HUD Master Models   *Rural Housing and Economic Development*

RHED   **Rural Housing and Economic Development**

The purpose of the Rural Housing and Economic Development Program is to provide support for innovative housing and economic development activities in rural areas.

Need Statement

There is a need to expand the supply of affordable housing and to engage in economic development activities in rural areas.

Activities and Outputs

Acquisition of Land – Economic Development – Acres	Acres
Acquisition of Land – Economic Development – Square Feet	Square Feet
Acquisition of Land – Housing – Acres	Acres
Acquisition of Land – Housing – Square Feet	Square Feet
Acquisition of Land – Infrastructure – Acres	Acres
Acquisition of Land – Infrastructure – Square Feet	Square Feet
Architectural/engineering drawings	Dollars
Budget	Persons
Computer	Persons
Credit	Persons
Default reserves	Dollars
Demolition	Units
Energy efficiency in construction training	Persons
Fair Housing	Persons
Feasibility studies	Studies
Federal partnerships	Partnerships
Federal partnerships – Dollars Leveraged	Dollars Leveraged
Financial literacy	Persons
Grants – Homebuyers down payment assistance – Dollars	Dollars
Grants – Homebuyers down payment assistance – Households	Households
Grants – Housing rehabilitation – Dollars	Dollars
Grants – Housing rehabilitation – Households assisted	Households
Home maintenance	Persons
Home repair	Persons
Homeownership	Persons
IDA accounts established-Dollars	Dollars
IDA accounts established-Persons	Persons
Job training	Persons
Job training – Average salary prior to job training	Dollars
Lines of credit	Dollars
Loans – Business development	Loans
Loans – Mortgage financing	Loans
Loans – Write downs	Loans
Market studies	Studies
Needs assessments conducted	Assessments
On-the-job training	Persons
Outreach	Activities
Remediation of land for affordable housing * - Acres	Acres
Remediation of land for affordable housing *- Square Feet	Square Feet
Remediation of land for economic development * - Square Feet	Square Feet
Remediation of land for economic development * - Acres	Acres
Revolving loan funds	Dollars
Small business incubators	Incubators

Small business training	Persons
Small business workshops	Persons
Staff training in economic development financing	Persons
Staff training in fair housing	Persons
Staff training in financial management	Persons
Staff training in housing accessibility	Persons
Strategic planning	Sessions
Other	Other

* Remediation includes clearance, demolition, and site improvement.

Outcomes and Indicators

1st Time Homebuyers purchasing a home – Average dollar value	Dollars
1st Time Homebuyers purchasing a home – Households	Households
Businesses assisted	Businesses
Businesses created	Businesses
Establish CDFIs	CDFIs
Households receiving direct financial aid	Households
Housing Retrofit – Accessibility	Units
Housing Retrofit – Visitability	Units
Housing units built	Units
Housing units constructed – Total	Units
Housing units for first time homebuyers	Units
Housing units rehabilitated – Energy efficiency - CCF	Units
Housing units rehabilitated – Energy efficiency - KWH	Units
Housing units rehabilitated – Health Hazard elimination	Units
Housing units rehabilitated – Multifamily home – Owned occupied	Units
Housing units rehabilitated – Multifamily home – Rental	Units
Housing units rehabilitated – Single family homes – Owned occupied	Units
Housing units rehabilitated – Single family homes – Rental	Units
Housing units with innovative construction	Units
Housing units with innovative energy efficiency techniques	Units
IDA account deposits-Dollars	Dollars
IDA account deposits-Persons	Persons
IDA accounts-Capitalize Business	Persons
IDA accounts-Purchase Automobile	Persons
IDA accounts-Purchase Home	Persons
IDA accounts-Pursue Secondary Education	Persons
Infrastructure – Connection to sewer	Connections
Infrastructure – Connection to water lines	Connections
Infrastructure – Electric Lines	Linear Feet
Infrastructure – Gas Lines	Linear Feet
Infrastructure – Roads	Linear Feet
Infrastructure – Septic	System
Infrastructure – Sewer	Linear Feet
Infrastructure – Utilities	Linear Feet
Infrastructure – Water lines	Linear Feet
Infrastructure – Wireless	Networks created
Jobs – Average salary post job training	Dollars
Jobs obtained	Persons
Jobs obtained – Persons who were trained	Persons
Jobs retained	Persons
Microenterprises established	Microenterprises
MIS and software implemented	Units
Small business incubators established	Incubators
Other	Other

Measurement Tools

A. Tools to Track Outputs and Outcomes
Bank accounts
Construction log
Database
Enforcement log
Financial aid log
Intake log
Interviews
Mgt. Info. System-automated
Mgt. Info. System-manual
Outcome scale(s)
Phone log
Plans
Pre-post tests
Post tests
Program specific form(s)
Questionnaire
Recruitment log
Survey
Technical assistance log
Time sheets
Other
B. Where Data are Maintained
Agency database
Centralized database
Individual case records
Local precinct
Public database
School
Specialized database
Tax Assessor database
Training center
Other
C. Source of Data
Audit report
Business licenses
Certificate of Occupancy
Code violation reports
Counseling reports
Employment records
Engineering reports
Environmental reports
Escrow accounts
Financial reports
GED certification/diploma
Health records
HMIS
Inspection results
Lease agreements
Legal documents

Loan monitoring reports
Mortgage documents
Payment vouchers
Permits issued
Placements
Progress reports
Referrals
Sale documents
Site reports
Statistics
Tax assessments
Testing results
Waiting lists
Work plan reports
Other
D. Frequency of Data Collection
Daily
Weekly
Monthly
Quarterly
Biannually
Annually
Upon incident
Other
E. Process of Collection and Reporting
Computer spreadsheets
Flat file database
Manual tallies
Relational database
Statistical database
Other

Evaluation Process – These are standard requirements that HUD will expect every program manager receiving a grant to do as part of their project management.

- An evaluation process will be part of the on-going management of the program.
- Comparisons will be made between projected and actual numbers for both outputs and outcomes.
- Deviations from projected outputs and outcomes will be documented and explained.
- Analysis of data to determine the relationship of outputs to outcomes; what outputs produce which outcomes.

HUD Will Use The Following Management Questions To Evaluate Your Program

1. How many housing units rehabilitated will be made available to low-to-moderate-income households?
2. How many housing units constructed will be made available to low-to moderate-income households?
3. What is the average percentage change in earnings for participants who completed job training?
4. What is the number and percent of participants who completed training and obtained a job?
5. What is the average annual estimated savings for low-income families as a result of energy efficiency improvements?
6. What increases in program accomplishments result from capacity building assistance (e.g. number of employees hired or retained, efficiency or effectiveness of services provided)?
7. What is the value of dollars and services leveraged as a result of federal or local partnership created?

Carter-Richmond Methodology

The above Management Questions developed for your program are based on the Carter-Richmond Methodology1. A description of the Carter-Richmond Methodology appears in the General Section of the NOFA.

1© The Accountable Agency – How to Evaluate the Effectiveness of Public and Private Programs," Reginald Carter, ISBN Number 9780978724924.