



## Agency Priority Goal Action Plan

# Promote Economic Opportunity for HUD-Assisted Residents

### Goal Leader:

Todd Richardson, General Deputy Assistant Secretary, Office of Policy Development and Research

# Overview

## Goal Statement

- By September 30, 2021, promote economic opportunity for HUD-assisted residents by encouraging self-sufficiency and financial stability, as measured by:
  1. Tracking tenant-earned income and positive exit trends of control groups for the Rent Reform Demonstration and Family Self-Sufficiency Demonstration (non-elderly non-disabled tenants at several PHAs across the country) based on survey data;
  2. The impact estimates on tenant-earned income and positive exits due to implementation of higher minimum rents and triennial recertification through surveys conducted as part of the Rent Reform Demonstration;
  3. The impact estimates on tenant-earned income, asset accumulation, and positive exits due to receipt of Family Self-Sufficiency Program case management services and financial incentives based on survey data from the Family Self-Sufficiency Demonstration.

## Challenge

- HUD does not currently have the data to quantify how many families are leaving its rental assistance programs due to improved economic circumstances.
- HUD is currently working to set up the data collection mechanisms needed for this new indicator.

## Opportunity

- HUD is determined to create opportunities for financial independence and improvement in the lives of those living in HUD-assisted housing.
- Setting a goal to help families achieve self-sufficiency and developing a way to measure the success of that goal will allow HUD to serve more families over time with its limited resources.

# Leadership

---



**Todd Richardson**  
General Deputy Assistant Secretary  
Office of Policy Development and Research

# Goal Structure & Strategies

---

Through Secretary Carson's leadership in the White House Opportunity and Revitalization Council (WHORC), HUD is increasing interagency collaboration focused on improving economic opportunity and self-sufficiency for HUD-assisted residents.

HUD-assisted households need easy access to services to close the gaps that prevent them from achieving self-sufficiency.

HUD will leverage partnerships with other Federal agencies, states, localities, businesses, and non-profits to help households find a path to self-sufficiency, and conduct research that will give HUD more information about the reasons a household leaves HUD-assisted housing. HUD has achieved results through coordinated efforts with local partners, particularly through cross-program and interagency collaborations that focus on place-based outcomes.

# Summary of Progress – FY20 Q4

---

HUD continues to: 1) Make progress on milestones to better understand outcomes and reasons for program exits; and 2) Conduct the experimental demonstrations and evaluations that support this Agency Priority Goal (APG). HUD has conducted an exit survey as part of the Rent Reform Demonstration to obtain more information about exit outcomes and inform strategies for improving administrative collection of data. The research contractor has linked the survey data with HHS employment data (the National Directory of New Hires) for the final evaluation report, now expected in FY21 Q1.

Similar survey data collection is under development for the Family Self-Sufficiency Demonstration evaluation. Pending availability of the survey-based exit outcome data, HUD is tracking the percentage of households leaving the Housing Choice Voucher Program with their income-based rental subsidy needs at or near zero.

PD&R is engaged in several complementary research activities related to exit outcomes. A research grant to examine exit outcomes through data linkage was awarded in FY20 Q4.

HUD's forthcoming "Research Roadmap: 2020 Update" includes several research initiatives intended to improve tracking of households after exit, assess the prevalence of good outcomes after exit, and better understand which households are on track for positive exits.

# Key Milestones – Promote Economic Opportunity

Use current demonstrations, including the Rent Reform Demonstration and the Family Self-Sufficiency Demonstration, to examine exit outcomes and inform strategies for improving administrative collection of exit data.

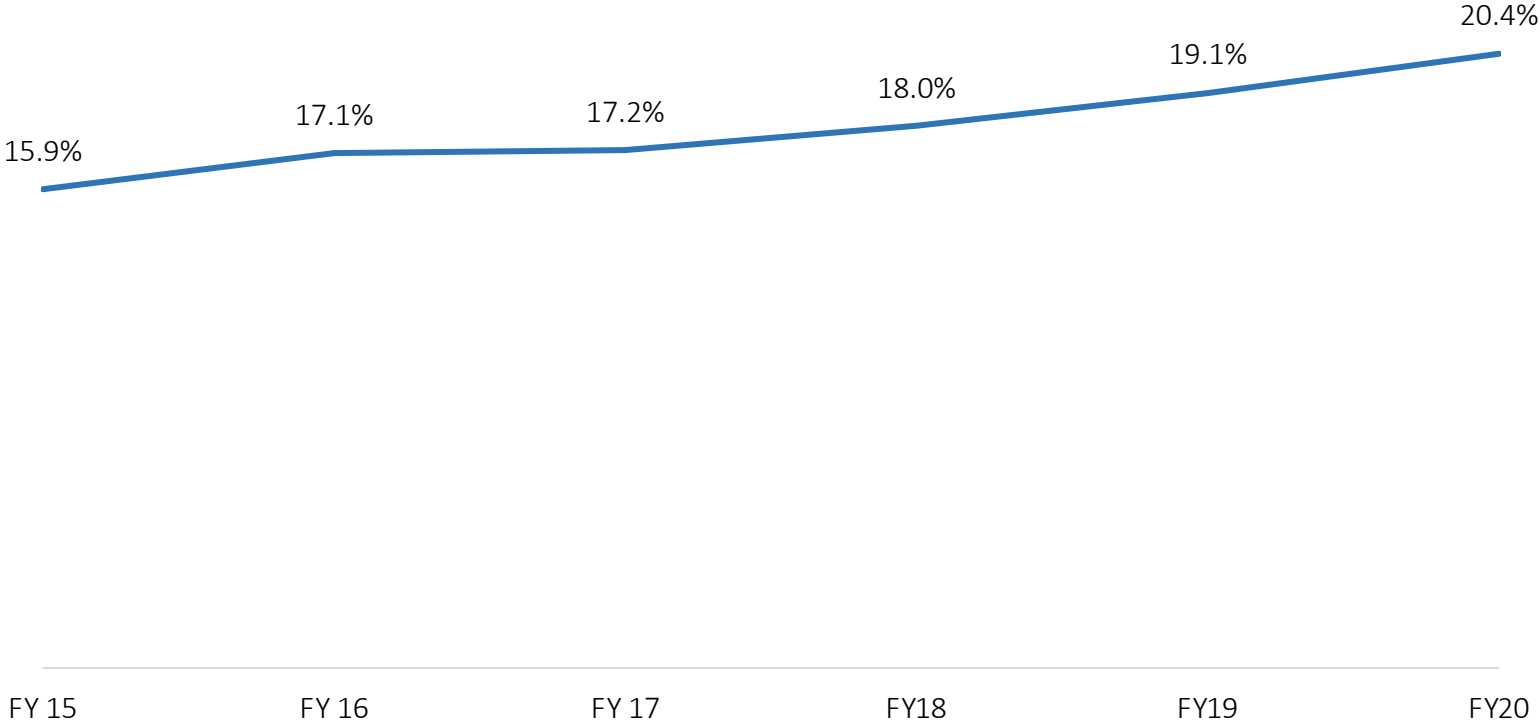
Milestone Summary				
Key Milestone	Milestone Due Date	Milestone Status	Change from last quarter	Comments
Analyze results from Rent Reform surveys	6/30/2020	Delayed	Yes	Pandemic-related technical issues delayed linkage of employment data with survey data, which delayed completion of the final Rent Reform evaluation report beyond September.
Prepare a memo that identifies implications of Rent Reform Demonstration survey results for enhancing measurement of positive exits in administrative data collections.	9/30/2020	Delayed	Yes	The pandemic-related delay in data linkage and preparation of the final Rent Reform report will delay completion of the memo until December.

