 9. Ongoing Notice of Funding Opportunity (NOFO) Awarded Projects

Project Title	Grantee/Recipient
Historically Black Colleges and Universities (HBCU) Research Center of Excellence	Texas Southern University
HBCU Research Center of Excellence	Howard University
Alternative Methods for Calculating Fair Market Rents (FMRs) in Rental Markets with Rapidly Rising Rents	University of Georgia
Alternative Methods for Calculating Fair Market Rents (FMRs) in Rental Markets with Rapidly Rising Rents	UrbanSim
Alternative Methods for Calculating Fair Market Rents (FMRs) in Rental Markets with Rapidly Rising Rents	Urban Institute
Impact of Rental Assistance Demonstration (RAD) on Children in HUD-Assisted Households	New York University Furman Center
Impact of Rental Assistance Demonstration (RAD) on Children in HUD-Assisted Households	University of North Carolina Chapel Hill
Cooperative Research in Housing Technologies	The Regents of the University of California Berkeley
Cooperative Research in Housing Technologies	Systems Building Research Alliance
Cooperative Research in Housing Technologies	Louisiana State University
Cooperative Research in Housing Technologies	Texas A&M Engineering Experiment Station
Cooperative Research in Housing Technologies	Oklahoma State University
Cooperative Research in Housing Technologies	Home Innovations Research Lab
Eviction Protection Grant Program	Connecticut Fair Housing Center
Eviction Protection Grant Program	Legal Services of Eastern Missouri
Eviction Protection Grant Program	Legal Aid Center of Southern Nevada
Eviction Protection Grant Program	Idaho Legal Services
Eviction Protection Grant Program	Advocates For Basic Legal Equality

Exhibit 9. Ongoing Notice of Funding Opportunity (NOFO) Awarded Projects *(continued)*

Project Title	Grantee/Recipient
Eviction Protection Grant Program	Atlanta Volunteer Lawyers Foundation
Eviction Protection Grant Program	Jacksonville Area Legal Aid
Eviction Protection Grant Program	Legal Aid Society of Northeastern New York
Eviction Protection Grant Program	Legal Assistance of Western New York
Eviction Protection Grant Program	Legal Services of New Jersey
Eviction Protection Grant Program	Legal Aid Society of San Bernadino
Eviction Protection Grant Program	West Tennessee Legal Services
Eviction Protection Grant Program	Legal Services of Greater Miami
Eviction Protection Grant Program	Acadiana Legal Services Corporation
Eviction Protection Grant Program	Pine Tree Legal Assistance
Eviction Protection Grant Program	Legal Services of Oklahoma
Eviction Protection Grant Program	Legal Services of Hudson Valley
Eviction Protection Grant Program	City of San Antonio
Eviction Protection Grant Program	Northern Manhattan Improvement Corporation
Eviction Protection Grant Program	One-Eighty Place
Social and Economic Impacts of the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs	The Regents of the University of Idaho
Social and Economic Impacts of the CDBG and HOME Programs	Urban Institute
Examining Long-Term Outcomes Following Exit from HUD-Assisted Housing	Seattle King County
Examining Long-Term Outcomes Following Exit from HUD-Assisted Housing	The Regents of the University of California Berkeley
HBCU Cooperative Research In Housing Technologies	Tennessee State University
Estimating the Prevalence and Probability of Homeless Youth	Case Western Reserve University
Estimating the Prevalence and Probability of Homeless Youth	Chapin Hall Center for Children
Estimating the Prevalence and Probability of Homeless Youth	Center for Policy Research
Moving to Work (MTW) Cohort 1 Small Grant	Auburn Housing Authority
Moving to Work (MTW) Cohort 1 Small Grant	Sheffield Housing Authority
Moving to Work (MTW) Cohort 1 Small Grant	Housing Authority of the City of Ozark
Moving to Work (MTW) Cohort 1 Small Grant	Fayetteville Housing Authority

Project Title	Grantee/Recipient
Moving to Work (MTW) Cohort 1 Small Grant	City of Pomona Housing Authority
Moving to Work (MTW) Cohort 1 Small Grant	Solano County Housing Authority
Moving to Work (MTW) Cohort 1 Small Grant	Brighton Housing Authority
Moving to Work (MTW) Cohort 1 Small Grant	Housing Authority of the City of New Smyrna Beach
Moving to Work (MTW) Cohort 1 Small Grant	Housing Authority of Newnan
Moving to Work (MTW) Cohort 1 Small Grant	Housing Authority of the City of Pocatello
Moving to Work (MTW) Cohort 1 Small Grant	Ruston Housing
Moving to Work (MTW) Cohort 1 Small Grant	Rockville Housing Enterprises
Moving to Work (MTW) Cohort 1 Small Grant	Housing & Redevelopment Authority of Hibbing
Moving to Work (MTW) Cohort 1 Small Grant	Kandiyohi County Housing and Redevelopment Authority
Moving to Work (MTW) Cohort 1 Small Grant	McLeod County Housing and Redevelopment Authority
Moving to Work (MTW) Cohort 1 Small Grant	Randolph County Housing Authority
Moving to Work (MTW) Cohort 1 Small Grant	Washington County Community Development Agency
Moving to Work (MTW) Cohort 1 Small Grant	Ripley County Public Housing Agency
Moving to Work (MTW) Cohort 1 Small Grant	Robeson County Housing Authority
Moving to Work (MTW) Cohort 1 Small Grant	South Sioux City Housing Agency
Moving to Work (MTW) Cohort 1 Small Grant	Dover Housing Authority
Moving to Work (MTW) Cohort 1 Small Grant	Township of Neptune Housing Authority
Moving to Work (MTW) Cohort 1 Small Grant	Pleasantville Housing Authority
Moving to Work (MTW) Cohort 1 Small Grant	Housing Authority of Cheraw
Moving to Work (MTW) Cohort 1 Small Grant	Housing Authority of Fort Mill
Moving to Work (MTW) Cohort 1 Small Grant	Maryville Housing Authority
Moving to Work (MTW) Cohort 1 Small Grant	Housing Authority of Travis County
Moving to Work (MTW) Cohort 1 Small Grant	Rosenberg Housing Authority
Moving to Work (MTW) Cohort 1 Small Grant	Bristol Redevelopment and Housing Authority
Moving to Work (MTW) Cohort 1 Small Grant	Harrisonburg Redevelopment and Housing Authority
Moving to Work (MTW) Cohort 1 Small Grant	Brattleboro Housing Authority

