



## 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

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## Goal Statement

HUD will promote economic opportunity for HUD-assisted residents by encouraging self-sufficiency and financial stability, as measured by increasing the proportion of households who exit HUD-assisted housing for positive reasons.

- HUD's goal is to create paths to self-sufficiency by increasing HUD-assisted residents' participation in education, work, and financial literacy activities that can help reduce the need for HUD assistance. This goal will be achieved through targeted outreach to HUD-assisted residents, development of the EnVision Center network of supportive services providers, and other activities to increase utilization and effectiveness of supportive services.

## Challenge

- HUD does not currently have the data to quantify how many families are leaving its rental assistance programs due to improved economic circumstances. 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.

## Opportunity

- HUD is currently working to set up the data collection mechanisms needed for this new indicator.

# Leadership

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## Core Team:

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

Christopher Bourne, Deputy Assistant Secretary for Innovation  
Office of Policy Development and Research

Hunter Kurtz, Assistant Secretary  
Public and Indian Housing

Ben DeMarzo, Acting Assistant Deputy Secretary  
Field Policy and Management

# Goal Structure & Strategies

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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.

The Department will seek to expand this coordination by implementing the EnVision Center concept through its partners. EnVision Centers are centralized hubs located on or near public housing developments that focus service delivery for the four key pillars of self-sufficiency: economic empowerment, educational advancement, health and wellness, and character and leadership. HUD will assess and promote economic self-sufficiency programs including Jobs Plus, Family Self Sufficiency (FSS), and Section 3 to serve more Public Housing Authorities (PHAs) and explore options to bring these services to residents of Multifamily properties. HUD will provide technical assistance and conduct research to evaluate the effectiveness of this approach.

# Summary of Progress – FY19 Q4

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Movement on milestones is currently underway and will continue as we work to collect the baseline data for the Agency Priority Goal (APG). Administrative data systems currently are not capable of assessing whether household exits occur for positive reasons, so baseline data will not be available until the end of FY 2020. HUD is conducting 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. In the meantime, as a proxy, HUD is tracking the percentage of households leaving the Housing Choice Voucher Program with their income-based rental subsidy needs at or near zero.

The EnVision Center initiative is focused on implementing a collaborative, interagency working model under the WHORC. HUD developed guidance for EnVision Centers earlier in the summer, which established the criteria by which they are evaluated for certification. The demonstration has expanded, and new applications are being received and processed by regional points of contact and FPM.

HUD published the proposed Section 3 rule for comment on April 4, 2019, along with proposed benchmarks defining a presumption of compliance in creating job opportunities for low-income residents. The rule is called "Enhancing and Streamlining the Implementation of Section 3 Requirements for Creating Economic Opportunities for Low- and Very Low- Income Persons and Eligible Businesses." The 60-day comment period ended June 3, 2019. HUD is currently reviewing the comments. The current target date for publication of the final rule is August 2020.

In Q4, HUD reviewed the 68 comments (excluding mass mailings) on the proposed Section 3 rule and 23 comments on the benchmark notice. The Office of General Counsel consolidated those comments into a summary and held bi-weekly meetings to address them.

# Closeout Reporting for FY2018-2019 APG Cycle

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HUD is strengthening its implementation of Section 3 through a targeted effort to stop inefficiencies in implementation at both the Federal and local level. The Section 3 Rulemaking Task Force has worked to design a cohesive and achievable revamped structure for Section 3. HUD published the proposed Section 3 rule for comment on April 4, 2019, along with proposed benchmarks defining a presumption of compliance in creating job opportunities for low-income residents. Review of comments will be complete in November 2019 and publication of the final rule is slated for March 2020 with an effective date of April 2020. In addition to changes in the rule, improvements in the operational structure and technology portions of Section 3 are simultaneously underway.

# Key Milestones – EnVision Centers

Assess and strengthen the EnVision Center model to ensure program feasibility, ease of use, and understanding. Leverage partnerships with other Federal and local agencies, non-profits, and private businesses to increase participation by HUD-assisted households.

Milestone Summary				
Key Milestone	Milestone Due Date	Milestone Status	Change from last quarter	Comments
Develop standard templates for demonstration sites with a detailed operations guide	5/1/2019	Complete	N	This is a new milestone in the FY20 APP/FY18 APR. Standard templates were approved by OMB on April 22, 2019 and the draft Operations Guide was provided to HUD Regional Administrators on May 28, 2019.
Develop an interagency working group to identify the best programs to integrate in EnVision Centers	5/11/2019	Complete	N	This is a new milestone in the FY20 APP/FY18 APR. The interagency working group was created on March 20, 2019 and meets as needed.
Open nine EnVision Center locations after completion of application assessment.	8/30/2019	Complete	N	As of July 2019, 16 EnVision Centers are open.

# Key Milestones – Section 3

Revise the Section 3 Rule through collaborative internal and external engagement. Revise implementation of Section 3 Operations via Technical Assistance, Webinars, Guidance by FPM, PIH, CPD, OLHCHH, and Housing. Enhance IT evaluation and reporting systems to implement the new Section 3 rule.

Milestone Summary				
Key Milestone	Milestone Due Date	Milestone Status	Change from last quarter	Comments
Publication of a Proposed Section 3 Rule	4/1/2019	Complete	N	Due to the shutdown, the target publication date was pushed back. The proposed rule was published on 4/4/2019.
Publication of Section 3 Final Rule	2/29/2020	Delayed	Y	Revise the Section 3 Rule through collaborative internal and external engagement.
Completion of targeted technical assistance campaign for Final Rule	5/30/2020	On Track	Y	Revise implementation of Section 3 Operations via Technical Assistance, Webinars, Guidance by FPM, PIH, CPD, OLHCHH, and Housing.
Roll out IT enhancements for the evaluation and reporting system for Section 3 to implement the new rule	9/30/2020	On Track	Y	Enhance IT evaluation and reporting systems to implement the new Section 3 rule.



