



U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT
OFFICE OF INSPECTOR GENERAL

January 12, 2015

Memorandum

TO: Jemine A. Bryon
Acting Assistant Secretary, Public and Indian Housing

FROM: Kathryn Saylor
Acting Assistant Inspector General for Evaluations

SUBJECT: Preliminary Research Closeout – The Office of Public and Indian Housing has Reduced Subsidized Public Housing Vacancies

The Office of Inspector General retained Zelos LLC (Zelos) to perform preliminary research on the effect of the Department of Housing and Urban Development's (HUD) Public and Indian Housing (PIH) Vacancy Policy, specifically to assess identified evaluation objectives and to determine if additional fieldwork would provide useful information about the status of the program. Zelos performed their work in accordance with Council of Inspectors General for Integrity and Efficiency (CIGIE) *Quality Standards for Inspection and Evaluation* and OIG policy.

The preliminary research team reviewed PIH actions to reduce public housing vacancies and related subsidy payments to public housing authorities. In 2011, HUD established a high priority goal to reduce vacancies through improved management of the public housing inventory. Since then, HUD has substantially reduced vacancies, saving taxpayer dollars and enhancing the availability of habitable rental units. Subsidized vacancies, measured in unit months, have decreased from approximately 550,000 in 2011 to approximately 379,000 currently. The improvement has resulted in a reduction in public housing vacancies from 4.2% to 2.9% during the three-year period.

Based on the analysis and improvements identified during preliminary research, the Office of Inspector General will not perform fieldwork to assess the effectiveness of the policy and has concluded preliminary research on this topic at this time. We appreciate the assistance and cooperation we received from your staff during our preliminary research.

cc:

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