Exhibit 10. Ongoing Research Partnership Awards

Project Title	Grantee/Recipient
High Cost Lending in Rural America and the Great Recession	Middlebury College and USDA
Relationship Between Receipt of Housing Assistance and Social Health	Washington State Department of Social and Health Services
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
Moving to Opportunity: Platform to Improve Health	Johns Hopkins University
Coming Home: An Evaluation of New York City Housing Authority's (NYCHA's) Family Reentry Pilot	Vera Institute for Justice
High-Cost Cities, Gentrification, and Voucher Use: Exploring Access to Quality Homes and Neighborhoods	New York University Furman Center
Modeling Temporary, Interim, and Permanent Housing Demand & Capacity for Medically Fragile & Vulnerable Populations	Old Dominion University
Light-Gauge Cold-Formed Steel Framed Building Shake Table Test Program	University of California San Diego
Housing Outcomes, Tenant Satisfaction, and Community Integration in Single-site and Scattered-site Housing First Models: A Randomized Trial	DePaul University
To Conduct an Independent Study of Savings Associated with Public and Private Mitigation	National Institute of Building Sciences
Washington, DC's Flexible Rent Subsidy Pilot Program (FRSP)	Urban Institute
Evaluating the Impact of a Work Requirement in Public Housing	University of North Carolina at Chapel Hill
HUD Assisted Residents with Disabilities	University of New Hampshire
Stabilized Rammed Earth (SRE) Building: Monitoring the Energy Efficiency and Thermal Comfort	West Virginia University
Shared Housing: What Can the United States Learn from the Federal Republic of Germany's Shared Multi-Generational Housing Model	German Marshall Fund of the USA
Housing and Children's Health Study	Johns Hopkins University
Evaluation of Tacoma Housing Authority's College Housing Assistance Program	Temple University
First Time Home Ownership in Fringe Cities: A Case of Brockton, MA	President and Fellows of Harvard College
Phase 2 Evaluation of Innovative Family Self-Sufficiency (FSS) Programs Administered by the Nonprofit Compass Working Capital in Partnership with Massachusetts Public Housing Agencies (PHAs)	Abt Associates Inc.
Facilitating the Study of Assisted Housing and Effects on Children and Facilities	Johns Hopkins University (JHU)
Leveraging Landlords to Enhance Choice and Take-Up in the Housing Choice Voucher Program	New York Furman Center for Real Estate and Urban Policy

Exhibit 10. Ongoing Research Partnership Awards *(continued)*

Project Title	Grantee/Recipient
Modeling the Mobility and Coordination of Material, Labor, and Displaced Vulnerable Populations for Housing Recovery	Old Dominion University Research Foundation
HUD's Current and Future Role in U.S. Industrialized Construction	National Institute of Building Sciences
Out of plane and Axial Hazard-Agnostic Design of 3D Printed Concrete (PC) Walls to Enable Hazard Resilient 3D Printed Concrete Single/Multi-Family Housing	Texas A&M University
Breaking Barriers: Affordable Housing in Cities for All	The German Marshall Fund

Evaluation of the Community Choice Demonstration

PD&R, in collaboration with HUD's Office of Public and Indian Housing, is implementing and evaluating the Community Choice Demonstration Evaluation (formerly Housing Choice Voucher Mobility Demonstration Evaluation). This large-scale, multi-site, randomized controlled trial will test and evaluate the effectiveness of providing voucher assistance and mobility-related services to families with children to facilitate moves to lower-poverty, higher-opportunity areas. At participating public housing agencies (PHAs) across the country, families with children interested in participating will be randomized to a treatment group that is offered voucher assistance and mobility-related services or a control group that will be offered voucher assistance and business-as-usual services typically provided by the PHA; families new to the voucher program and families already receiving voucher assistance but interested in moving will be eligible to participate.

The evaluation is planned for two phases. In phase one, HUD will evaluate the effectiveness of a suite of comprehensive mobility-related services, which include a variety of services such as pre-move support, landlord outreach, family financial assistance, landlord financial incentives, and post-move counseling. In phase two, HUD will roll out a third experimental arm to test the effectiveness of selected mobility-related services, consisting of subsets of the most promising services that are likely to promote moves to opportunity areas and be more cost-effective than the full suite of services.

HUD will conduct an impact analysis to assess whether there are differences in the treatment and control group on moves to—and persistence in—opportunity areas and to understand the costs associated with these services. In addition, the study team will conduct baseline surveys and interview families, program staff, and landlords to help HUD understand the barriers to moves to opportunity areas and inform the composition of selected mobility-related services to be tested in phase 2. Importantly, HUD is setting up the study to measure not only short-term impacts on moves and persistence, but also to ensure HUD and qualified researchers can assess long-term impacts on health, education, employment, and other outcomes through administrative data matching long after the demonstration is completed.

> "As of August 2022, HUD has initiated the pilot phase of the Community Choice Demonstration. Participating PHAs will be entering the pilot on a rolling basis over the next 4 months as we put in place the core features of the Demonstration that will be implemented over the next several years. After years of planning, we are excited to finally be starting this incredibly important study and working with a fantastic group of PHAs across the country."
>
> **—Leah Lozier, Ph.D.**
> *Social Science Analyst, Program Evaluation Division*

PD&R's Outreach and Dissemination

PD&R continually aims to improve the way it disseminates research and reaches out to its stakeholders. When in-person events were nearly universally canceled starting in March 2020 due to the COVID-19 pandemic, PD&R started to rely more heavily on electronic means of outreach and dissemination, including the biweekly online magazine *PD&R Edge* and eList updates, to ensure researchers and the public stayed current on PD&R research and data. With more than 8,870 followers on Twitter and 8,248 followers on Facebook, PD&R's social media presence provides further opportunities to virtually engage with the public. PD&R also markets its products online and in print in top industry outlets to ensure a wide audience, even in the absence of in-person events.

Still at the core of PD&R's dissemination work is the HUD User website, through which all PD&R's research and communications flow. The website is updated regularly with the latest publication and data releases.

Exhibit 11. HUD User Usage FY 2021–22

	FY 2021	FY 2022*
Total number of downloads	9.80 million	8.00 million
Average downloads per month	814,937	846,354
Average page views	5.65 million	7.11 million
Orders processed	246	233
Publications disseminated	25,290	50,251

* = as of September 30, 2022.

PD&R Sponsored Events

In FY 2021 and FY 2022, PD&R hosted eight events that were open to the public and three webinars that highlighted the exciting work being done by PD&R and the Department.

- Innovation in Affordable Housing, Student Design and Planning Competition (April 14, 2021). The competition invited teams of graduate students from multiple disciplines to submit plans in response to a real-life affordable housing design issue.

- PD&R Quarterly Update—Services in HUD Assisted Housing (April 29, 2021). At this event, speakers discussed how HUD programs could help families continue to have access to affordable housing and grow savings to weather crises, reverse wealth building inequities, improve housing choices, and meet career and family goals, such as sending children to college.

- PD&R Quarterly Update—Advancing Equity in the Home Valuation Process (July 29, 2021). During this event, HUD Secretary Marcia Fudge announced a new interagency initiative called the Interagency Task Force on Property Appraisal and Valuation Equity (PAVE), which was followed by a panel discussion on the conditions surrounding inequity in home valuations.

- PD&R Quarterly Update—Government's Response to the Eviction Crisis (December 9, 2021). This event brought together federal, state, and local stakeholders to discuss the whole-of-government response to the eviction crisis.

- Innovation in Affordable Housing, Student Design and Planning Competition (April 13, 2022). The competition invited teams of graduate students from multiple disciplines to submit plans in response to a real-life affordable housing design issue.

- PD&R Quarterly Update—Intersectionality of Youth Homelessness (May 12, 2022). This event focused on the intersectionality of youth homelessness and how youth with different lived experiences of homelessness may require more targeted and effective approaches to prevent housing instability.

- Innovative Housing Showcase (June 10–12, 2022). Hosted in collaboration with the National Association of Home Builders, this event featured new building technologies and housing solutions that are making homeownership more affordable for American families and homes more resilient during natural disasters. Packed with panel discussions, interviews, demos, and exhibits of prototype homes, the Showcase attracted more than 4,000 people.

- PD&R Quarterly Update—Climate and Housing (September 22, 2022). This event brought together experts to discuss topics including relocation, decarbonization, housing affordability, disparities in climate risks, and health impacts of climate change.

- Innovations in Energy Efficiency Webinar Series (November 29–December 2, 2021) This eight-part virtual conference was a collaboration between HUD and the Department of Energy with a focus on energy efficiency in housing. Webinar topics ranged from an introduction to energy efficiency fundamentals to advanced topics such as exterior retrofits and the latest energy code requirements.

