

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of Policy Development and Research

Research and Technology

SUMMARY OF RESOURCES

(Dollars in Thousands)

	Enacted/ Requested	Carry over	Adjustments	Total Resources	Obligations	Net Outlays
2024 Appropriation	139,000	51,192	-	190,192	98,192	134,852
2025 Appropriation	139,000	94,298	-	233,298	123,048	158,000
2026 President's Budget	95,000	110,250	-	205,250	92,000	157,000
Change from 2025	(44,000)	15,952	-	(28,048)	(31,048)	(1,000)

a/ The 2025 Carryover includes \$2.3 million in anticipated recaptures.

PROGRAM PURPOSE

The Research and Technology (R&T) account, administered by the Office of Policy Development and Research (PD&R), supports the mission of the Department through policy analysis, research, surveys, and program evaluations, as authorized and amended in Title V of the Housing and Urban Development Act of 1970. The R&T account provides funding for research and evaluations, data infrastructure development, information management, and program implementation support. PD&R's work enables the President, Secretary, other agencies, and the Congress to make informed decisions on budget and legislative proposals and to strengthen housing and community development programs and policy.

BUDGET OVERVIEW

The 2026 President's Budget requests \$95 million for the Research and Technology account, which is \$44 million less than the 2025 enacted level. This includes:

- \$76.5 million for **Core R&T** to support the American Housing Survey and other national surveys, knowledge management, data acquisition, research dissemination, housing technology and innovation, housing finance, and research partnerships.
- \$7 million for **Research, Evaluations, and Demonstrations (RED)** to support experimental demonstrations of innovative policies and programs, evaluations of current programs, and other research on key Administration priorities such as deregulation in the housing market, increasing housing supply, and lowering housing costs.
- \$11.5 million for the newly proposed **Implementation Support for the State Rental Assistance Program** to support States' efforts to transition from existing HUD rental assistance programs and design and implement the new State Rental Assistance Program informed by research evidence and best practices.

JUSTIFICATION

The requested funding level for R&T provides support for three critical functions that support innovation and evidence-based policymaking at HUD and improves outcomes for HUD's program partners: Core R&T, RED, and Implementation Support for the State Rental Assistance Program. The primary stakeholders for the R&T account are HUD program offices, HUD grantees, local, State, and Federal policymakers, researchers, and recipients of HUD programs.

Core Research and Technology

Core R&T requires the largest share of R&T resources and is comprised of three components: Housing Data Infrastructure; Knowledge Management, Dissemination, and Outreach; and Technical Expertise and Innovation. The 2026 Budget will allow PD&R to fund critical surveys, housing technology research, housing finance research, data purchases, and innovation events, and to maintain knowledge management activities.

Housing Data Infrastructure

The largest component of Core R&T is support for the surveys that constitute the backbone of the Nation's housing data infrastructure. Reliable and well-structured housing survey datasets inform policymakers about homeowner and rental units, HUD-assisted and unassisted populations, and the nature of affordable housing problems. The largest of these data sources is the American Housing Survey (AHS), which covers the Nation's housing stock, housing finance, and characteristics of markets, neighborhoods, and occupants, and supports national, regional, and metropolitan area estimates. PD&R has been working with the Census Bureau to transition the AHS from a biennial survey to a continuously collected survey with annual data releases. The first release of AHS data in its annual format is expected in September 2027. The benefits of the continuous survey are more frequent national estimates as well as lower cost and higher quality due to having a consistent workforce and not having to hire and train followed by laying off staff between survey periods.

Other surveys funded under Core R&T provide important data necessary to monitor housing needs, housing finance topics, and local housing market conditions. These surveys include the Survey of Construction (SOC), the Survey of Market Absorption of Apartments (SOMA), the Manufactured Homes Survey (MHS), and the Rental Housing Finance Survey (RHFS). Housing data infrastructure also includes the acquisition of private sector data, and other data such as Low-Income Housing Tax Credit (LIHTC) and U.S. Postal Service data on active and vacant addresses that are used in PD&R research and for numerous policy-relevant purposes. PD&R also partners with other Federal Agencies to link and analyze complementary administrative and survey data, such as matching HUD assisted and or FHA data to Medicare and Medicaid data, data from the National Center for Health Statistics, data at the Census Bureau such as Decennial Census, American Community Survey, and IRS records — activities that greatly enhance the value of these public investments.

HUD's survey activities are overseen by HUD's Statistical Official, located in PD&R. The Statistical Official leverages HUD's housing data assets through linkages with administrative data and external surveys; analyzing data to produce key program parameters, such as income limits and fair market rents; and to inform key policy initiatives. In addition, PD&R houses HUD's Chief Data Officer, who works to strengthen HUD's data governance, enhance privacy protections, and generate open data and HUD's Evaluation Officer who assesses the coverage, quality, methods, consistency, effectiveness, independence, and balance of the portfolio of evaluations, policy research, and ongoing evaluation activities of the agency. All three positions are required by P.L. 115-435, Foundations for Evidence-Based Policymaking Act.

Knowledge Management, Dissemination, and Outreach

Knowledge management in PD&R ensures that knowledge is created, organized, and shared with HUD and Administration officials, program staff, grantees, researchers and policy analysts, policymakers, and the public. Along with formal research reports and the academic journal *Cityscape*, several shorter-format periodicals such as *PD&R Edge* and *Evidence Matters* make data and research freely accessible to broad audiences. U.S. Housing Market Conditions reports—including the Comprehensive Housing Market Analyses produced by PD&R economists—provide in-depth looks at economic, demographic, and housing inventory trends of specific housing markets to guide builders, lenders, and others. PD&R stakeholders have access to more than 10,000 full abstracts of research reports, articles, books, and data sources on www.huduser.gov. During 2024, users downloaded an average of 999,000 files per month from the HUD User website, and the website averaged almost 45 million monthly hits.

