

# Reducing Work Disincentives in the Housing Choice Voucher Program: Rent Reform Demonstration Baseline Report



## Supplementary Materials



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## Supplementary Materials

*Prepared for*

U.S. Department of Housing and Urban Development  
Office of Policy Development and Research

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October 2017

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## Introduction

This document contains Appendixes G, H, I, and J of the initial report on the U.S. Department of Housing and Urban Development (HUD) Rent Reform Demonstration. The initial report describes the demonstration, the background characteristics of families enrolled in the study, and the initial implementation of the demonstration program.<sup>1</sup> The HUD Rent Reform Demonstration is a random assignment study of changes to the Housing Choice Voucher program's rent rules. A longstanding public policy goal has been to identify an alternative system that would be simpler and less expensive to administer and that would also encourage tenants to increase their employment rates and earnings and reduce their reliance on housing subsidies. The new rent policy's goal is to allow for working voucher holders to keep more of their earnings. Under current rules, voucher holders must report any income increases at least annually. Under the new policy, voucher holders would

not need to report any income increases for 3 years. During that 3-year period, any increase in earnings the family achieves will not cause the amount of rent and utilities it pays to go up. Besides reducing the need for annual recertification, the policy will simplify the process of setting a family's payment and subsidy amounts by eliminating deductions and allowances from the calculation and applying a lower percentage of income (28 percent) to a family's gross income. The new policy will include a minimum rent, ranging from \$50 to \$150 per month, depending on the housing agency—but that rent can be waived under a hardship remedy. Families for whom the minimum rent would create an excessive burden would not be required to pay it. In addition, the policy includes other safeguards to protect families by reducing their required rent payments if their incomes decline. Complete details on the HUD Rent Reform Demonstration are available in the full report.

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<sup>1</sup> James Riccio, Victoria Deitch, and Nandita Verma. 2017. *A New Way to Subsidize Housing Costs and Support Work: Launching the Rent Reform Demonstration for Families with Housing Vouchers*. New York: MDRC.

## Appendix G. Baseline Survey Instrument

Study participants completed the baseline survey voluntarily with public housing agency (PHA) staff members when they enrolled in the study. The survey solicited information on a broad range of demographic and other characteristics, including family composition, income, employment status, perceived barriers to employment, and education level. The survey includes items that have been used in other national surveys—or similar baseline surveys in other program evaluations—and it provides information generally not available in the agency

administrative records. This report uses the baseline survey data to describe the characteristics of the families in the demonstration at the time they enrolled in the study.

This appendix includes the baseline survey instrument used in Lexington. The baseline survey is uniform across all study PHAs, with the exception of a few items. For example, PHA client-identifier fields may vary from one PHA to the next, and the survey also customizes the local names of cash assistance programs, such as Temporary Assistance for Needy Families.

**HUD RENT REFORM DEMONSTRATION  
BASELINE INFORMATION FORM (LEXINGTON)**

**NOTE: This information is provided by the voucher holder / head-of-household.**

**Personal Identifiers**

**1. Head-of-Household’s Name**

1.A First Name: \_\_\_\_\_

1.B Middle Name: \_\_\_\_\_

1.C Last Name: \_\_\_\_\_

**2. Client ID /Entity ID /Applicant ID:**

**3. Head-of-Household’s Social Security Number:**

\_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

**4. Head-of-Household’s Date of Birth:**

\_\_\_\_ / \_\_\_\_ / \_\_\_\_\_  
MM    DD    YYYY

**5. What is your marital status?**

- 1  Married, living with spouse
- 2  Living with a partner
- 3  Single, never married
- 4  Separated
- 5  Divorced
- 6  Widow/Widower
- 7  No answer

**6. What is your citizenship status?**

- I am a U.S. citizen by birth [Go to 8]
- I am a U.S. citizen by naturalization [Go to 7]
- I am a legal permanent resident [Go to 7]
- I have refugee or asylee status [Go to 7]
- No answer [Go to 8]

**7. How long have you lived in the U.S.?**

- Less than 5 years
- 5 to 9.99 years
- 10 to 19.99 years
- 20 years or longer
- No answer

**8. How long have you received Section 8 rental assistance as a head-of-household?**

- Less than 1 year
- 1 - 3.99 years
- 4 - 6.99 years
- 7 - 9.99 years
- 10 or more years
- No answer