- Community Resilience Planning for Disaster Recovery (December 2, 2021). This webinar provided an overview of long-range plans for improving the resilience of affordable housing stock to natural hazards. It also introduced guidance and tools developed by the National Institute of Standards and Technology and other associated tools that communities will have the opportunity to use.

- Public Engagement Session Puerto Rico Income Limits (June 22, 2022). PD&R staff provided an overview of how area median family incomes and Income Limits are calculated in Puerto Rico.

Dissemination to Housing and Community Development Professionals Through Conferences

Housing and community development professionals are members of several associations. At events held by those associations, many folks become aware of the research and data produced by PD&R. As shown in exhibit 12, PD&R, in 2021 and 2022, exhibited at 13 conferences and events, highlighting the research and data available from the HUD User website.

Exhibit 12. Conferences and Events Where HUD Exhibited in FY 2021–22

Event	Date	Location
2021 American Real Estate Society Annual Conference Virtual Meeting	March 17–20, 2021	Virtual
Council of Large Public Housing Authorities' (CLPHA's) 2021 Housing is Virtual Summit	May 4–6, 2021	Virtual
2021 American Planning Association National Planning Conference (NPC) 2021 Virtual Conference	May 5–7, 2021	Virtual
2021 Urban Land Institute (ULI) Virtual Spring Meeting	May 10–12, 2021	Virtual
2021 National Association of Counties (NACO) Annual Conference & Exposition	July 9–11, 2021	National Harbor, MD
Public Housing Authorities Directors Association (PHADA) 2021 Virtual Annual Convention & Exhibition	September 12–14, 2021	Virtual
2021 Virtual National Alliance to End Homelessness National Conference on Ending Homelessness	September 21–24, 2021	Virtual
2021 National Association of Housing and Redevelopment Officials (NAHRO) Online National Conference & Exhibition	October 7–8, 2021	Virtual
2021 National League of Cities Virtual City Summit	November 15–19, 2021	Virtual
Virtual HAC 2021 National Rural Housing Conference	November 30–December 3, 2021	Virtual
American Planning Association 2022 National Planning Conference Virtual and In Person	May 18–20, 2022	Virtual
National Association of Home Builders (NAHB)/HUD 2022 Innovative Housing Showcase	June 10–12, 2022	Washington, D.C.
National Association of Counties 2022 Annual Conference and Exposition	July 21–24, 2022	Aurora, CO

In addition, PD&R sponsored the Housing Discrimination Study Innovative Methodology Project Conference on September 27, 2022. This conference focused on the identification and measurement of housing discrimination. This event is part of an exciting study to find new and innovative methodologies that uncover and measure housing discrimination. The objective was to discuss methodologies to augment current testing approaches, such as paired and sandwich testing. This conference was an opportunity to meet experts in the field of discrimination research and testing, discuss ideas, and ask questions.
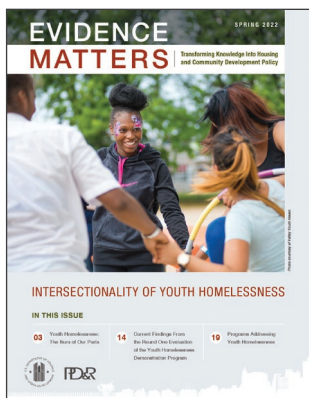
Periodicals

PD&R produces several periodicals as part of its outreach efforts to different audiences.

EDGE PD&R

PD&R Edge. *Edge* is PD&R's biweekly online magazine providing news, a message from PD&R leadership, and a wide range of information about housing and community development issues, research, and best practices. Exhibit 13 and 14 provide viewership information for the periodical.

Exhibit 13. Average Page Views Per Month

FY	Average Page Views Per Month
FY 2021	115,577
FY 2022	177,289

Exhibit 14. Most Viewed *Edge* Articles in FY 2021 and FY 2022

Article Title	Date Posted
Why Housing Matters for Successful Reentry and Public Safety	April 19, 2022
Reforming the Eviction System During and After the Pandemic	September 20, 2022
Fostering Child Well-Being and Healthy Homes	September 9, 2016
Community Gardens Can Help Increase Food Security	February 8, 2021
The Advance Child Tax Credit: An Opportunity for HUD-Assisted Families with Children	August 23, 2021
Rental Assistance Demonstration Evaluation: Final Report	November 4, 2019
Vienna's Unique Social Housing Program	January 13, 2014
Rental Burdens: Rethinking Affordability Measures	September 22, 2014
Landlords	June 11, 2018
Lessons From Nonprofit Administrators of the Emergency Rental Assistance Program	September 20, 2022

Evidence Matters. *Evidence Matters* highlights topics that connect policymakers at all levels, researchers, advocates, and industry members with clear, accessible, and timely information. The subscriber base is more than 25,000, in addition to those individuals who read it online.

The following issues of *Evidence Matters* were published during FY 2021–22.

1. Summer/Fall 2020: Supporting Homeowners and Renters During Times of Disruption—This issue of *Evidence Matters* examines the strains on, and supports for, the various actors in the housing market, including renters, homeowners, landlords, mortgage lenders, and investors.

   - Feature article: The Federal Government Steps Up in Times of Disruption

- Research Spotlight article: The Federal Housing Administration: Bringing the Housing Finance System Out of a Chaotic Situation
- In Practice article: State Moratoria Support Households Experiencing Financial Hardship

2. Summer 2021: Evictions—This issue of *Evidence Matters* examines the nation's eviction crisis.
   - Feature article: Affordable Housing, Eviction, and Health
   - Research Spotlight article: Prevalence and Impact of Evictions
   - In Practice article: Eviction Prevention Initiatives

3. Spring 2022: Intersectionality of Youth Homelessness—This issue of *Evidence Matters* discusses the intersectional aspects of youth homelessness.
   - Feature article: Youth Homelessness: The Sum of Our Parts
   - Research Spotlight article: Current Findings from the Round One Evaluation of the Youth Homelessness Demonstration Program
   - In Practice article: Programs Addressing Youth Homelessness

4. Summer 2022: Climate and Housing—This issue of *Evidence Matters* explores the relationship between climate and housing and ways to improve resilience.
   - Feature article: The Role of Housing in Climate Change Mitigation and Adaptation
   - Research Spotlight article: Opportunities to Reduce Climate Risks Through Land Use Regulations

- In Practice article: Resiliency At Work

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

Each Symposium has a guest editor. The following topics and guest editors were featured in FY 2021 and 2022:

- Volume 22 Number 3
  Symposium: The Moving to Work Retrospective Evaluation
  Guest Editor: Elizabeth Rudd
- Volume 23 Number 1
  Symposium: Regulatory Reform and Affordable Housing
  Guest Editors: Regina C. Gray and Mark A. Reardon
- Volume 23 Number 2
  Symposium: The Rental Assistance Demonstration
  Guest Editors: Nathan Bossie and Paul Joice
  Symposium: The Hispanic Housing Experience in the United States
  Guest Editor: George R. Carter III
- Volume 23 Number 3
  Symposium: The Hispanic Housing Experience in the United States, Part II
  Guest Editors: Alexander Din and Portia R. Hemphill
- Volume 24 Number 1
  Symposium: An Evaluation of the Impact and Potential of Opportunity Zones
  Guest Editor: Daniel Marcin
- Volume 24 Number 2
  Symposium: Measuring Blight
  Guest Editor: Alexander Din
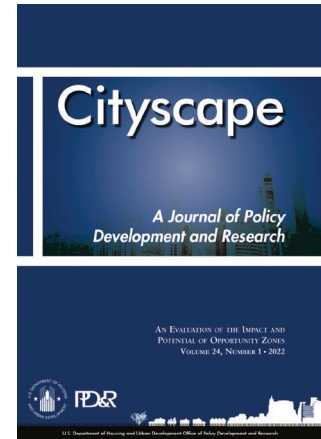
The Departments sections of *Cityscape* contain short papers to help scholars and new students explore the areas of HUD's mission in the following areas:

- Affordable Design, which describes the winning entries in HUD-sponsored design competitions.

