Partnering with HUD on Affordable Housing

Housing Preservation

OFFICE OF POLICY DEVELOPMENT & RESEARCH

PD&R

- 1973 – PD&R created combining policy and research functions
  - See PD&R @50 articles [here](#)
- Five major offices:
  - Economic Affairs
  - Policy Development
  - Research, Evaluation, and Monitoring
  - Technical Assistance
  - Chief Data Officer

Evaluation & Research

- [HUD Evaluation Policy Statement](#)
- [HUD Learning Agenda](#)
- [PD&R Ongoing Research](#)
- [PD&R Studies](#)
- [HUD Datasets](#)

Program Evaluation & Demonstration Division

- Evaluation of the Rental Assistance Demonstration (RAD)
- Other evaluations and demonstrations

RENTAL ASSISTANCE DEMONSTRATION (RAD)

Program Overview

- Authorized by Congress in 2012; cap of 455,000 units (2018)

- Convert public housing to Project-Based Vouchers (PBVs) or Project-Based Rental Assistance (PBRA) (RAD component 1)

- Address short-term capital needs of public housing properties and long-term preservation and financial viability

- Tenant protections (e.g., no rescreening of residents after conversion, right-to-return to an assisted unit)

    - **Choice Mobility Option**: tenant-based voucher after residing 1 year (RAD PBV) or 2 years (RAD PBRA)

- About 230,000 public housing units in 1,700 properties converted as of September 2024

2014-2019 RAD Evaluation

- RAD Component 1 accomplished its principal statutory goals of leveraging private and other sources of capital.

    - Program leveraged $9.66 for every dollar of federally appropriated public housing funds.

- RAD preserved affordable housing by addressing projects' short-term capital needs and financial viability.

    - Construction costs for shallow rehabilitations of RAD properties averaged $10,025 per unit

    - Construction cost for moderate to deep rehabilitation of RAD properties averaged $61,888 per unit

2019-2023 RAD Evaluation

- Reports to be published in one or two months.

- Focused on five components: (i) Choice Mobility Option; (ii) asset management; (iii) financial viability; (iv) organizational changes; and (v) rental affordability.

RESOURCES RELATED TO HOUSING PRESERVATION

Rental Assistance Demonstration

- RAD Resource Desk (RAD data)

- RAD Evaluation (PD&R Portal)

PD&R Research on Housing Technology

- PD&R reports on building technology
  - Retrofits & Adaptations for Townhomes and Row Houses (2024)
  - Assessment of ARRA Green and Energy Retrofits in HUD-Subsidized Housing (2017)
  - Best Practices in Tribal Housing (2014)
  - Evaluation of Affordable Housing Using the National Green Building Standards (2012)
  - What Happens to LIHTC Properties at 15 Years and Beyond (2012)
- PD&R at 50: PD&R's Early Contribution to Innovation in Building Technologies.