**Primary Language****9. What is the primary (or main) language that your family speaks at home?**

- English
- Spanish
- Other

\_\_\_\_\_

<sup>3.A</sup> Specify

- No answer



<b>Household Finances and Material Hardship</b>	
<p><b>10. Do you currently receive SNAP/food stamps?</b></p> <p> <input type="radio"/> 1 Yes  <input type="radio"/> 2 No  <input type="radio"/> 3 No answer                 </p>	<p><b>11. Do you currently receive TANF (Temporary Assistance for Needy Families) or K-TAP (Kentucky Transitional Assistance Program)?</b></p> <p> <input type="radio"/> 1 Yes  <input type="radio"/> 2 No  <input type="radio"/> 3 No answer                 </p>
<p><b>12. Including your own income, approximately how much was your total household income during the past 12 months <u>before taxes</u>?</b></p> <p>Include all forms of income – earnings (including self-employment), child support, and any public cash assistance – that you or other members of your household received.</p> <p> <input type="radio"/> 1 \$0  <input type="radio"/> 2 \$1 - \$4,999  <input type="radio"/> 3 \$5,000 - \$9,999  <input type="radio"/> 4 \$10,000 - \$14,999  <input type="radio"/> 5 \$15,000 - \$19,999  <input type="radio"/> 6 \$20,000 - \$24,999  <input type="radio"/> 7 \$25,000 - \$29,999  <input type="radio"/> 8 \$30,000 or higher  <input type="radio"/> 9 No answer                 </p>	
<p><b>13. In general, how do your or your household’s finances usually work out at the end of the month?</b></p> <p> <input type="radio"/> 1 There is some money left over  <input type="radio"/> 2 There is just enough to make ends meet  <input type="radio"/> 3 There is not enough money to make ends meet  <input type="radio"/> 4 No answer                 </p>	
<p><b>14.a. In the past 12 months was there ever a time when, because of cost, you or your household were not able to pay your rent?</b></p> <p> <input type="radio"/> 1 Yes [Go to 14.a.1]  <input type="radio"/> 2 No [Go to 14.b]  <input type="radio"/> 3 No answer [Go to 14.b]                 </p>	<p><b>14.a.1. In the past 12 months, about how many months has this happened?</b></p> <p> <input type="radio"/> 1 1 Month  <input type="radio"/> 2 2 or 3 months  <input type="radio"/> 3 4 to 6 months  <input type="radio"/> 4 7 or more months  <input type="radio"/> 5 No answer                 </p>

<p><b>14.b. In the past 12 months was there ever a time when, because of cost, you or your household were not able to pay your utility bills?</b></p> <p> <input type="radio"/> Yes [Go to 14.b.1]  <input type="radio"/> No [Go to 14.c]  <input type="radio"/> No answer [Go to 14.c]         </p>	<p><b>14.b.1. In the past 12 months, about how many months has this happened?</b></p> <p> <input type="radio"/> 1 Month  <input type="radio"/> 2 or 3 months  <input type="radio"/> 4 to 6 months  <input type="radio"/> 7 or more months  <input type="radio"/> No answer         </p>
<p><b>14.c. In the past 12 months was there ever a time when, because of cost, you or your household were not able to pay your telephone bill?</b></p> <p> <input type="radio"/> Yes [Go to 14.c.1]  <input type="radio"/> No [Go to 14.d]  <input type="radio"/> No answer [Go to 14.d]         </p>	<p><b>14.c.1. In the past 12 months, about how many months has this happened?</b></p> <p> <input type="radio"/> 1 Month  <input type="radio"/> 2 or 3 months  <input type="radio"/> 4 to 6 months  <input type="radio"/> 7 or more months  <input type="radio"/> No answer         </p>
<p><b>14.d. In the past 12 months was there ever a time when, because of cost, you or your household were not able to buy food?</b></p> <p> <input type="radio"/> Yes [Go to 14.d.1]  <input type="radio"/> No [Go to 14.e]  <input type="radio"/> No answer [Go to 14.e]         </p>	<p><b>14.d.1. In the past 12 months, about how many months has this happened?</b></p> <p> <input type="radio"/> 1 Month  <input type="radio"/> 2 or 3 months  <input type="radio"/> 4 to 6 months  <input type="radio"/> 7 or more months  <input type="radio"/> No answer         </p>
<p><b>14.e. In the past 12 months was there ever a time when, because of cost, you or your household were not able to buy prescription medicine?</b></p> <p> <input type="radio"/> Yes [Go to 14.e.1]  <input type="radio"/> No [Go to 14.f]  <input type="radio"/> No answer [Go to 14.f]         </p>	<p><b>14.e.1. In the past 12 months, about how many months has this happened?</b></p> <p> <input type="radio"/> 1 Month  <input type="radio"/> 2 or 3 months  <input type="radio"/> 4 to 6 months  <input type="radio"/> 7 or more months  <input type="radio"/> No answer         </p>
<p><b>14.f. In the past 12 months was there ever a time when, because of cost, you or your household were not able to see a doctor or get medical assistance?</b></p> <p> <input type="radio"/> Yes [Go to 14.f.1]  <input type="radio"/> No [Go to 15]  <input type="radio"/> No answer [Go to 15]         </p>	<p><b>14.f.1. In the past 12 months, about how many months has this happened?</b></p> <p> <input type="radio"/> 1 Month  <input type="radio"/> 2 or 3 months  <input type="radio"/> 4 to 6 months  <input type="radio"/> 7 or more months  <input type="radio"/> No answer         </p>

**Personal Finances****15. Do you currently have a savings or checking account at a bank or a credit union?**

- 1 Yes
- 2 No
- 3 No answer

**16. How much money do you currently have saved?**

This includes money at home; in a savings, checking, credit union, or money market account; and certificates of deposit. Do not include pension funds or retirement accounts.

