

www.huduser.gov

Heidi Joseph, Director of the Research Utilization Division
Office of Policy Development and Research
U.S. Department of Housing and Urban Development

What is the U.S. Department of Housing and Urban Development (HUD)?

Mission: Create strong, sustainable, inclusive communities and quality affordable homes for all.



Office of Housing/Federal Housing Administration (FHA)



Office of Public and Indian Housing (PIH)



Office of Community Planning and Development (CPD)



Office of Fair Housing and Equal Opportunity (FHEO)



Office of Lead Hazard Control and Healthy Homes



Government National Mortgage Association (Ginnie Mae)



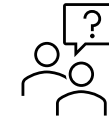
Office of Policy Development and Research (PD&R)

PD&R: The research, demonstration, and data arm of HUD

- Research and evaluations
- Program operating parameters and data
- Building technology and innovation
- Local, regional, and national housing market reports
- Major housing surveys
- International and philanthropic engagement
- Allocation formulas
- Technical assistance
- HUD Library
- HUD User and HUD's GIS tools



Office of
Economic
Affairs



Office of
Technical
Assistance



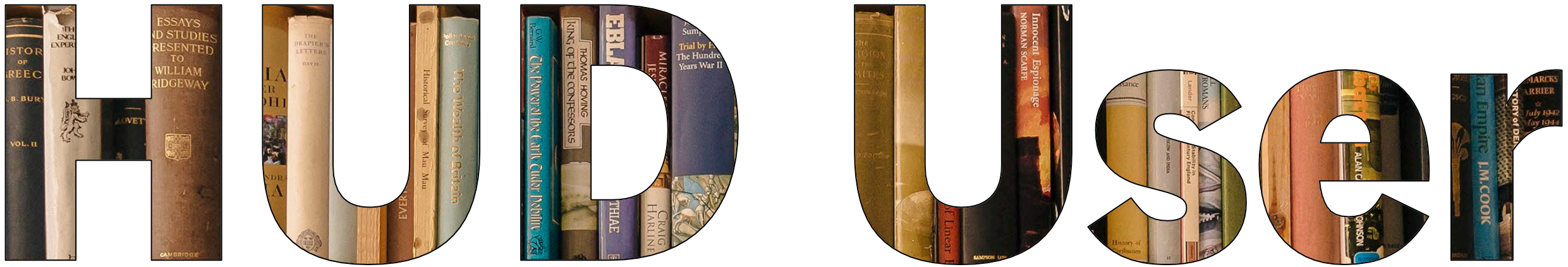
Office of
Policy
Development



Office of
Research,
Evaluation, and
Monitoring



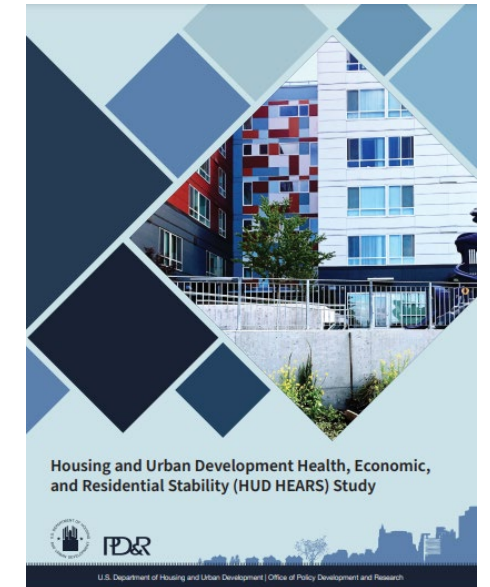
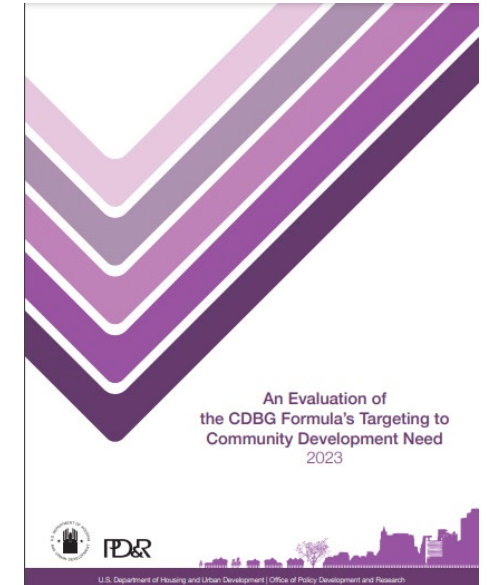
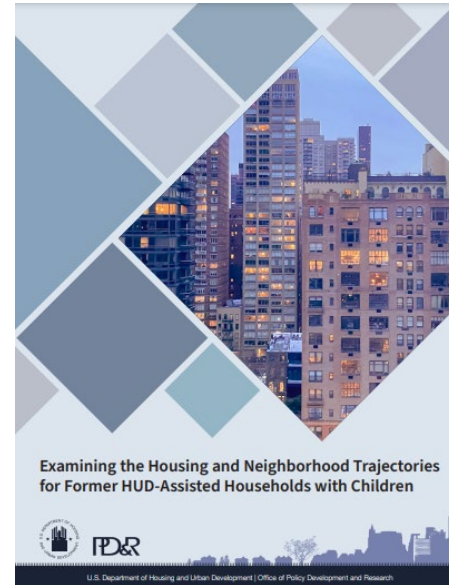
Office of the
Chief Data
Officer



