

ECONOMETRICA, INC.

From inquiry to implementation, we deliver.

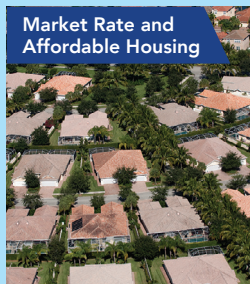
HOUSING AND COMMUNITY DEVELOPMENT



Who We Are

Econometrica, Inc., is a research and management consulting firm providing high-quality, cost-effective support services for clients in the public and private sectors. Since 1998, we have provided a full range of technical assistance (TA), implementation support, and evaluation and research services to clients in the local, state, and federal government, as well as in the nonprofit and private sectors.

Our staff members and business associates comprise a diverse mix of personnel, including former government employees with decades of experience in housing and community development program administration, academic researchers from distinguished universities, and highly skilled housing professionals with hands-on experience in public housing, housing management, accounting and auditing, housing finance, facilities management, grants monitoring and support, and development of programs and projects to improve communities. We also employ project managers who are dedicated to ensuring timely and accurate delivery of services to our clients.



What We Do

For more than a decade, Econometrica's Housing and Community Development Group has delivered a broad range of skills and experience to support the housing and community development programs and activities of the U.S. Department of Housing and Urban Development (HUD), states, and tribal and local governments in the following areas:

- > TA and training
- > Housing market and feasibility analysis
- > Operations support
- > Asset management
- > Turnaround management of public housing authorities (PHAs)
- > Physical needs assessments
- > Public housing plans and reports
- > Disaster recovery
- > Information management and analysis
- > Financial, accounting, and audit support
- > Program evaluations

We are dedicated to supporting our clients in their diverse missions to expand and improve affordable housing, promote homeownership opportunities, stimulate community transformation, support disaster recovery, comply with reporting requirements, and enhance program performance.

For more information, or to discuss services and pricing, please contact:

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Work Products and Services

We are a multidisciplinary company providing a wide variety of quality products to our clients. A sample of the numerous products and services we have provided to our clients includes the following:

> **Needs assessments.**

- Housing market analyses.
- TA plans.
- Staffing analyses.
- PHA portfolio restructuring plans.

> **Operations support.**

- Policies and procedures (e.g., Procurement, Admissions and Continued Occupancy, Internal Controls, Section 3).
- PHA Annual and 5-Year Plan, including Capital Fund plan.
- Consolidated Annual Performance and Evaluation Report (CAPER), Integrated Disbursement and Information System (IDIS), and the eCon Planning Suite.
- Auditable financial statements/FDS submissions.
- Organizational analyses.

> **Program evaluations.**

- Mark-to-Market program (HUD).

- Section 108 Loan Guarantee program (HUD).

- Rural Innovation Fund program (HUD).
- Housing Needs and Condition Study for Native Americans (Urban Institute/ HUD).

> **Training.**

- Rental Assistance Demonstration.
- Green Physical Needs Assessment Tool (GPNA).
- Capital Fund Rules and Regulations, including the Capital Fund Finance Program.

> **Data sampling, validation, and analytics.**

- Fair Market Rent area surveys.
- Data-driven decision-making tool for Community Planning and Development (CPD) grantees.
- Quality control of American Housing Survey data.

Selected Clients/TA Recipients

FEDERAL AGENCIES

- U.S. Department of Housing and Urban Development
- U.S. Department of Commerce/Economic Development Administration

PUBLIC HOUSING AGENCIES

- East St. Louis, IL
- Gary, IN
- High Point, NC
- Houston, TX
- Irvington, NJ
- Lafayette, LA
- Maricopa County, AZ
- New Orleans, LA
- Newburgh, NY
- Peekskill, NY
- Santa Barbara, CA
- South Bend, IN
- Village of Hempstead, NY

NATIVE AMERICAN TRIBAL HOUSING ORGANIZATIONS

- Absentee Shawnee Housing Authority (HA)
- Colville Indian HA
- Fort Belknap Indian Community
- Hoh Indian Tribe
- Kalispel Tribe of Indians
- Makah Tribe of Indians
- Spokane Indian HA
- Stillaguamish Tribe of Indians
- Tulalip Tribes of Washington
- Warm Springs HA

STATE & LOCAL GOVERNMENTS

- Clark County, NV
- Flint, MI
- Monterey, CA
- Pascagoula, MS
- Prince George's County, MD
- San Mateo, CA
- Scranton, PA
- State of California
- State of North Carolina

Proven Results

Challenge: HUD tasked Econometrica to provide expert support to a midsized New York metropolitan housing authority designated by HUD as troubled. Given the authority's small staff size and limited financial resources, the authority needed support to improve operations and address items in their executed HUD Recovery Agreement.

Solution: Over a 2½-year period, Econometrica deployed housing professionals and subject matter experts to provide comprehensive support to the PHA. Following an initial assessment, Econometrica provided tailored solutions to identified areas of need, such as:

- > Improved governance by engaging and training the Board of Commissioners in a collaborative, peer-supported environment that connected them with other nearby PHA boards.
- > Increased occupancy rates and decreased turnover time by implementing proven unit turnover procedures, updating the Admission and Continued Occupancy Policy, identifying priorities, and delegating tasks to third parties where deemed efficient and cost-effective.
- > Ensured compliance with HUD regulations and fair utility rates by updating the public housing utility allowance schedule, including development of a process enabling the easy review and revision of this schedule annually.
- > Supported identification of a permissible use of the PHA's unobligated Replacement Housing Factor funds and assisted in preparation of waivers, which HUD approved, enabling the PHA to use those funds for flood mitigation measures at its properties.

Challenge: The mayor and the Economic Development department of a large Northeast city requested TA to improve the process of allocating HUD CPD funds, which would incorporate establishment of community priorities and identifying effective purposes for the funding.

Solution: Econometrica improved the city's allocation process of CPD funding by incorporating more robust citizen participation and a data-driven planning process. Our TA included the following activities:

- > Supported establishment of a Citizen Advisory Committee and production of a guidebook, which was designed to better meet program goals and the requirement of a collaborative process in developing a unified vision of its community development decisions.
- > Prepared, in collaboration with the city, A Guide for Planning and Decision-Making in Implementing HUD Funded Programs, to provide practical and clear steps for the city to prepare its 2015–2020 Consolidated Plan and identify the decision-making process in implementing the city's HOME and CDBG programs. The Guide is intended to assist a range of stakeholders, including elected officials, city staff, community groups, and residents.
- > Provided in-person support to implement both of these guides.





LOCATION

Econometrica's corporate office is located in the heart of Bethesda, MD, above the Bethesda Metro Station and 20 minutes from downtown Washington, DC, with easy access to the organizations and resources near our nation's Capital. We also have associates spread across the nation.

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OUR MISSION

To provide the highest quality research and management services possible to our clients in the public and private sectors.