OLHCHH – Creating Opportunities for Preserving Safe and Healthy Affordable Housing
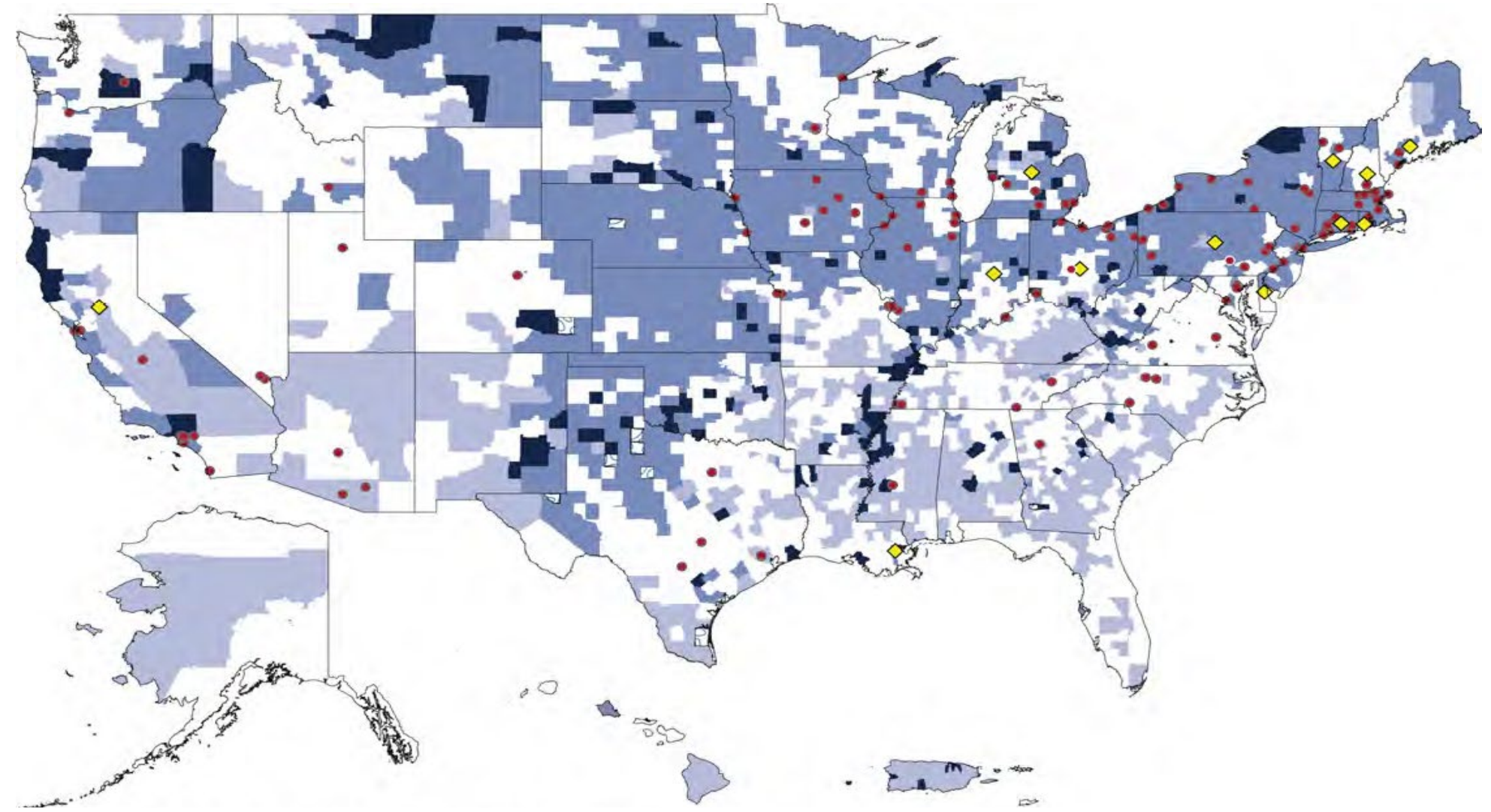
OLHCHH Funding Opportunities