In accordance with P.L. 115-336, the 21st Century Integrated Digital Experience Act, PD&R continues to improve on its delivery and the design of the HUD User website, which gives PD&R stakeholders access to new and historical research studies, HUD periodicals, case studies, HUD datasets, data applications, and mapping systems, among other resources. Knowledge management also includes operation of the HUD Exchange website, which supports HUD recipients and stakeholder organizations with effective housing and community development program implementation, through a learning management system including 5,000 training courses, resources libraries comprised of 9,000 pieces of guidance, and 24 web-applications. HUD Exchange fielded 6 million user sessions in 2024, facilitating 19.5 million views, 1.5 million downloads, and 67,000 training completions.

Technical Expertise and Innovation

Core R&T also supports housing technology research, including research on factory-built housing; housing finance research; innovative housing design research and events such as the Innovative Housing Showcase on the National Mall; and research partnerships and grants. Recent housing innovation subjects have included research to support wider adoption of 3D printed homes, factory installation of HVAC systems in manufactured housing, and a research roadmap to support greater factory-built construction of homes. The Research Partnerships program provides matching funds for external researchers who propose research on topics that address the Department's learning priorities and that use innovative methods.

Research, Evaluation, and Demonstrations

Research, Evaluation, and Demonstrations (RED) funding will allow PD&R to continue existing program evaluations and conduct new evaluations, demonstrations, and policy-focused research that advance Administration priorities and promote strategic evidence-building.

PD&R's discretionary research and evaluation is guided by HUD's Annual Evaluation Plan, which PD&R develops in consultation with internal and external stakeholders to identify the highest priority needs for research and data to inform evidence-based policymaking. Research priorities include housing affordability, family structure and economic mobility, housing cost drivers, housing market deregulation, community responses to homelessness, advanced building methods, and Opportunity Zones. PD&R also intends to invest in research and evidence-building to support the State Rental Assistance Program.

Implementation Support for State Rental Assistance Program

PD&R will provide support for states as they implement the new State Rental Assistance Program. Implementation support in 2026 would focus on program rollout in three components: 1) proactive development and distribution of tools, templates, and supports to guide States in designing rental assistance programs that meet their unique local needs; 2) targeted/risk-based direct assistance to help States build capacity and establish structure to support their programs; and 3) support for peer collaboration and learning among States on how to most efficiently and effectively address their affordable housing needs. This peer learning work would include convening working groups, sharing best practices, and helping develop model documents for:

- model rental assistance delivery methods and contracts;
- transition support for property owners' existing HUD rental assistance contracts;
- tenant-based rental assistance models, which can include direct cash assistance;
- implementing shallow subsidies, time limit requirements, and other policies to promote self-sufficiency; and
- promoting development of new affordable rental housing.

PD&R has a wealth of research conducted over the last 50 years to inform Implementation Support for the State Rental Assistance Program. With its research funds, PD&R will produce a summary of this compilation of research to inform States as they design their programs. PD&R would also fund studies of the various models being piloted by States and local governments and share those findings to support peer learning.

SUMMARY OF RESOURCES BY PROGRAM

(Dollars in Thousands)

Budget Activity	2024 Budget Authority	2023 Carryover Into 2024	2024 Total Resources	2024 Obligations	2025 Appropriation	2024 Carryover Into 2025	2025 Total Resources	2026 President's Budget
Research and Technology Activities	119,000	31,192	150,192	98,192	119,000	54,298	173,298	95,000
Eviction Protection Grants	20,000	20,000	40,000	-	20,000	40,000	60,000	-
Total	139,000	51,192	190,192	98,192	139,000	94,298	233,298	95,000

a/ 2024 Carryover Into 2025 column includes \$2.3 million in anticipated 2025 recaptures.

APPROPRIATIONS LANGUAGE

The 2026 President's Budget includes the appropriations language listed below.

For contracts, grants, and necessary expenses of programs of research and studies relating to housing and urban problems, not otherwise provided for, as authorized by title V of the Housing and Urban Development Act of 1970 (12 U.S.C. 1701z-1 et seq.), including carrying out the functions of the Secretary of Housing and Urban Development under section 1(a)(1)(i) of Reorganization Plan No. 2 of 1968, and for program implementation support, \$95,000,000, to remain available until September 30, 2027: Provided, That with respect to amounts made available under this heading, notwithstanding section 203 of this title, the Secretary may enter into cooperative agreements with philanthropic entities, other Federal agencies, State or local governments and their agencies, Indian Tribes, tribally designated housing entities, or colleges or universities for research projects: Provided further, That with respect to the preceding proviso, such partners to the cooperative agreements shall contribute at least a 50 percent match toward the cost of the project: Provided further, That for non-competitive agreements entered into in accordance with the preceding two provisos, the Secretary shall comply with section 2(b) of the Federal Funding Accountability and Transparency Act of 2006 (Public Law 109-282; 31 U.S.C. 6101 note) in lieu of compliance with section 102(a)(4)(C) of the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3545(a)(4)(C)) with respect to documentation of award decisions.

Note.—This account is operating under the Full-Year Continuing Appropriations and Extensions Act, 2025 (Division A of Public Law 119-4).