- 1 \$0
- 2 \$1- \$500
- 3 \$501-\$1,000
- 4 \$1,001-\$3,000
- 5 \$3,001-\$5,000
- 6 \$5,001-\$10,000
- 7 \$10,001-\$20,000
- 8 More than \$20,000
- 9 No answer

**17. When you think about all your loans including, for example, money borrowed from friends or family, car loans, credit card debt, and student loans, what is the total amount you owe?**

- 1 \$0
- 2 \$1- \$500
- 3 \$501-\$1,000
- 4 \$1,001-\$3,000
- 5 \$3,001-\$5,000
- 6 \$5,001-\$10,000
- 7 \$10,001-\$20,000
- 8 More than \$20,000
- 9 No answer

**Educational Attainment****18. What is the highest level of education that you have completed?**

- 1 Grade 9 or less
- 2 Grade 10 or grade 11
- 3 Attended grade 12 but did not receive high school diploma or GED certificate
- 4 GED certificate
- 5 High school diploma
- 6 Some college
- 7 Associate's or two-year degree
- 8 Four-year college degree or higher
- 9 No answer

**19. Are you currently taking college courses for credit toward an Associate's degree or Bachelor's degree?**

- 1 Yes
- 2 No
- 3 No answer

**20. Do you have any type of trade license or training certificate?**

For example: A Commercial Driver's License (CDL), Certified Nursing Assistant (CNA), or some other kind of certificate.

- 1 Yes
- 2 No
- 3 No answer

**21. Are you currently taking any training courses or education classes to improve your skills, help you do a job, or find employment?**

Please include things like computer training and basic skills courses or classes.

- 1 Yes
- 2 No
- 3 No answer

**22. Are you currently receiving job search assistance (such as resume help, interview assistance, etc.) from a housing authority, temp agency, or any other program or organization to find a new or additional job?**

- 1 Yes
- 2 No
- 3 No answer

**Employment Status****23. Are you currently working for pay or self-employed?**

- Yes [Go to 24]
- No [Go to 28]
- No answer [Go to 28]

**24. Which situation best describes your current employment?**

- I work for pay at a regular job
- I am self-employed
- I work at a temporary or seasonal job
- No answer

**25. How many jobs do you currently have?**

- 1
- 2
- 3
- 4 or more
- No answer

**26. Counting all of your current jobs or businesses, how many hours do you typically work per week?**

If your hours of work vary, please say the average number of hours per week that you worked during the past 4 weeks. Your best guess would be fine.

\_\_\_\_\_ Hours

**[If you don't know the exact number of hours, please enter 99 above and check one range amount below]**

**26.a**

- 1-20 hours
- 21-34 hours
- 35-48 hours
- 49 or more hours
- No answer

**27. Counting all of your current jobs or businesses, how much do you earn before taxes?** No Answer**Pay:**

\$ \_\_\_\_\_ . \_\_\_\_\_

**Per:** Hour Day <sup>2.A</sup> Number of days per week of work Week Every two weeks Twice per month Month Year Other <sup>8.A</sup> Specify**28. In the past 12 months, about how many months have you worked for pay or earned money from self-employment?**

Count any month in which you worked at least one day part-time or full-time.

 Did not work at any time 1 Month 2 Months 3 Months 4 Months 5 Months 6 Months 7 Months 8 Months 9 Months 10 Months 11 Months 12 Months No answer

**29. Could you use public transportation (such as a bus, train, subway, or light-rail) to get to work, if necessary?**

- Yes  
 No  
 No answer

**30. Do you have or could you borrow a car, van, or truck, or get a ride to get to work, if necessary?**

- Yes  
 No  
 No answer

### Child Care

**31. Do you have any children under the age of 13 for whom you are responsible and who usually live in your household at least two nights a week?**

- Yes [Go to 32]  
 No [Go to 37]  
 No answer [Go to 37]

**32. Do you use any of the following programs or people to take care of your child(ren) while you are at work or attending a class, school, or job training?**

- Yes [Check all that apply]
- Relative (grandparent, aunt, uncle, sibling of the child, etc.)
  - Unrelated adult in your home or another home
  - Center-based preschool care (child care center, daycare, nursery school, Head Start, preschool, after-school or before-school program)
  - After-school or before-school program or, when school is out, a summer camp
  - Other

\_\_\_\_\_

<sup>5.A</sup> Specify

Do not use any [Go to 36]

No answer [Go to 36]

**33. Do you pay for any of the following programs or people to take care of your child(ren) while you are at work or attending a class, school, or job training?**

Yes [Check all that apply]

- Relative (grandparent, aunt, uncle, sibling of the child, etc.)
- Unrelated adult in your home or another home
- Center-based preschool care (child care center, daycare, nursery school, Head Start, preschool, after-school or before-school program)
- After-school or before-school program or, when school is out, a summer camp
- Other

\_\_\_\_\_  
5.A Specify

Do not pay for any [Go to 35]

No answer [Go to 35]

**34. How much in total do you currently pay per week for all child care arrangements?**

[If you know monthly amount, divide it by 4.33 to get weekly]

\$ \_\_\_\_\_ (0-1,000)

[If you don't know the exact amount, please enter 9999 above and check one range amount below]

**34.a.**

- \$1 - \$100
- \$101 - \$250
- \$251 - \$500
- \$501 - \$750
- \$751 - \$1000
- More than \$1000
- No answer

**35. Are you currently receiving help paying for child care from a government program or any other program or agency?**

- Yes
- No
- No answer



**Employment Access Issues**

**36. Does difficulty paying for child care or after-school supervision limit the kind or amount of work that you can do?**