- Data Shop, which introduces the reader to new datasets and new procedures for using the data in familiar sources.

- Evaluation Tradecraft, which shares innovations in the techniques of program evaluation.

- Foreign Exchange, which describes policy innovations in housing and urban development in other countries that may be of interest to U.S. readers.

- Graphic Detail, which illustrates the power of maps to inform public policy and social science.

- Impact, which details and explains the benefit and cost calculations for new HUD regulations.

- Industrial Revolution, which illustrates the potential of technological innovation in residential construction to affect society.

- Policy Briefs, which summarize a change or trend in national policy that may have escaped the attention of researchers.

- Spatial Analysis and Methods (SpAM), which takes the reader step by step through pioneer techniques in the analysis of geographic information.

The *Cityscape* Advisory Board comprises Richard K. Green, University of Southern California; Carolina Reid, University of California; Dolores Acevedo-Garcia, Brandeis University; Ira Goldstein, Ph.D., The Reinvestment Fund; Jens Ludwig, University of Chicago; Mark Joseph, Case Western Reserve University; Mary Pattillo, Northwestern University; Patrick Sharkey, New York University; C. Theodore Koebel, Virginia Tech; and Matthew E. Kahn, University of California, Los Angeles.

Awards

Innovation in Affordable Housing Student Design and Planning Competition

In 2021 and 2022, PD&R held the eighth and ninth years of the annual Innovation in Affordable Housing Student Design and Planning Competition. Every year, the competition encourages innovation in affordable housing and raises future practitioner capacity while fostering teamwork across disciplines—including design, finance, public policy, and planning. It also raises awareness of affordable housing at the graduate level.

Interdisciplinary teams of three to five graduate students work to solve problems and craft solutions in response to a project encountered by a public housing authority. A jury of five academics, practitioners, planners, and architects narrow the field to four finalists. The finalists are invited to the project site to walk the grounds and hear from the community.

In 2021, HUD partnered with the Fresno Housing Authority in California and challenged teams to find innovative solutions to create a single, cohesive community from five contiguous properties in the city of Firebaugh. The students were asked to redesign more than 210 units of workforce housing for farm laborers, migrant workers, senior citizens, and low-income families. The winning project was Pratt Institute and New York University's *Breathable Connected Community* development proposal, for which the team received $20,000. The 2021 runner-up project was the University of Michigan and Harvard University's site proposal, *Tachi Creciente*; the team received $10,000. The two other finalist teams from Columbia University and University of Michigan received $5,000 each.

For the 2022 challenge, HUD partnered with the Atlanta Housing Authority to challenge the competitors to create innovative solutions for redeveloping the Boisfeuillet Jones Atlanta Civic Center complex and the land on which it sits. Teams were asked to find solutions to convert the 13.12 acres of developable land into affordable housing in a mixed-use and mixed-income setting while preserving the cultural, historical, and social significance of the Civic Center. The winner was the University of Maryland's *Rise of Pines* proposal, which received $20,000. The runner-up project, the University of California Berkeley's *Civic Oaks* proposal, received $10,000. The two remaining teams from the University of California Berkeley and the University of Kansas were awarded $5,000 each.

HUD Secretary's Awards

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

ACHP/HUD Secretary's Award for Excellence in Historic Preservation

The Advisory Council on Historic Preservation (ACHP), in partnership with HUD, recognizes developers, organizations, and agencies for their success in advancing the goals of historic preservation and providing affordable housing or expanded economic opportunities for low- and moderate-income families and individuals. Until 2015, the HUD Secretary's Award for Excellence in Historic Preservation was presented in partnership with the National Trust for Historic Preservation.

Two ACHP/HUD Secretary's Award winners were announced during the period of this biennial report.

- 2020 Winner: Historic Ashe Hospital, Jefferson, North Carolina.
- 2021 Winner: Milwaukee Soldiers Home, Milwaukee, Wisconsin.

APA/HUD Secretary's Awards Program

The HUD Secretary's Opportunity and Empowerment Award is co-sponsored with the American Planning Association. This awards program recognizes communities that implement strategies to remedy numerous interrelated challenges—such as poverty, uncoordinated planning, and unemployment—through the provision of a variety of community-oriented services. Nominees must demonstrate how they respond effectively to these challenges, while simultaneously and effectively addressing community needs by expanding affordable housing and transportation options and enhancing economic competitiveness through sound and equitable development practices. Due to the COVID-19 pandemic, the awards program has not been offered in the past 2 years.

AIA/HUD Secretary's Awards Program

For nearly 2 decades, the Office of the Secretary of Housing and Urban Development has collaborated with the American Institute of Architect's (AIA's) Housing Knowledge Community to sponsor four prestigious housing design awards. During that time, the housing industry in general, and the architectural community in particular, faced challenges during periods of economic decline but have recently had a resurgence of activity in response to the demand for affordable, quality housing. The four awards represent HUD and AIA's commitment to seeking feasible solutions to the affordable housing challenges that many low-income communities confront. For each of the four award categories, applicants must also address how their submission responds effectively to

the following AIA-HUD established goals: (1) implementing sustainable development practices; (2) ensuring that low- and moderate-income families have access to quality affordable housing; (3) promoting innovative design; (4) integrating social and cultural norms into the built environment; and (5) responding to client or resident needs. Due to the COVID-19 pandemic, the awards program has not been offered in the past 2 years.

The Secretary's Award for Public-Philanthropic Partnerships—Housing and Community Development in Action

The Secretary's Awards for Public-Philanthropic Partnerships recognize excellence in partnerships that have both transformed the relationships between the sectors and led to measurable benefits in housing and community development, including increased economic development, health, safety, education, workforce development, disaster resilience, inclusivity and cultural opportunities, innovative regional approaches, or housing access for low- and moderate-income families. HUD and the Council on Foundations selected six foundations in 2021 and another seven foundations in 2022 from a dynamic and competitive pool of applicants, and the awards were announced by Secretary Marcia Fudge. Winners highlighted below in exhibit 15.

Exhibit 15. The 2021 and 2022 Secretary's Award for Public-Philanthropic Partnerships Winners

2021 Recipients	2022 Recipients
AdventHealth Foundation	Black Hills Area Community Foundation
Buhl Foundation	Destination: Home
CareSource Foundation	Grand Haven Area Community Foundation
Citi Foundation	JPMorgan Chase Foundation
National Church Residences Foundation	Red Lodge Area Community Foundation
San Diego Foundation	San Francisco Foundation
	St. Croix Foundation for Community Development

Excellence in Public-Philanthropic Partnerships Exchange

The Exchange brings together all the former winners (foundations and their government partners) of the Secretary's Awards for Public-Philanthropic Partnerships in a community of practice. It is a partnership between HUD and the Council on Foundations.

