

## “The Rental Housing Finance Survey: Methodological and Empirical Findings from a New Survey of Landlords”

**Presenter:** Danilo Pelletiere, U.S. Department of Housing and Urban Development

Danilo Pelletiere is an economist within the Economic Development and Public Finance Division of the Office of Policy Development and Research at the U.S. Department of Housing and Urban Development (HUD). He joined HUD in September 2011, where he is currently engaged on a number of projects related to rental policy reform. He also conducts regulatory impact assessments for the department. Prior to joining HUD, Pelletiere was the research director of the National Low Income Housing Coalition for nearly nine years, where he was responsible for directing the coalition’s data analysis, public opinion, and rapid response research. He has also held various positions at George Mason University, World Resources Institute, Virginia’s Center for Innovative Technology, and the National Association of State Development Agencies. He received his BA in regional science and history from the University of Pennsylvania and his PhD in public policy from George Mason University. He is a past Fulbright scholar in the field of economic development, based at the University of Rostock, Germany. Pelletiere is the author or coauthor of over 50 published books, chapters, articles, and professional reports on housing and economic development policy.

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**Summary and Findings:** The Rental Housing Finance Survey (RHFS) is the first national survey explicitly addressing the financing and characteristics of rental properties (as opposed to units, buildings, or households) since the 2001 Residential Housing Finance Survey. The poster describes the survey, presents some results from the collected data, and discusses next steps to improve the 2014 survey.

**Implications for Policy and Practice:** Community development practitioners are more likely to deal with landlords and their properties than most. Indeed, many local development agencies and firms are landlords themselves. While the RHFS sample size is too small for detailed local analysis, it can provide national benchmarks and insight for local projects and situations. Is local maintenance activity atypical? Are investors taking a disproportionate interest in your community? The RHFS can help put these types of questions in perspective.