- 1 Yes
- 2 No
- 3 No answer

**37. Do you have a physical health problem that limits the kind or amount of work that you can do?**

- 1 Yes
- 2 No
- 3 No answer

**38. Do you have an emotional or mental health problem that limits the kind or amount of work that you can do?**

- 1 Yes
- 2 No
- 3 No answer

**39. Does the need to care for a sick or disabled family member limit the kind or amount of work that you can do?**

- 1 Yes
- 2 No
- 3 No answer

**40. Have you ever been convicted of a felony?**

- 1 Yes
- 2 No
- 3 No answer

**Health and Health Insurance**

**41. What kind of health insurance are you currently AND primarily covered by?**

- 1 By public health insurance (ex.: Medicaid, Medicare, VA, Tri-Care, or a state or local program)
- 2 By employer-provided health insurance through either my work or my spouse's, or partner's work
- 3 Other private health insurance
- 4 I am not covered by health insurance
- 5 No answer

<b>Contact Information</b>				
<b>Please provide address and phone numbers for the voucher holder/ head-of-household.</b>				
<b>42. Home Address:</b>				
42.A Street Address				42.B Apt. #
42.C City	42.D State	42.E Zip code		
<b>43. Phone Numbers</b>				
43.A Home phone number:				
( _____ ) _____ - _____				
43.B Mobile phone number:				
( _____ ) _____ - _____				
43.C Work phone number:				
( _____ ) _____ - _____				
<b>44. Email address:</b>				

<b>Additional Contact Information</b>		
<b>Please provide the names, address, and telephone numbers of two family members or friends who will know how to reach you if we have difficulty contacting you.</b>		
<b>CONTACT 1:</b>		
<b>45. Name</b>		
45.A First Name: _____	45.B Middle Initial: _____	
45.C Last Name: _____		
<b>46. Relationship to you:</b> _____		
<b>47. Street Address</b>		
_____		_____
47.A Street Address		47.B Apt. #
_____		
47.C City	47.D State	47.E Zip code
<b>48. Phone</b>		
48.A Home phone: ( ____ ____ ____ ) ____ ____ - ____ ____		
48.B Cell phone: ( ____ ____ ____ ) ____ ____ - ____ ____		
<b>49. Email address:</b> _____		

**CONTACT 2:**

**50. Name**

50.A First Name: \_\_\_\_\_

50.B Middle Initial: \_\_\_\_\_

50.C Last Name: \_\_\_\_\_

**51. Relationship to you:** \_\_\_\_\_

**52. Street Address**

\_\_\_\_\_

52.A Street Address

\_\_\_\_\_

52.B Apt. #

\_\_\_\_\_

52.C City

\_\_\_\_\_

52.D State

\_\_\_\_\_

52.E Zip code

**53. Phone**

53.A Home phone: ( \_\_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_

53.B Cell phone: ( \_\_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_

**54. Email address:** \_\_\_\_\_

**FOR INTERVIEWER:**

**55. How well does the client speak English?**

- 1  Very well
- 2  Well
- 3  Not very well
- 4  Not at all
- 5  No answer

## Appendix H. Supplementary Tables for Chapter 3

Appendix Table H.1. Characteristics of All Families in the Impact Sample, by Research Group

Characteristic	New Rent Rules	Existing Rent Rules
Average number of family members	3.4	3.3
Adults	1.5	1.5
Children	1.8	1.8
Families with more than one adult (%)	38.3	35.6**
Number of children in the family (%)		
None	22.4	23.1
1	23.2	22.9
2	23.9	23.9
3 or more	30.5	30.1
Among families with children, age of the youngest child (%)		
0–2 years	16.8	17.0
3–5 years	18.6	20.1
6–12 years	41.9	41.8
13–17 years	22.8	21.1
No earned income (%)	58.0	57.2
Average current/anticipated annual family income (\$)	11,086	10,744
Average current/anticipated annual income from wages, among families with any wage income <sup>a</sup> (\$)	18,675	17,887*
Income sources <sup>a</sup> (%)		
Wages	42.0	42.8
Welfare	15.0	13.1**
Social Security/SSI/pensions	24.7	22.4**
Other income sources	39.9	40.1
Child support	28.4	27.5
Unemployment benefits	1.7	2.4**
Other	12.2	12.4
Average total tenant payment (TTP) <sup>b</sup> (\$)	259	253
Average family share <sup>c</sup> (\$)	298	293
<b>Head-of-household characteristics</b>		
Female (%)	94.0	93.9
Average age (years)	39.0	38.8
U.S. citizen (%)	97.6	98.0
Race (%)		
White	29.6	30.8*
Black/African-American	69.6	68.2*
American Indian/Alaska Native	0.2	0.6*
Asian	0.4	0.1*
Native Hawaiian/Other Pacific Islander	0.2	0.3*
More than 1 race	0.0	0.0
Ethnicity (%)		
Hispanic or Latino	22.0	23.1
Not Hispanic or Latino	78.0	76.9
Sample size (total = 6,660)	3,310	3,350

<sup>a</sup> Income-source categories are as defined in the HUD-50058 form. Wages include one's own business, federal wages, public housing agency (PHA) wages, military pay, and other wages. Welfare includes general assistance, annual imputed welfare income, and Temporary Assistance for Needy Families. SSI is Supplemental Security Income. Other income sources include child support, medical reimbursement, Indian trust/per capita, unemployment benefits, and other nonwage sources.

<sup>b</sup> TTP is the minimum amount a family must contribute toward rent and utilities regardless of the unit selected.

<sup>c</sup> Family share is the family's contribution toward the gross rent. It may be the TTP or higher, depending on the unit selected by the family.