International and Philanthropic Engagement

The International and Philanthropic Affairs Division (IPAD) creates and strengthens partnerships across borders and sectors to build strong, sustainable, inclusive communities. IPAD's mission is to foster partnerships and maximize collaboration efforts with international and philanthropic communities to support HUD's strategic objectives. Through partnerships, IPAD leverages the ideas, expertise, and resources of a network of organizations to improve HUD's impact in communities.

IPAD serves as a support office to the other offices of HUD. One objective of IPAD is to help HUD staff develop partnerships with philanthropy and our international counterparts based on HUD program goals.

A few philanthropic highlights for 2021 include:

The Secretary's Awards for Public-Philanthropic Partnerships. The Council on Foundations and HUD co-host the awards. This award emphasizes cross-sector partnerships between the philanthropic and public sectors.

Philanthropic Engagement Workshops and Toolkit. The IPAD team provides training to field staff on how to engage with local philanthropy.

Region/Field Philanthropic Roundtables. IPAD assists regional philanthropic contacts with organizing philanthropic roundtables for various program areas.

Racial Equity/Justice Philanthropy. IPAD continues to track major philanthropic organizations' programs and grant funding that address racial inequity and social justice as it relates to urban policy and housing equity.

Puerto Rico Philanthropy Engagement. IPAD continues to work with various philanthropic organizations in Puerto Rico.

Disaster Philanthropy. IPAD facilitates philanthropic engagement to foster partnerships around HUD's disaster recovery and resilience policies and programs. HUD hosts a Funders in Disaster Philanthropy event annually.

Foundations Engaged in Research. IPAD highlights research from foundations and research that is funded by foundations. Foundation research is shared in IPAD's monthly management report and provided to program offices.

Tracking of Philanthropic Initiatives. IPAD conducts research reviews of new and innovative philanthropic programs and initiatives to highlight in the monthly management report. The reviews include grant funding that becomes available for nationwide housing projects.

The following is the current international engagement support provided through the International and Philanthropic Affairs Division:

The Organization for Economic Co-operation and Development (OECD). IPAD supports the U.S. Department of State's U.S. Mission to the OECD by providing technical support and a delegate to the OECD Working Party on Urban Policy. HUD's delegate was designated a Vice Chair in 2022.

United Nations Habitat. IPAD supports the U.S. Department of State's engagement with UN-Habitat, the arm of the United Nations that works on urban issues. UN-Habitat hosts the World Urban Forum, which is held every 2 years and is the world's largest conference on urban issues. The last Forum was held in Katowice, Poland, on June 26-30, 2022. HUD sent a small delegation of three staff.

United States Mission to the United Nations Economic Commission for Europe (UNECE). The major aim of UNECE, which includes 56 member States in Europe, North America, and Asia, is to promote pan-European economic integration. IPAD coordinates membership and information/research exchanges for the UNECE Housing and Land Administration Committee. The 2021 meeting was held in October by video teleconference.

United Nations Human Rights Council. IPAD coordinates with the Office of Fair Housing and Equal Opportunity (FHEO) on input for the Universal Period Review and the Committee on the Elimination of Racial Discrimination report.

International MOUs. IPAD develops memorandums of understanding (MOUs) with other countries on a variety of topics on housing and urban development. The MOUs allow an open exchange of information and a possible delegation visit. Currently, IPAD coordinates MOUs and robust engagement with the following countries: **Japan, Germany, South Korea, and Israel**.

Exchanges of Information Not Involving an MOU. HUD is often asked to provide specific information on HUD programs. IPAD facilitates connecting subject matter experts within HUD to respond to various requests. During 2021, IPAD engaged with the following countries: the United Kingdom, Australia, Ecuador, Jamaica, Dominican Republic, Guatemala, Mexico, and Canada.

International Engagement During a Global Pandemic

PD&R facilitated HUD's collaboration with Australia's Housing and Urban Research Institute (AHURI) to share best practices and highlight each other's research. In September 2020, HUD and AHURI co-hosted the COVID-19 International Housing Policy Roundtable. The purpose of the roundtable was to convene an international policy exchange as the opening of international housing policy dialogue, in the context of the COVID-19 pandemic, among a range of nations to capture diverse approaches to the pandemic and economic recovery. Representatives from 10 nations participated in the virtual roundtable, which highlighted commonalities and differences between the participants' national responses and research strategies to assess the impact of these responses.

Appendix A: Publications and Datasets

Publications FY2021/2022: Total Count: 54

Note: This list does not include reports scanned through PD&R's historic preservation efforts posted on the HUD User website during FY 2021–22.

Alvarez, Thyria, and Barry L. Steffen
> *Worst Case Housing Needs 2021 Report To Congress*
> Posted September 30, 2021

Bocian, Debbie Gruenstein, Tori Morris, Shawn Moulton, Laura Peck, and Donna DeMarco, Abt Associates
> *Exploring the Impact of Homebuyer Education and Counseling on Debt, Savings, and Nonhousing Wealth*
> Posted July 27, 2022

Breysse, Jill, Sherry Dixon, Jonathan Wilson, and Sarah Szanton
> *Aging Gracefully in Place: An Evaluation of the Capability of the CAPABLE Approach*
> Posted August 2, 2022

Burnett, Kimberly, Lauren Dunton, and Jill Khadduri, Abt Associates, and U.S. Department of Housing and Urban Development, Office of Policy Development and Research
> *Tacoma, Washington Community Encampment Report*
> Posted April 5, 2021

Canes, Michael E., Stuart D. Funk, Mai Anh H. Nguyen, Jyothsna Prabhakaran, and Rob Hazelton
> *Review of Energy Performance Contracts in Small and Very Small Public Housing Authorities*
> Posted September14, 2021

Cowan, Spencer M., and Janice E. Guzon
> *Assessing Costs and Benefits of Chicago's CDBG-funded HomeMod Program*
> Posted April 19, 2021

DiDomenico, Michael, and Rebecca Johnson, Office of Evaluation Sciences, U.S. General Services Administration
> *Evaluation of the Project SOAR Demonstration Final Report*
> Posted August 19, 2021

Dunton, Lauren, Kimberly Burnett, Rachel Jollie, and Jill Khadduri, Abt Associates
> *Houston, Texas Community Encampment Report*
> Posted April 5, 2021

Dunton, Lauren, Jill Khadduri, Kimberly Burnett, Nichole Fiore, and Will Yetvin,
     Abt Associates
     Exploring Homelessness Among People Living in Encampments and Associated Cost:
     City Approaches to Encampments and What They Cost
     Posted April 5, 2021

Eggers, Frederick J., Econometrica, Inc., and SP Group LLC
     Characteristics of HUD-Assisted Renters and Their Units in 2019
     Posted March 17, 2022

Eggers, Frederick J., Econometrica, Inc., and SP Group LLC
     The Usefulness of the GUTREHB Variable
     Posted March 17, 2022

Fiore, Nichole, Will Yetvin, Kimberly Burnett, Lauren Dunton, and Jill Khadduri,
     Abt Associates, and U.S. Department of Housing and Urban Development, Office
     of Policy Development and Research
     San Jose, California Community Encampment Report
     Posted April 5, 2021

Galvez, Martha, Ruth Gourevitch, and Benny Docter
     Moving to Work Retrospective: A Picture of Moving to Work Agencies' Housing
     Assistance
     Posted April 30, 2021

Galvez, Martha M., Daniel Teles, Alyse D. Oneto, and Matthew Gerken,
     Urban Institute
     Moving to Work Retrospective: Moving to Work Agencies' Use of Project-Based
     Voucher Assistance
     Posted April 30, 2021