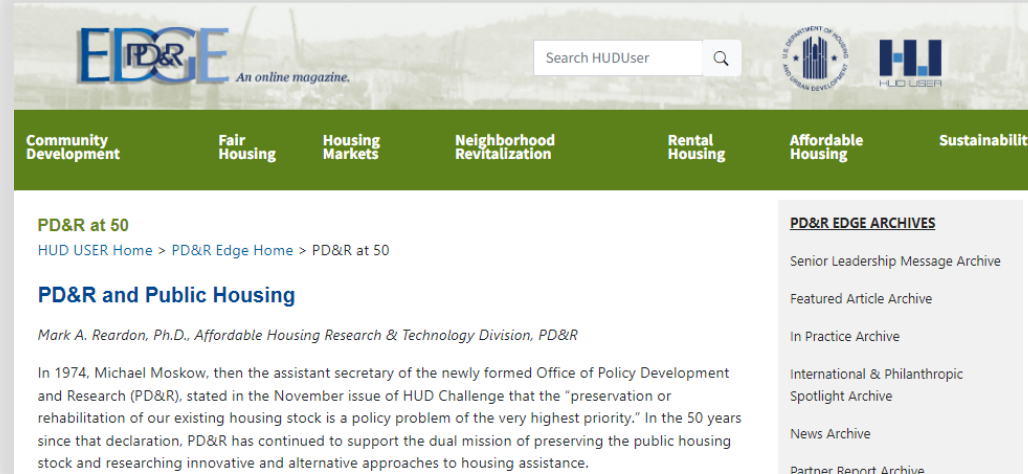
HUD User is the primary source for federal government research, publications, and datasets related to housing and community development

Research and Evaluations

- Large, long-term studies
- Evaluations of HUD programs
- Quick turnaround research using our Multidisciplinary Research Team
- In-house research
- Research priorities are driven by the HUD Learning Agenda



PD&R Periodicals



Cityscape

- 100 Years of Federal-Model Zoning
- Reentry Housing After Jail or Prison
- Recent Reforms in Zoning
- Housing Technology Projects
- COVID-19 and the Housing Markets
- Measuring Blight
- The Hispanic Housing Experience
- Housing Tenure and Financial Security

Cityscape

*A Journal of Policy
Development and Research*

100 YEARS OF FEDERAL-MODEL ZONING
VOLUME 25, NUMBER 3 • 2023



Evidence Matters

- Office to Residential Conversions
- Housing First and Homelessness
- Institutional Investors in Housing
- Climate and Housing
- Intersectionality of Youth Homelessness
- Evictions
- Factory-Built Housing
- Landlords and Vouchers

EVIDENCE MATTERS | Transforming Knowledge Into Housing and Community Development Policy

FALL 2023

OFFICE TO RESIDENTIAL CONVERSIONS

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PD&R

Courtesy of City of Chicago

PD&R Edge

- Feature
- PD&R Leadership
- Research
- In Practice
- Trending
- Spotlight on PD&R Data
- International & Philanthropic Spotlight
- PD&R at 50

PD&R at 50

[HUD USER Home](#) > [PD&R Edge Home](#) > [PD&R at 50](#)

50 Years of PD&R's Gentrification Research

By Jason Bladen and Peter Mateyka



Important questions about the equity of outcomes for low-income households from neighborhood investment are central to debates over gentrification. Editorial credit: [James Andrews1 / Shutterstock.com](#)

The term "gentrification" originated in the 1960s to describe a process of neighborhood change in which middle- and higher-income households moved into working-class neighborhoods in London, causing an influx of investment in these neighborhoods but also displacing the original working-class residents. At the time, the concept of gentrification had not received significant attention in the United States, whose central cities had been undergoing a process of disinvestment for several decades. By the mid-1970s, however, this situation began changing as the central areas of some large U.S.