Notes: Sample sizes for specific outcomes may vary because of missing values. Rounding may cause slight discrepancies in calculating sums and differences. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\* = 5 percent; \* = 10 percent. Data were collected at the most recent recertification before random assignment.

Source: MDRC calculations using PHA data

Appendix Table H.2. Characteristics of Lexington Families in the Impact Sample, by Research Group

Characteristic	New Rent Rules	Existing Rent Rules
Average number of family members	3.2	3.2
Adults	1.3	1.4**
Children	1.9	1.8
Families with more than one adult (%)	24.9	28.2
Number of children in the family (%)		
None	17.3	17.2
1	23.0	25.8
2	28.0	28.8
3 or more	31.7	28.2
Among families with children, age of the youngest child (%)		
0–2 years	18.9	15.0
3–5 years	17.2	18.6
6–12 years	45.3	49.3
13–17 years	18.7	17.2
No earned income (%)	56.2	51.1
Average current/anticipated annual family income (\$)	10,058	10,230
Average current/anticipated annual income from wages, among families with any wage income <sup>a</sup> (\$)	16,657	16,597
Income sources <sup>a</sup> (%)		
Wages	43.8	48.9
Welfare	5.6	4.7
Social Security/SSI/pensions	20.2	18.7
Other income sources	51.9	47.9
Child support	37.4	33.1
Unemployment benefits	1.4	0.6 [ ]
Other	18.3	17.0
Average total tenant payment (TTP) <sup>b</sup> (\$)	264	268
Average family share <sup>c</sup> (\$)	300	309
<b>Head-of-household characteristics</b>		
Female (%)	96.5	97.2
Average age (years)	36.9	36.9
U.S. citizen (%)	100.0	99.8 [ ]
Race (%)		
White	17.9	19.3 [ ]
Black/African-American	81.7	80.5 [ ]
American Indian/Alaska Native	0.4	0.0 [ ]
Asian	0.0	0.0
Native Hawaiian/Other Pacific Islander	0.0	0.2 [ ]
More than 1 race	0.0	0.0
Ethnicity (%)		
Hispanic or Latino	1.6	2.2
Not Hispanic or Latino	98.4	97.8
Sample size (total = 979)	486	493

<sup>a</sup> Income-source categories are as defined in the HUD-50058 form. Wages include one's own business, federal wages, public housing agency (PHA) wages, military pay, and other wages. Welfare includes general assistance, annual imputed welfare income, and Temporary Assistance for Needy Families. SSI is Supplemental Security Income. Other income sources include child support, medical reimbursement, Indian trust/per capita, unemployment benefits, and other nonwage sources.

<sup>b</sup> TTP is the minimum amount a family must contribute toward rent and utilities regardless of the unit selected.

<sup>c</sup> Family share is the family's contribution toward the gross rent. It may be the TTP or higher, depending on the unit selected by the family.

Notes: Sample sizes for specific outcomes may vary because of missing values. Rounding may cause slight discrepancies in calculating sums and differences. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\*= 5 percent. Data were collected at the most recent recertification before random assignment.

Source: MDRC calculations using PHA data

**Appendix Table H.3. Characteristics of Louisville Families in the Impact Sample, by Research Group**

Characteristic	New Rent Rules	Existing Rent Rules
Average number of family members	3.4	3.3
Adults	1.5	1.4*
Children	1.9	1.9
Families with more than one adult (%)	36.3	31.4**
Number of children in the family (%)		
None	21.2	22.1
1	22.1	22.7
2	25.2	22.7
3 or more	31.5	32.6
Among families with children, age of the youngest child (%)		
0–2 years	16.8	16.7
3–5 years	17.2	17.9
6–12 years	43.0	43.0
13–17 years	23.1	22.4
No earned income (%)	60.7	62.9
Average current/anticipated annual family income (\$)	9,726	9,209
Average current/anticipated annual income from wages, among families with any wage income <sup>a</sup> (\$)	17,135	16,332
Income sources <sup>a</sup> (%)		
Wages	39.3	37.1
Welfare	6.8	4.8*
Social Security/SSI/pensions	25.3	26.3
Other income sources	44.0	44.5
Child support	27.9	29.3
Unemployment benefits	0.7	1.8**
Other	17.4	16.5
Average total tenant payment (TTP) <sup>b</sup> (\$)	215	208
Average family share <sup>c</sup> (\$)	258	254
<b>Head-of-household characteristics</b>		
Female (%)	96.3	95.0
Average age (years)	38.7	38.6
U.S. citizen (%)	96.5	96.9
Race (%)		
White	17.0	19.5 [ ]
Black/African-American	81.7	78.9 [ ]
American Indian/Alaska Native	0.4	1.1 [ ]
Asian	0.2	0.0 [ ]
Native Hawaiian/Other Pacific Islander	0.6	0.5 [ ]
More than 1 race	0.0	0.0
Ethnicity (%)		
Hispanic or Latino	1.5	0.9
Not Hispanic or Latino	98.5	99.1
Sample size (total = 1,908)	947	961

<sup>a</sup> Income-source categories are as defined in the HUD-50058 form. Wages include one’s own business, federal wages, public housing agency (PHA) wages, military pay, and other wages. Welfare includes general assistance, annual imputed welfare income, and Temporary Assistance for Needy Families. SSI is Supplemental Security Income. Other income sources include child support, medical reimbursement, Indian trust/per capita, unemployment benefits, and other nonwage sources.