Giardino, Elizabeth, Melissa Vandawalker, Tresa Kappil, Anna Robinson, and Cayla
     Roby, Abt Associates
     Supporting Aging in Place Through IWISH: Second Interim Report from the
     Evaluation of the Supportive Services Demonstration
     Posted September 28, 2021

Henderson, Kathryn A., Debra J. Rog, Bernadette V. Blanchfield, Clara A. Wagner,
     Eleanor M. Kerr, and Harihar Bhattarai
     Evaluation of the HUD Youth Homelessness Demonstration Program: Early
     Implementation Report
     Posted March 26, 2021

Henderson, Kathryn A., Debra J. Rog, Bernadette V. Blanchfield, Noah Lipshie, and
     Eleanor M. Kerr, Westat, Inc.
     Evaluation of the HUD Youth Homelessness Demonstration Program: Youth
     Perspectives on Homeless Housing and Services
     Posted April 7, 2022

Hussey, Jon, Michael D. Webb, Tim Monbureau, Maria Marrufo, and Jaramillo Atticus, Add Health
Understanding the Role of Adolescent Housing Residence on Adverse Childhood Experiences and Outcomes of Chronic Disease Risk: Data Linkage Report
Posted May 24, 2022

Jaramillo, Atticus, Michael D. Webb, Jon Hussey, Delia Wegner, and Danelle Doney
Understanding the Role of Adolescent Housing Residence on Adverse Childhood Experiences and Outcomes of Chronic Disease Risk - Revised Interim Report
Posted May 24, 2022

Jefferson, Anna, Lauren Dunton, Hannah Thomas, Anna Mahathey, and Jill Khadduri, Abt Associates
Understanding Rapid Re-housing through Participants' Experiences
Posted July 20, 2021

Khadduri, Jill, Lauren Dunton, and Scott Brown, Abt Associates
Understanding Rapid Re-housing: What Did We Learn?
Posted July 20, 2021

Leopold, Josh, Mychal Cohen, Kassie Scott, The Urban Institute, Maria Alva, Natnaell Mammo, Namita Mody, Ryan T. Moore, and Sam Quinney, THE LAB @ DC
DC Flexible Rent Subsidy Program: Findings from the Program's First Year
Posted August 9, 2021

Levy, Diane K., Douglas A. Wissoker, Claudia Aranda, Brent Howell, Rob Pitingolo, Sarale H. Sewell, and Robert Santos, Urban Institute
A Paired-Testing Pilot Study of Housing Discrimination against Same-Sex Couples and Transgender Individuals
Posted February 10, 2021

Liberman, Akiva, Mary K. Cunningham, Sarah Gillespie, Samantha Batko, Matt Eldridge, Nicole DuBois, Alexandra Ricks, and Kelly Walsh, Urban Institute
Evaluation of the HUD-DOJ Pay for Success Permanent Supportive Housing Demonstration: Year 2 Report
Posted January 5, 2021

Martin, Carlos, Brandi Gilbert, Daniel Teles, Brett Theodos, Rebecca Daniels, Tanaya Srini, Nicole DuBois, Ilana Brody, and Christina Plerhoples Stacy
Housing Recovery and CDBG-DR: A Review of the Timing and Factors Associated with Housing Activities in HUD's Community Development Block Grant for Disaster Recovery Program
Posted January 19, 2021

Molfino, Emily, U.S. Department of Housing and Urban Development
Imputing Lot Size with Property Tax Data
Posted December 21, 2021

Molfino, Emily, U.S. Department of Housing and Urban Development
Imputing Year Built with Property Tax Data
Posted December 21, 2021

Nisar, Hiren, Natalie Morrisey, Cory Carr, Charles Horseman, and Dennis Okyere, 2M Research
Implementing Approaches to Address Unsheltered Homelessness
Posted July 12, 2021

Office of Policy Development, Office of Policy Development and Research, U.S. Department of Housing and Urban Development
HUD Investments in Impoverished Areas for House Report 116-106 (Transportation, and Housing and Urban Development, and Related Agencies Appropriations Bill, 2020)
Posted October 12, 2021

Office of Policy Development and Research, U.S. Department of Housing and Urban Development
New Housing in High-Productivity Metropolitan Areas: Encouraging Production
Posted September 7, 2021

Office of Policy Development and Research, U.S. Department of Housing and Urban Development
Report to Congress on the Feasibility of Creating a National Evictions Database
Posted November 16, 2021

Peck, Laura, Shawn Moulton, Debbie Gruenstein Bocian, and Donna DeMarco
At-A-Glance Six-Year Findings from HUD's First-Time Homebuyer Education & Counseling Demonstration
Posted July 27, 2022

Peck, Laura, Shawn Moulton, Debbie Gruenstein Bocian, Tori Morris, Donna DeMarco, U.S. Department of Housing and Urban Development, Office of Policy Development and Research, and Abt Associates Inc.
Long-Term Impact Report: The HUD First-Time Homebuyer Education and Counseling Demonstration
Posted July 27, 2022

Riccio, James A., Nandita Verma, Gilda Azurdia, and Edith Yang
The Rent Reform Demonstration: Impacts on Work, Housing, and Well-Being After 42 Months
Posted March 10, 2022

Rog, Debra J., Kathryn A. Henderson, and Eleanor M. Kerr, Westat, Inc.
Evaluation of the HUD Youth Homelessness Demonstration Program Initial CoC Survey
Posted July 19, 2021

Sarkar, Mousumi, SP Group LLC
  Perceptions of Drinking Water Quality—A Review of the Literature and Surveys Covering the Topic
  Posted August 9, 2022

Scally, Corianne P., Eric Burnstein, Nicole DuBois, Marcus Gaddy, Chris Hayes, Clare Salerno, Patrick Spauster, Yipeng Su, Elsa Falkenburger, and Sue Popkin, Urban Institute, and Kathy Carton, Nina Liou, and Rhae Parks, EJP Consulting Group, LLC
  Evaluation of the Resident Opportunity and Self-Sufficiency Service Coordinator Program
  Posted May 13, 2021

Scally, Corianne P., Diane K. Levy, Camille H. Anoll, Alyse D. Oneto, Clare Salerno, Christina Plerhoples Stacy, Joseph M. Schilling, Claudia L. Aranda, Ananya Hariharan, Jorge Morales-Burnett, Peace Gwam, Kimberly Burrowes, and Amanda Gold, Urban Institute
  Assessing HUD Technical Assistance Programs: Evaluating Change Since Implementation of Community Compass: Final Research Report
  Posted September 14, 2021

Sierks, Cara, Kimberly Burnett, Lauren Dunton, Aubrey Sitler, and Jill Khadduri, Abt Associates
  Chicago, Illinois Community Encampment Report
  Posted April 5, 2021

SP Group LLC
  Accessibility in Housing: Findings from the 2019 American Housing Survey
  Posted March 17, 2022

Treskon, Mark, Matthew Gerken, Matthew, and Martha M. Galvez, Urban Institute
  Moving to Work Retrospective: Housing Choice and Self-Sufficiency Outcomes at Moving to Work Agencies
  Posted April 30, 2021

Turnham, Jennifer, Ian Breunig, Elizabeth Giardino, Gabrielle Katz, and Thyria Alvarez, Abt Associates
  Supporting Aging in Place Through IWISH: First Interim Report from the Supportive Services Demonstration
  Posted November 27, 2020

2M Research
  Flood Insurance Coverage of Federal Housing Administration Single-Family Homes
  Posted November 27, 2020

U.S. Department of Housing and Urban Development
  Annual Evaluation Plan—Fiscal Year 2023
  Posted May 3, 2022