cities began to see the return of high-income households and investment — a trend that has continued to the present day. Understanding the role of gentrification in transforming neighborhoods, towns, and cities has become essential for creating successful housing policy. Scholarship from the Office of Policy Development and Research (PD&R) has been critical in advancing debates about the conceptualization and measurement of gentrification, but PD&R's most significant contribution has been understanding the effects of gentrification on displaced residents. Important questions about the equity of outcomes from neighborhood investment are central to debates about gentrification and how HUD fulfills its mission "to create strong, sustainable, inclusive communities and quality, affordable homes for *all* [emphasis added]." This

Policy & Practice

- State and Local Eviction Prevention Actions
- Mitigating the Impacts of Institutional Investors in the Single-Family Housing Market
- Transparency in Rental Fees Reforms
- Pro-Housing Land Use and Zoning Reforms



Pro-Housing Land Use and Zoning Reforms

Communities across the country are struggling to build enough housing to meet the demand, contributing to a shortfall of more than 1.5 million units nationwide.¹ As a result of the housing shortage, families pay more for housing and have less in savings. They struggle to attain homeownership and find it difficult to access jobs. Local land use regulations and zoning rules contribute to the national housing supply crisis by artificially limiting housing construction and increasing costs. This *Policy & Practice* summarizes the impacts of restrictive land use policies and highlights reforms that state and local governments can adopt to increase the supply of housing.

Research Insights

Restrictive land use and zoning laws are major drivers of the national housing shortage. These policies can drive up housing prices, limit economic growth, exacerbate climate change, and maintain residential segregation.

Research finds a strong relationship between restrictive land use and zoning regulations and higher housing prices.² Especially in areas with higher demand, local land use regulations can reduce housing supply elasticity, leading to fewer housing units built and higher prices.³ This in turn contributes to growing housing cost burdens, especially among lower-income renters, and the shortage of affordable starter homes for would-be homebuyers.

Restrictive zoning also makes it difficult for workers to move to regions with job growth and to access

jobs within their own region. Recent research has demonstrated how restrictive zoning limits a worker's ability to move to regions experiencing job growth, which has stunted national economic productivity and growth.⁴ The lack of housing supply also limits a worker's ability to live near employment centers. The spatial mismatch between where jobs are located and where job seekers can afford to live burdens workers with longer commutes and negatively impacts employers' recruitment and retention.⁵

Limiting housing near the urban core encourages sprawl and shifts growth to undeveloped land far from job centers and other valuable community amenities. This forces families to live in car-dependent locations, which increases transportation costs⁶ and carbon emissions.⁷ In addition to the impact zoning has on sprawl and climate change, research shows that low-density zoning increases residential segregation.⁸ Many places use zoning restrictions to limit the types of housing that can be built to keep lower-income, often Black and brown, households from moving in. The impact of neighborhoods on children's long-term outcomes is well documented,⁹ and segregation via land use and zoning codes reduces access to neighborhoods that are associated with improved resident trajectories, negatively impacting regions' household incomes, educational attainment, public safety, and health outcomes.¹⁰ It is well established that, under such circumstances, restrictive zoning can have Fair Housing Act implications.¹¹

Data

- 60+ PD&R datasets, plus other HUD datasets
 - Income Limits
 - Fair Market Rents
 - Small Area Fair Market Rents
 - USPS Vacancies Data
 - Picture of Subsidized Households
- Data Licenses
 - Vehicle through which researchers can access non-public data, including household-level and/or member-level administrative data from HUD's rental assistance programs

Housing Surveys

- American Housing Survey
- Rental Housing Finance Survey
- Housing Production Surveys
 - Survey of Construction
 - Manufactured Homes Survey
 - Survey of Market Absorption of New Multifamily Units