<sup>b</sup> TTP is the minimum amount a family must contribute toward rent and utilities regardless of the unit selected.

<sup>c</sup> Family share is the family’s contribution toward the gross rent. It may be the TTP or higher, depending on the unit selected by the family.

Notes: Sample sizes for specific outcomes may vary because of missing values. Rounding may cause slight discrepancies in calculating sums and differences. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\*= 5 percent; \* = 10 percent. Data were collected at the most recent recertification before random assignment.

Source: MDRC calculations using PHA data

**Appendix Table H.4. Characteristics of San Antonio Families in the Impact Sample, by Research Group**

Characteristic	New Rent Rules	Existing Rent Rules
Average number of family members	3.6	3.6
Adults	1.4	1.4
Children	2.2	2.2
Families with more than one adult (%)	34.8	30.7*
Number of children in the family (%)		
None	13.9	14.0
1	20.5	20.0
2	27.5	27.8
3 or more	38.1	38.1
Among families with children, age of the youngest child (%)		
0–2 years	17.6	17.9
3–5 years	19.4	24.0
6–12 years	44.2	41.2
13–17 years	18.8	16.8
No earned income (%)	53.9	52.1
Average current/anticipated annual family income (\$)	9,711	9,124*
Average current/anticipated annual income from wages, among families with any wage income <sup>a</sup> (\$)	13,379	12,484*
Income sources <sup>a</sup> (%)		
Wages	46.1	47.9
Welfare	3.9	2.5*
Social Security/SSI/pensions	25.2	20.8**
Other income sources	51.9	54.4
Child support	39.3	36.8
Unemployment benefits	1.3	2.9**
Other	14.4	17.1
Average total tenant payment (TTP) <sup>b</sup> (\$)	219	204*
Average family share <sup>c</sup> (\$)	268	247**
<b>Head-of-household characteristics</b>		
Female (%)	93.3	94.3
Average age (years)	37.0	36.4*
U.S. citizen (%)	97.4	98.0
Race (%)		
White	75.9	78.2 [ ]
Black/African-American	23.4	20.9 [ ]
American Indian/Alaska Native	0.2	0.5 [ ]
Asian	0.2	0.2 [ ]
Native Hawaiian/Other Pacific Islander	0.2	0.2 [ ]
More than 1 race	0.0	0.0
Ethnicity (%)		
Hispanic or Latino	72.4	77.3
Not Hispanic or Latino	27.6	22.7
Sample size (total = 1,869)	935	934

<sup>a</sup> Income-source categories are as defined in the HUD-50058 form. Wages include one's own business, federal wages, public housing agency (PHA) wages, military pay, and other wages. Welfare includes general assistance, annual imputed welfare income, and Temporary Assistance for Needy Families. SSI is Supplemental Security Income. Other income sources include child support, medical reimbursement, Indian trust/per capita, unemployment benefits, and other nonwage sources.

<sup>b</sup> TTP is the minimum amount a family must contribute toward rent and utilities regardless of the unit selected.

<sup>c</sup> Family share is the family's contribution toward the gross rent. It may be the TTP or higher, depending on the unit selected by the family.

Notes: Sample sizes for specific outcomes may vary because of missing values. Rounding may cause slight discrepancies in calculating sums and differences. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\*= 5 percent; \* = 10 percent. Data were collected at the most recent recertification before random assignment.

Source: MDRC calculations using PHA data



Appendix Table H.5. Characteristics of Washington, D.C., Families in the Impact Sample, by Research Group

Characteristic	New Rent Rules	Existing Rent Rules
Average number of family members	3.3	3.2
Adults	1.8	1.8
Children	1.4	1.4
Families with more than one adult (%)	50.8	48.1
Number of children in the family (%)		
None	34.5	36.1
1	27.1	24.3
2	16.9	18.9
3 or more	21.5	20.7
Among families with children, age of the youngest child (%)		
0–2 years	14.4	17.6
3–5 years	20.1	18.5
6–12 years	35.2	36.3
13–17 years	30.3	27.6
No earned income (%)	60.4	59.7
Average current/anticipated annual family income (\$)	14,348.9	14,114.8
Average current/anticipated annual income from wages, among families with any wage income <sup>a</sup> (\$)	27,484.4	26,341.7
Income sources <sup>a</sup> (%)		
Wages	39.6	40.3
Welfare	39.3	36.2
Social Security/SSI/pensions	25.8	22.0*
Other income sources	17.8	17.9
Child support	13.6	13.7
Unemployment benefits	3.1	3.6
Other	1.5	1.1
Average total tenant payment (TTP) <sup>b</sup> (\$)	339	334
Average family share <sup>c</sup> (\$)	368	370
<b>Head-of-household characteristics</b>		
Female (%)	91.2	90.9
Average age (years)	42.1	42.3
U.S. citizen (%)	97.8	98.3
Race (%)		
White	2.1	2.0 []
Black/African-American	97.0	97.3 []
American Indian/Alaska Native	0.0	0.3 []
Asian	0.9	0.3 []
Native Hawaiian/Other Pacific Islander	0.0	0.1 []
More than 1 race	0.0	0.0
Ethnicity (%)		
Hispanic or Latino	3.0	3.3
Not Hispanic or Latino	97.0	96.7
Sample size (total = 1,869)	942	962

<sup>a</sup> Income-source categories are as defined in the HUD-50058 form. Wages include one's own business, federal wages, public housing agency (PHA) wages, military pay, and other wages. Welfare includes general assistance, annual imputed welfare income, and Temporary Assistance for Needy Families. SSI is Supplemental Security Income. Other income sources include child support, medical reimbursement, Indian trust/per capita, unemployment benefits, and other nonwage sources.