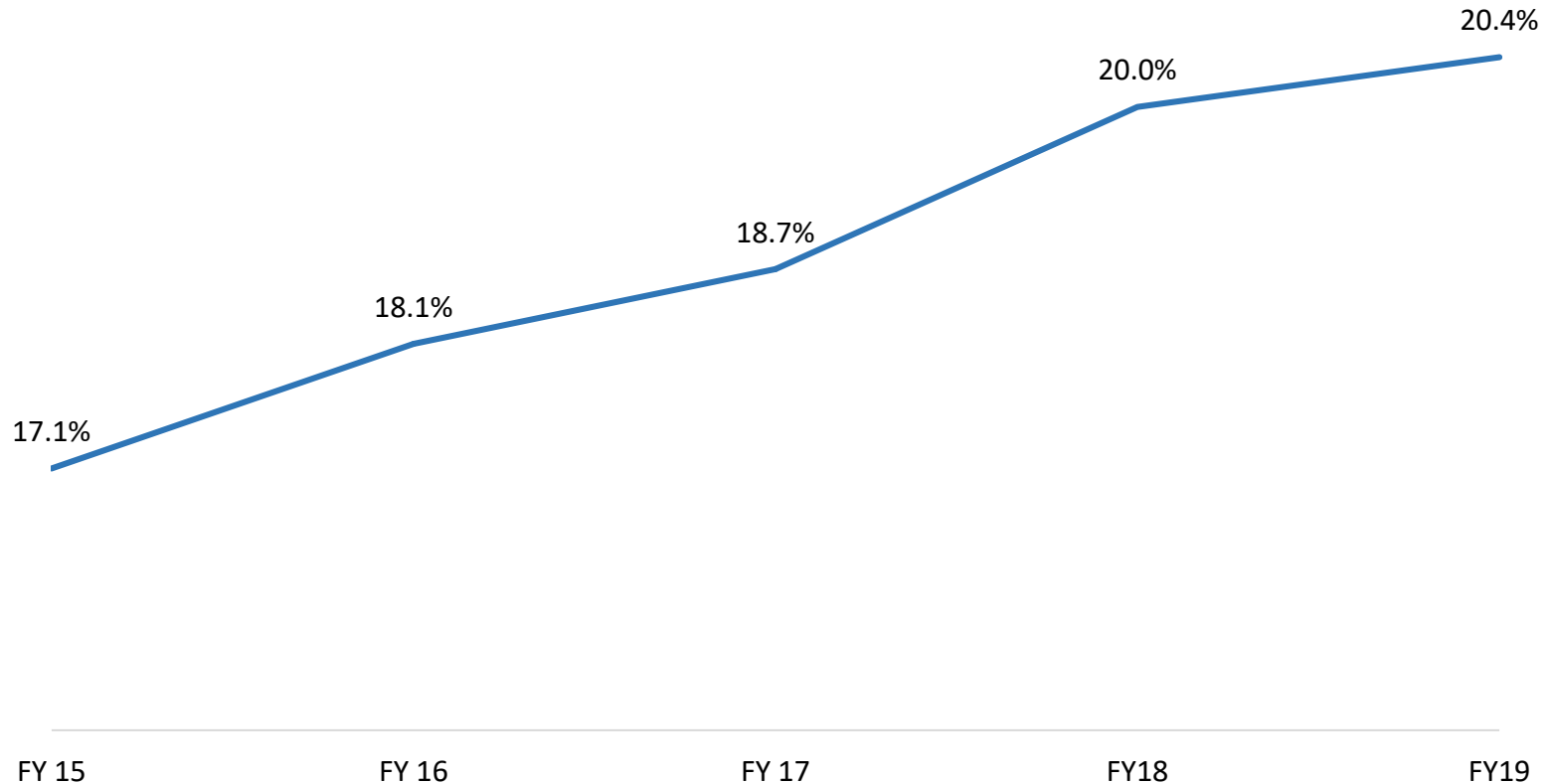
# Key Milestones – Track Positive Exits

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
Include a short standard panel of exit survey questions in survey instruments submitted to OMB for Paperwork Reduction Act review in support of the Rent Reform Demonstration and the Family Self-Sufficiency Demonstration.	9/30/2019	Completed	Y	HUD received PRA approval from OMB on 2/13/2019, and began conducting the survey for the Rent Reform Demonstration on 5/1/2019.
Conduct exit surveys, analyze results, and develop suggestions for strengthening measurement of positive exits in administrative data collections.	9/30/2020	On Track	N	The exit survey for the Rent Reform Demonstration is ongoing, with data expected to be available for initial analysis after February 2020.

# Key Milestones

## 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

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Proportion of households exiting HUD-assisted housing for positive reasons

- Description: This metric is under development.
- Data source: TBD
- Unit of measurement: TBD
- Dimension: TBD
- Calculation method: TBD
- Frequency: TBD
- Direction: Increase
- Data quality (limitations/advantages of the data): TBD
- Validation, verification, and improvement of measure: TBD

# 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 positive exits as HUD secure the new data on all 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

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## Contributing Programs

### Organizations:

- Office of Public & Indian Housing (PIH)
- Office of Fair Housing and Equal Opportunity (FHEO)
- Office of the Secretary (OSEC)
- Office of Housing (HSG)
- Office of Community Planning & Development (CPD)
- Office of Policy Development & Research (PDR)
- Office of Field Policy & Management (FPM)

### Program Activities:

- Family Self-Sufficiency Program
- Rent Reform Demonstration Program
- Jobs Plus Program
- Housing Choice Voucher Program
- EnVision Centers Initiative