U.S. Department of Housing and Urban Development
Eliminating Regulatory Barriers to Affordable Housing: Federal, State, Local, and Tribal Opportunities
Posted January 19, 2021

U.S. Department of Housing and Urban Development
The U.S. Department of Housing and Urban Development Geospatial Strategic Plan 2022–2025
Posted September 22, 2022

U.S. Department of Housing and Urban Development, Office of Policy Development and Research
HUD's Office of Policy Development & Research Biennial Report FY 2019-2020
Posted January 4, 2021

U.S. Department of Housing and Urban Development, Office of Policy Development and Research
Unsheltered Homelessness and Homeless Encampments in 2019
Posted April 5, 2021

U.S. Department of Housing and Urban Development, Office of Policy Development and Research and Japan's Ministry of Land, Infrastructure, Transport, and Tourism
U.S. and Japan Case Studies: Aging In Place 2020
Posted October 23, 2020

Verma, Nandita, Stephen Freedman, Betsy L. Tessler, Barbara Fink, and David Navarro, MDRC
Work, Engagement, and Well-being at the Midpoint: Findings from the Family Self-Sufficiency Evaluation
Posted July 6, 2021

Walsh, Kelly, Nicole DuBois, Samantha Batko, Clare Salerno, Eleanor Noble, Akiva Liberman, and Mary K. Cunningham, The Urban Institute
Evaluation of the HUD-DOJ Pay for Success Permanent Supportive Housing Demonstration: Year 3 Report
Posted August 9, 2021

Walsh, Kelly, Nicole DuBois, Samantha Batko, Clare Salerno, Eleanor Noble, Akiva Liberman, and Mary K. Cunningham, The Urban Institute
Pay For Success: Permanent Supportive Housing Demonstration
Posted August 9, 2021

Zapolsky, Sarah, Mindy Ault, Justin Brock, and Jagruti Rekhi, U.S. Department of Housing and Urban Development
Project SOAR Closeout Site Visit Summary
Posted November 27, 2020

Zapolsky, Sarah, Mindy Ault, Justin Brock, Jagruti Rekhi, and Dylan Sweeney
Promise Zones: Initial Implementation Assessment Report February 2019
Posted April 12, 2021

U.S. Housing Market Conditions Reports (8 National Summary Reports and 22 Housing Market Indicators)

- December 2020: *3rd Quarter 2020 Housing Market Summary.*

- March 2021: *4th Quarter 2020 Housing Market Summary.*

- June 2021: *1st Quarter 2021 Housing Market Summary.*

- September 2021: *2nd Quarter 2021 Housing Market Summary.*

- December 2021: *3rd Quarter 2021 Housing Market Summary.*

- March 2022: *4th Quarter 2021 Housing Market Summary.*

- June 2022: *1st Quarter 2022 Housing Market Summary.*

- September 2022: *2nd Quarter 2022 Housing Market Summary.*

Monthly National Housing Market Indicators (total 22 reports—4 in 2020, 12 in 2021, and 6 in 2022)

Datasets (59 major postings)

October 2020	HUD USPS Vacancy Data for 3rd Quarter 2020
	HUD USPS Crosswalks Data for 3rd Quarter 2020
November 2020	FY 2021 Multifamily Utility Allowance Factors
December 2020	FY 2021 Annual Adjustment Factors
January 2021	USPS Tract Summary and Crosswalks for 4th Quarter 2020
	HUD Public Use Microdata Sample (PUMS) Data for 2020
	Picture of Subsidized Households: 2020 Data
February 2021	Low-Income Housing Tax Credit (LIHTC) Tenant Level Data
	Small Area Fair Market Rent Demonstration Evaluation Data
March 2021	2021 Renewal Funding Inflation Factors
	2020 AHAR Part 1 - PIT Estimates of Homelessness in the U.S.
April 2021	FY 2021 Income Limits
	FY 2021 Multifamily Tax Subsidy Projects (MTSP) Income Limits
	FY 2021 Uniform Relocation Act (URA) Income Limits
	FY 2021 Neighborhood Stabilization Program (NSP) Income Limits
	CDBG Income Limits 2021
	Special Tabulations of Households: 2019 Data
	Physical Inspection Scores: 2021 Data
	USPS Tract Summary and Crosswalks for 1st Quarter 2021
	HOME Sales Price Limits Effective June 1 2021
	HTF Homeownership Value Limits Effective June 1 2021

April 2021	FY 2021 HTF Rent Limits Effective June 1, 2021
	FY 2021 HTF Income Limits Effective June 1, 2021
	FY 2021 HOME Rent Limits Effective June 1, 2021
	FY 2021 HOME Income Limits Effective June 1, 2021
May 2021	FY 2021 HOPWA Income Limits Effective June 1, 2021
	FY 2021 CDBG Income Limits Effective June 1, 2021
July 2021	USPS Tract Summary and Crosswalks for 2nd Quarter 2021
August 2021	Fair Market Rents: FY 2022 FMRs
	FY 2022 Small Area FMRs
	FY 2022 50th Percentile Rent Estimates
	FY 2021 Homeowner Assistance Fund (HAF) Income Limits
September 2021	2022 Qualified Census Tracts
October 2021	USPS Tract Summary and Crosswalks for 3rd Quarter 2021
	FY 2022 Multifamily Utility Allowance Factors
January 2022	USPS Tract Summary and Crosswalks for 4th Quarter 2021
	Picture of Subsidized Households: 2021 Data
February 2022	State of the Cities Data Systems: Building Permits
	2021 AHAR: Part 1 - PIT Estimates of Homelessness in the U.S.
	FY 2022 Annual Adjustment Factors
April 2022	FY 2022 Income Limits
	FY 2022 Multifamily Tax Subsidy Projects (MTSP) Income Limits
	FY 2022 Uniform Relocation Act (URA) Income Limits
	FY 2022 Homeowner Assistance Fund (HAF) Income Limits
	FY 2022 CDBG Income Limits
	Low-Income Housing Tax Credit (LIHTC): Property Level Data
May 2022	FY 2022 HOME and HTF Homeownership Value Limits Effective June 1, 2022
	Special Tabulations of Households: 2020 Data
	FY 2022 HOME Rent Limits Effective June 15, 2022
	FY 2022 HOME Income Limits Effective June 15, 2022
	FY 2022 HTF Rent Limits Effective June 15, 2022
	FY 2022 HTF Income Limits Effective June 15, 2022
	FY 2022 HOPWA Income Limits Effective June 15, 2022
	2022 Renewal Funding Inflation Factors

June 2022	2022 Choice Neighborhood Planning Mapping Tool
September 2022	Fair Market Rents: FY 2023 FMRs
	FY 2023 Small Area FMRs
	FY 2023 50th Percentile Rent Estimates
Monthly	SOCDS Building Permits Database Updates
	USHMC Market at a Glance Database Updates