- Lead Hazard Reduction

- Lead Hazard Reduction Capacity Building

- Healthy Homes Production

- Lead and Healthy Homes Technical Studies

- Healthy Homes and Weatherization Cooperation Demo

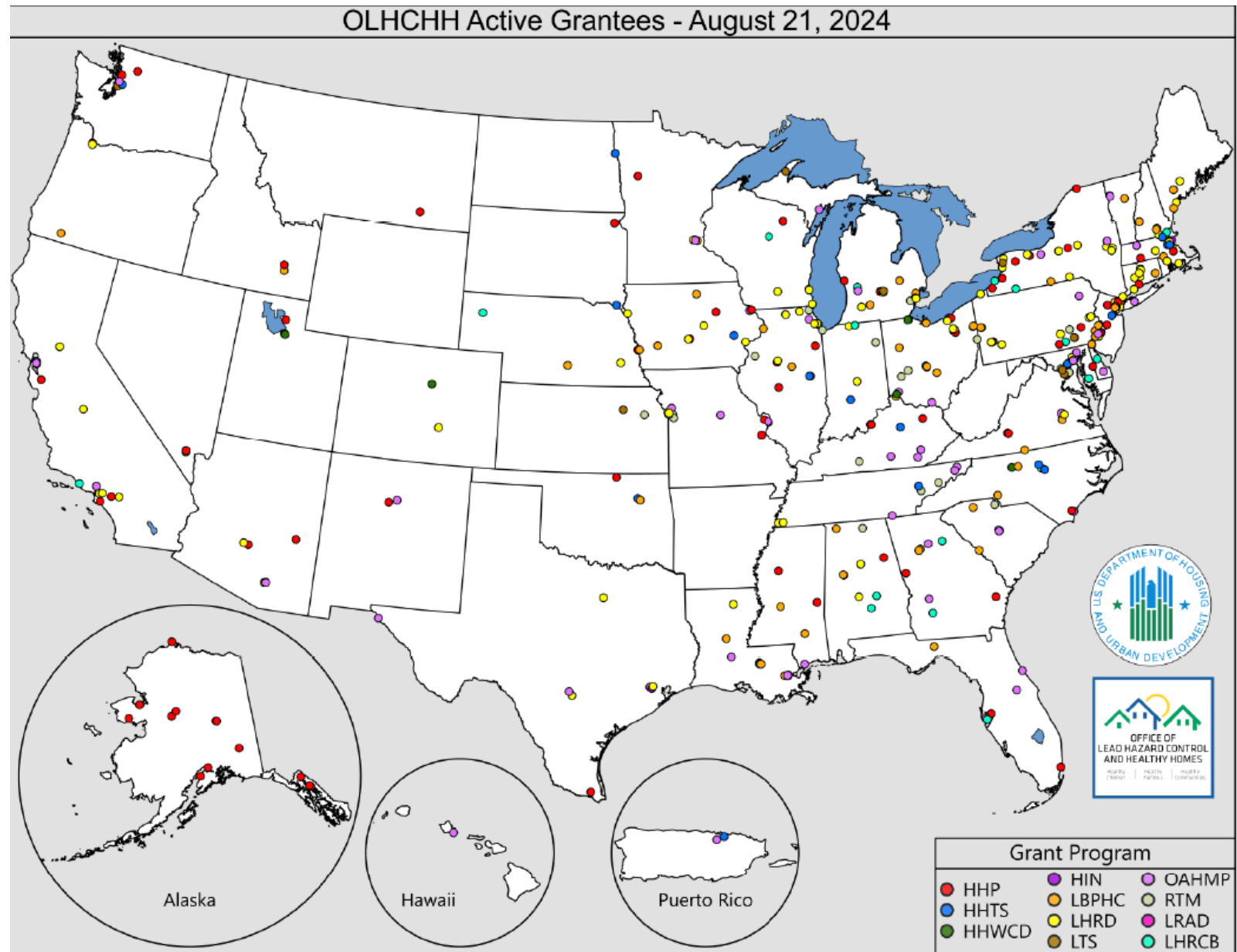- Older Adult Homes Modification

- Radon Testing and Mitigation

POVERTY AND AGE OF HOUSING STOCK

Legend:
- Both Old Homes and High Poverty
- Old Homes
- High Poverty

ACTIVE GRANTEE MAP

OLHCHH Active Grantees - August 21, 2024

Alaska

Hawaii

Puerto Rico

Grant Program

- HHP
- HHTS
- HHWCD
- HIN
- LBPHC
- LHRD
- LTS
- OAHMP
- RTM
- LRAD
- LHRCB

- **Technical Assistance**

- **Training and TA Available**

- **Educational Outreach Materials and Events**

- **Grantee Network**

Connect with Me

Michelle (Miller) Medeiros

Deputy Director

Michelle.M.Miller@hud.gov

202-520-3687