<sup>b</sup> TTP is the minimum amount a family must contribute toward rent and utilities regardless of the unit selected.

<sup>c</sup> Family share is the family's contribution toward the gross rent. It may be the TTP or higher, depending on the unit selected by the family.

Notes: Sample sizes for specific outcomes may vary because of missing values. Rounding may cause slight discrepancies in calculating sums and differences. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \* = 10 percent. Data were collected at the most recent recertification before random assignment.

Source: MDRC calculations using PHA data

**Appendix Table H.6. Estimates From a Logistic Regression for the Probability of Being a New Rent Rules Group Participant**

Variable	Parameter Estimate	Odds Ratio	p-Value
Intercept	- 0.261		0.195
<b>Family baseline measures</b>			
No earned income	0.096	1.101	0.124
Has a child age 5 or under	- 0.085	0.919	0.164
Black, non-Hispanic/Latino	0.052	1.053	0.539
Hispanic/Latino	- 0.009	0.991	0.921
Female head of household	0.002	1.002	0.984
Annual household income	0.000	1.000	0.060*
Number of children in the family	0.020	1.020	0.289
Age of head of household	0.003	1.003	0.387
Family share	0.000	1.000	0.217
Likelihood ratio	10.612		0.303
Wald statistic	10.544		0.308
Sample size			6,660

Note: Statistical significance levels are indicated as follows: \* = 10 percent.

Source: MDRC calculations using public housing agency data

**Appendix Table H.7. Estimates From a Logistic Regression for the Probability of Being a New Rent Rules Group Participant, by Public Housing Agency (PHA) (1 of 2)**

Variable	Parameter Estimate	Odds Ratio	p-Value
<b>Family baseline measures for Lexington</b>			
Intercept	- 0.317		0.580
No earned income	0.275	1.316	0.107
Has a child age 5 or under	0.075	1.078	0.632
Black, non-Hispanic/Latino	0.048	1.049	0.780
Hispanic/Latino	- 0.009	0.991	0.921
Female head of household	- 0.223	0.800	0.548
Annual household income	0.000	1.000	0.265
Number of children in the family	0.042	1.043	0.429
Age of head of household	0.006	1.006	0.485
Family share	0.000	1.000	0.414
Likelihood ratio	6.1792		0.722
Wald statistic	6.116		0.728
Sample size			979

**Appendix Table H.7. Estimates From a Logistic Regression for the Probability of Being a New Rent Rules Group Participant, by Public Housing Agency (PHA) (2 of 2)**

Variable	Parameter Estimate	Odds Ratio	p-Value
<b>Family baseline measures for Louisville</b>			
Intercept	- 0.662		0.110
No earned income	- 0.026	0.974	0.829
Has a child age 5 or under	- 0.016	0.984	0.888
Black, non-Hispanic/Latino	0.201	1.223	0.087*
Hispanic/Latino	0.585	1.794	0.185
Female head of household	0.334	1.396	0.146
Annual household income	0.000	1.000	0.089*
Number of children in the family	- 0.007	0.993	0.842
Age of head of household	0.005	1.005	0.506
Family share	- 0.001	0.999	0.113
Likelihood ratio	10.376		0.321
Wald statistic	10.229		0.332
Sample size			1,908
<b>Family baseline measures for San Antonio</b>			
Intercept	0.070		0.865
No earned income	0.202	1.224	0.063*
Has a child age 5 or under	- 0.176	0.838	0.108
Black, non-Hispanic/Latino	- 0.254	0.776	0.299
Hispanic/Latino	- 0.481	0.618	0.034**
Female head of household	- 0.174	0.841	0.372
Annual household income	0.000	1.000	0.647
Number of children in the family	0.041	1.041	0.265
Age of head of household	0.006	1.006	0.341
Family share	0.001	1.001	0.144
Likelihood ratio	22.069		0.009***
Wald statistic	21.601		0.010**
Sample size			1,869
<b>Family baseline measures for Washington, D.C.</b>			
Intercept	0.198		0.699
No earned income	0.101	1.106	0.462
Has a child age 5 or under	- 0.099	0.906	0.427
Black, non-Hispanic/Latino	- 0.260	0.771	0.507
Hispanic/Latino	- 0.359	0.699	0.442
Female head of household	0.028	1.029	0.865
Annual household income	0.000	1.000	0.105
Number of children in the family	0.009	1.009	0.811
Age of head of household	- 0.002	0.998	0.805
Family share	- 0.001	0.999	0.152
Likelihood ratio	4.380		0.885
Wald statistic	4.329		0.889
Sample size			1,904

Note: Statistical significance levels are indicated as follows: \*\*\* = 1 percent; \*\* = 5 percent; \* = 10 percent.