Appendix B: PD&R Staff Roster

Name	Title
Aasi, Hafsa	Social Science Analyst (Student Trainee)
Albright, Jeremy	Field Economist
Alvarez, Thyria	Social Science Analyst
Amerson, Michael	Program Analyst
Andersen, Keith	Management Information Specialist
Anderson, Lea	Program Analyst
Ault, Melinda	Social Science Analyst
Avila, Samuel	Program Analyst (Student Trainee)
Bachand, Jacqueline	Social Science Analyst
Bailey, Mia	Program Analyst
Bibler, R. Adam	Supervisory Economist
Bladen, Jason	Social Science Analyst
Blanford, Michael	Mechanical Engineer
Blanks, Leatha	Grants Management Specialist
Blount, Casey	Regional Economist
Blumenthal, Pamela	Social Science Analyst
Bossie, Nathan	Social Science Analyst
Brightman II, Derek	Field Economist
Brock, Justin	Social Science Analyst
Browne, Erin	Economist
Brunson, Sandra	Supervisory Procurement Oversight Officer
Burgos Rivera, Chris	Program Analyst (Student Trainee)
Campbell, Cynthia	Director, International and Philanthropic Affairs Division
Carter III, George	Supervisory Survey Statistician
Castello, Gregory	Program Analysis Officer
Chambers, D'Andre	Program Analyst (Student Trainee)
Chen, Jeffrey	Social Science Analyst
Chen, William	Management Support Assistant
Cheung, Kee Nam	Economist
Coates, Nathaniel	Management Analyst
Coleman, Curtissa	Supervisory Grants Management Specialist
Collins, Kimberly	Director, Management and Administrative Services Division
Conner, James	Supervisory Economist (EMAD Field Director)
Cooke, Jasmine	Office Automation Clerk
Craig III, Michael	Economist
Cross, Andrew	Field Economist
De Venecia, Maria Chelo	Economist

Name	Title
Der, Virginia	Budget Analyst
Dimova, Dilyana	Economist
Din, Alexander	Social Science Analyst
Djoko, Yves	Senior Economist (Quality Control)
Dolin, Marissa	Regional Economist
Dorfman, Daniel	Economist
Downes, Joseph	Program Analyst
Duckworth, Richard	Economist
Ehrlich, Cameron	Field Economist
Erickson, Eric	Librarian
Facundo, David	Budget Officer
Fayed, Tammy	Supervisory Regional Economist
Fletcher, Anne	Supervisory Social Science Analyst
Flowers, Alexander	Field Economist
Floyd, Monique	Program Analyst
Fuller, Jasmine	Program Analyst (Student Trainee)
Garrison, Veronica	Social Science Analyst (Data and Research)
Gilliam, Carol	Office Administrator
Gold, Amanda	Social Science Analyst
Goodnight, Randall	Field Economist
Gray, Regina	Director, Affordable Housing Research and Technology Division
Greene, Solomon	Principal Deputy Assistant Secretary for Policy Development & Research (Schedule C)
Guido, Anna	Management Analyst
Habte, Meron	Program Analyst
Han, Peter	Social Science Analyst
Hardiman, David	Program Analyst
Hayden, Dylan	Social Science Analyst
Henderson, Doretha B.	Financial Management Analyst
Hill, Ronald	Social Science Analyst
Hoffberg, Adam	Supervisory Economist
Hollar, Michael	Senior Economist (Public Finance)
Huggins Jr, John	Social Science Analyst
Ip, Wendy	Lead Economist (Market Analysis- Field)
Islam, Muhammad	Field Economist
Jara Ramirez, Mildred	Field Economist
Johnson, Calvin	Deputy Assistant Secretary for the Office of Research, Evaluation & Monitoring
Joice, Paul	Social Science Analyst
Jones, Heather	Field Economist
Jones, Katharine	Regional Economist
Jordan, Katina	Grants Specialist

Name	Title
Joseph, Heidi	Director, Research Utilization Division
Kahn, Peter	Associate Deputy Assistant Secretary for Policy Development
Kane, Kevin	Economist
Kelley, David	Field Economist
Kukawski, Tomasz	Field Economist
Labovitz, Gabriel	Field Economist
Lawrence, Tiesha	Secretary
Leggitt, John	Management and Program Analyst
Leming, Carol	Economist
Li, Janet	Economist
Lozier, Leah	Social Science Analyst
Lynch, Carolyn	Economist (Research)
Margeson, Mitchell	Supervisory Program Manager
Marinari, Katherine	Program Analyst
Marshall, Paula	Program Analyst
Martin, Sean	Social Science Analyst
Masih, Victoria	Management & Program Analyst
Mast, Brent	Social Science Analyst (Data and Research)
Matuga, Michelle	Program Analyst
McCabe, Brian	Deputy Assistant Secretary for Policy Development (Schedule C)
McDonald, Timothy	Lead Economist (Market Analysis- Field)
McFarlane, Alastair	Supervisory Economist
McCrae, Zachary	Special Policy Advisor (Schedule C)
Miller, Gregory	Program Analyst
Miller, Timothy	Regional Economist
Milligan, Maria	Management & Program Analyst
Minor, Robin	Office Administrator
Misztal, Maciej	Field Economist
Molfino, Emily	Survey Statistician (Social Science)
Moroz, Patricia	Supervisory Economist (EMAD Field Director)
Mountjoy, Tamika	Office Assistant
Myhre, Marina	Social Science Analyst
Ng, Elaine	Supervisory Regional Economist
Norwood, Katina	Program Analyst (Student Trainee)
Osafo-Danso, Ransford	Social Science Analyst
Ostrye, Karen	Field Economist
Otunba, Memunat	Program Analyst
Payne, Ted	Supervisory Social Science Analyst
Peasant, LaShawn	Management Analyst
Perez, Roy	Budget Analyst
Perry, Deatrie	ITSPEC (Manager of Network Services)

Name	Title
Pollard, Colette	Management Analyst
Pollock, Bradley	Special Assistant (Schedule C)
Machion-Quilaqueo, Christina	Contracting Officer Representative Advisor
Reardon, Mark	Social Science Analyst
Reed, Rebecca	Social Science Analyst
Rekhi, Jagruti	Social Science Analyst
Remington, Jessica	Economist
Richardson, Todd	General Deputy Assistant Secretary for Policy Development & Research
Robinson, Ashaki	Social Science Analyst
Rodgers, Lynn	Economist
Rudd, Elizabeth	Social Science Analyst
Russell, Blair	Social Science Analyst
Savidge-Wilkins, Galen	Social Science Analyst
Schaefer, Sarah	Social Science Analyst
Sharpe, Pamela	Director, EMAD
Shinn, Joseph	Regional Economist
Shroder, Mark	Associate Deputy Assistant Secretary for Research, Evaluation & Monitoring
Shroyer, Aaron	Special Advisor (Schedule C)
Smith, Nancy	Field Economist
Souza, M. Teresa	Social Science Analyst
Star, Carol	Supervisory Social Science Analyst
Steck, Madeline	Program Analyst (Student Trainee)
Steffen, Barry	Social Science Analyst
Stephens, Robert	Economist
Stern, Alaina	Social Science Analyst
Stromberg, Brian	Social Science Analyst
Taghavi, Lydia	Chief Data Officer
Tait, Katherine	Economist (Research)
Tarawally, Mariama	Support Services Specialist
Thurston, Sherri	Program Analyst
Tieff, Matthew	Field Economist
Todd, Djana	Administrative Staff Specialist
Tubridy, Adam	Field Economist
Turnham, Jennifer	Director, Policy Development Division
Urbas, Holi	Regional Economist
Usowski, Kurt	Deputy Assistant Secretary for Economic Affairs
Vertz, Leon	Supervisory Economist (EMAD Field Director)
Villavicencio, Diana	Regional Economist
Walker, Steven	Field Economist
Watson, Nicole	Social Science Analyst
Weaver, B. Aaron	Program Analyst

Name	Title
Windsor, Dawn	Financial Management Analyst
Wohlman Rodriguez, Madlyn	Grants Specialist
Wright, Kinnard	Grants Specialist
Young, Samuel	Supervisory Regional Economist
Zassypkina, Elena	Geographer
Zhou, Jian	Economist