Housing Market Reports

3rd Quarter 2023 | December 2023

HUD PD&R

National Housing Market Summary

HUD PD&R Housing Market Profiles

Beaumont-Port Arthur, Texas

Housing Market Indicators
Monthly Update



January 2024

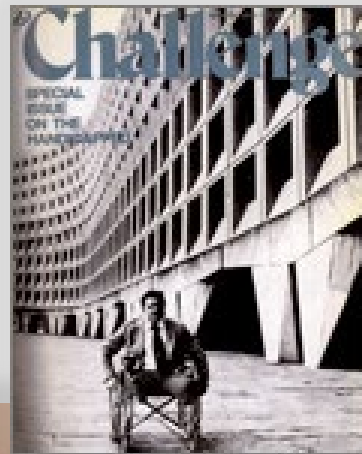
COMPREHENSIVE HOUSING MARKET ANALYSIS

**Allentown-Bethlehem-
Easton, Pennsylvania-
New Jersey**

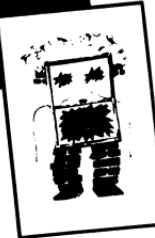
Historical Digitization Efforts



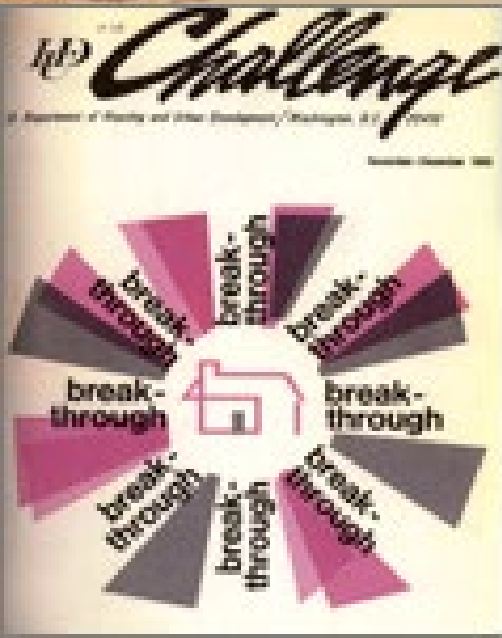
● **First Annual Report of the Experimental Housing Allowance Program**
U. S. Department of Housing and Urban Development
Office of Policy Development and Research
Washington, D.C. 20410
May 1973



MARIONETTE PLAY ENTITLED
"The HOUSE That JACK'S BUILDING"



FEDERAL WORKS AGENCY
UNITED STATES HOUSING AUTHORITY
WASHINGTON, D. C.



Other Interesting Information Available on HUD User

- Case studies
- HUD Secretary's Awards
- Regulatory Barriers Clearinghouse
- Housing and Health Data Dashboard
- Eviction Protection Grant Program
- PD&R Biennial Reports
- Events

How to access our resources

Website: <https://www.huduser.gov/portal/home.html>

Webstore: Order print copies of some of our periodicals and reports

eBookstore: Find some of our most popular housing research in a variety of eBook-friendly formats

eList: Sign up for our eList

Help Desk: Ask research and data questions through our Help Desk



HUD Geospatial Data Storefront: Enhancing good data

- Serves as a platform for HUD's geography-enabled datasets
- Key Features of the eGIS Storefront –
 - **Spatialized Datasets:** Each dataset has been spatialized as a point, line, or polygon, allowing users to overlay information on maps, perform spatial analysis, and visualize complex data patterns within geographic contexts
 - **Curated Data Collections:** Houses a curated collection of datasets, accommodating a wide range of user interactions
 - **Integration with HUD's Mission:** Reinforces HUD's commitment to transparency, accessibility, and innovation in our data

<https://egis.hud.gov/>

HUD

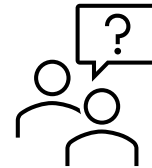
Exchange

HUD Exchange

- Technical Assistance – Resources and assistance to support HUD’s community partners
- For HUD grantees and their partners
- Types of TA –
 - Community Compass
 - Distressed Cities and Persistent Poverty
 - Thriving Communities (TCTA)

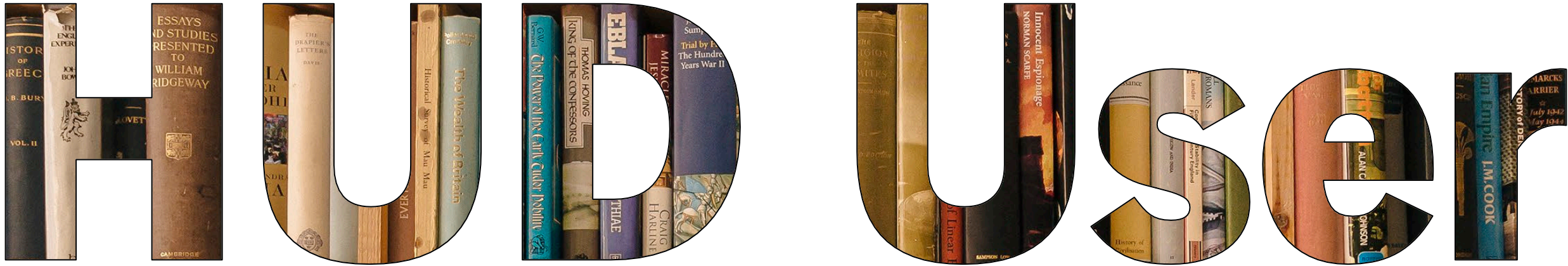


HUD User → Research and Data



HUD Exchange → Practical Application

<https://www.hudexchange.info/>



Thank you! Please stay in touch –

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Contact me: heidi.j.joseph@hud.gov