## COVID-19

- PD&R does not anticipate that the pandemic will interrupt data collection to measure 3-year Rent Reform Demonstration outcomes, 6-year Rent Reform outcomes, or 6-year FSS Demonstration outcomes. Inability to work on-site at HUD, however, did prevent researchers from accessing the restricted HHS employment data on HUD servers until researchers were provided with HUD laptops.
- The pandemic-related economic downturn is likely to have a measurable effect on the economic opportunity outcomes for both demonstrations, but the direction of these effects is not entirely clear. Self-sufficiency gains of assisted tenants, overall, are likely to be significantly lower than previously expected in the short term. However, an effective vaccine or other mitigation of the pandemic could improve the economic picture for demonstration participants closer to the final data collection. Additionally, if economic declines persist, it is possible that demonstration interventions could be more advantageous to the treatment group relative to the control group.
- Similarly, economic progress might be lost in terms of the tracking indicator, “Percentage of Work-Able Households Exiting Assisted Housing (Housing Choice Voucher Program) with Low Rental Subsidy Needs,” because tenant income losses require larger rent subsidies, such as those funded by the CARES Act. If economic uncertainty causes selected tenants to remain assisted longer than they otherwise would, that would cause both the numerator and denominator to decrease, with uncertain effect.

# Key Indicator

## Percentage of Work-Able Households Exiting Assisted Housing (Housing Choice Voucher Program) with Low Rental Subsidy Needs



Note: This metric is a proxy during the development of the APG metric to show the percentage of positive exits from the Housing Choice Voucher program. Metric is tracking only. Metrics will be updated on an annual basis.

# Data Accuracy and Reliability

## Percentage of work-able households exiting assisted housing with low rental subsidy needs

- **Description:** This measure tracks the proportion of work-able assisted households that exit tenant-based assisted housing with income-based subsidies at or near zero. Such low subsidies imply that household incomes have increased to the extent that market-based housing is within reach. This measure will serve as a proxy for program exits that have positive outcomes as HUD secures new data for Section 8, Public Housing, and Multifamily programs. For this measure, “work-able household” is defined to mean a household containing at least one non-elderly, non-disabled adult member.
- **Data source:** HUD’s Inventory Management System/ Public and Indian Housing Information Center (IMS/PIC)
- **Unit of measurement:** Percentage of households exiting the Housing Choice Voucher (HCV) program in the calendar year with subsidy at or near zero
- **Dimension:** Percentage
- **Calculation method:** For the HCV program, compute the percentage of households leaving the program whose Housing Assistance Payment (HAP) is at or below 5 percent of gross rent.
- **Frequency:** Annual
- **Direction:** N/A – Tracking Only
- **Data quality (limitations/advantages of the data):** Data on Housing Assistance Payments in the HCV program are very reliable. Data are not available to report this measure for public housing because the program does not use HAPs. Tenant Rental Assistance Certification System (TRACS) data were not ready for reporting at time of publication, so project-based Section 8 assistance is not included. Future reports should include this after further analysis.
- **Validation, verification, and improvement of measure:** TRACS data need further assessment to determine the feasibility of estimating this metric for project-based programs.



# Additional Information

---

## Contributing Programs

### Organizations:

- Office of Public & Indian Housing (PIH)
- Office of the Secretary (OSEC)
- Office of Housing (HSG)
- Office of Policy Development & Research (PD&R)

### HUD Program Activities:

- Family Self-Sufficiency Program
- Rent Reform Demonstration Program
- Housing Choice Voucher Program
- Public Housing Program
- Project-Based Rental Assistance Program