Source: MDRC calculations using PHA data

Appendix Table H.8. Characteristics of All Families in the Impact Sample, by Research Group (1 of 2)

Characteristic	New Rent Rules	Existing Rent Rules
Receives temporary assistance for needy families (TANF) (%)	11.3	9.9
Receives food stamps/supplemental nutrition assistance program (SNAP) (%)	74.7	72.9
Length of time receiving a Housing Choice Voucher (%)		
Less than 1 year	4.9	6.1
1–3 years	14.1	14.0
4–6 years	18.7	18.1
7–9 years	20.3	18.8
10 years or more	42.1	43.0
Annual family income (%)		
\$0	7.2	11.9***
\$1–\$4,999	24.9	29.6***
\$5,000–\$9,999	23.6	21.3***
\$10,000–\$19,999	28.8	24.1***
\$20,000 or more	15.5	13.1***
End-of-month finances (%)		
Has some money left over	4.4	4.5
Has just enough money to make ends meet	45.6	44.6
Does not have enough money to make ends meet	50.0	50.8
Family experienced at least one material hardship during the past 12 months <sup>a</sup> (%)	71.1	68.5**
Not able to buy food	29.9	26.8**
Not able to pay telephone bill	34.1	34.4
Not able to pay rent	21.8	16.9***
Not able to pay utility bill	50.0	41.8***
Not able to see a doctor or buy prescription drugs	22.6	22.9
<b>Head-of-household characteristics</b>		
Average age (years)	39.0	39.0
Marital status (%)		
Married, living with spouse	4.1	4.3***
Cohabiting	0.6	2.5***
Single, never married	70.2	73.7***
Separated	10.7	8.4***
Divorced or widowed	14.5	11.1***
U.S. citizen (%)	97.2	96.9
<b>Education</b>		
Highest degree or diploma earned (%)		
High school equivalency	8.4	8.4
High school diploma	25.8	28.0
Some college	27.1	26.7
Associate's or 2-year college degree	9.8	8.2
4-year college or graduate degree	2.7	2.7
None of the above	26.3	26.0
Highest degree is a high school diploma or equivalent (%)	61.2	63.1
Has a trade license or training certificate (%)	31.5	30.5
Currently attending college or vocational training (%)	13.4	12.3
Currently taking any training course or educational class to aid in employment (%)	10.9	10.3
Currently receiving job-search assistance (%)	12.3	11.5
<b>Employment status</b>		
Currently employed (%)	47.5	46.3
Currently working 35 hours or more per week (%)	23.6	23.5
Average hours worked per week, among those currently employed	31.5	32.1
Average hourly wage, among those currently employed (\$)	10.7	10.3**
Average weekly earnings, among those currently employed (\$)	344.9	331.5
Has more than one job (%)	1.9	1.8
Average number of months employed, among those who worked in the past 12 months	8.8	8.8

Appendix Table H.8. Characteristics of All Families in the Impact Sample, by Research Group (2 of 2)

Characteristic	New Rent Rules	Existing Rent Rules
<b>Financial status</b>		
Has an account at a bank or credit union (%)	36.0	32.7**
Savings amount (%)		
\$0	81.5	82.1
\$1–\$500	15.7	15.5
\$501–\$1,000	1.1	1.2
\$1,001–\$3,000	1.0	0.8
More than \$3,000	0.6	0.3
Debt amount (%)		
\$0	31.6	39.6***
\$1–\$500	8.0	9.8***
\$501–\$1,000	5.2	5.8***
\$1,001–\$3,000	7.9	6.2***
More than \$3,000	47.2	38.6***
<b>Health insurance</b>		
Health insurance coverage (%)		
None	14.4	13.9***
Public health insurance	74.6	76.5***
Employer health insurance	9.5	7.1***
Other health insurance	1.5	2.4***
<b>Barriers to employment</b>		
Has any problem that limits work <sup>a</sup> (%)	55.6	51.9***
Physical health	27.9	27.1
Emotional or mental health	13.9	14.2
Childcare cost	23.3	17.8***
Need to care for a sick or disabled family member	16.2	15.5
Previously convicted of a felony	4.9	5.1
<b>Childcare</b>		
Has a child under age 13 (%)	53.9	52.5
Any nonparental care (%)	21.5	20.0
Pays for any nonparental care (%)	8.8	8.3
Receives subsidized childcare (%)	4.3	3.8
Sample size (total = 5,271)	2,724	2,547

<sup>a</sup> More than one option could be selected, so subcategories may sum to more than the total.

Notes: Sample sizes for specific outcomes may vary because of missing values. Rounding may cause slight discrepancies in calculating sums and differences. Percentages may sum to more than 100.0 for questions that allow more than one response. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\*\* = 1 percent; \*\* = 5 percent.

Source: MDRC calculations using baseline survey data

Appendix Table H.9. Characteristics of Lexington Families in the Impact Sample, by Research Group (1 of 2)

Characteristic	New Rent Rules	Existing Rent Rules
Receives temporary assistance for needy families (TANF) (%)	5.1	4.0
Receives food stamps/supplemental nutrition assistance program (SNAP) (%)	77.7	76.6
Length of time receiving a Housing Choice Voucher (%)		
Less than 1 year	2.3	3.6*
1–3 years	20.8	13.7*
4–6 years	21.9	23.1*
7–9 years	20.3	20.7*
10 years or more	34.8	38.9*
Annual family income (%)		
\$0	7.5	8.2
\$1–\$4,999	29.6	28.6
\$5,000–\$9,999	22.1	21.0
\$10,000–\$19,999	28.6	29.4
\$20,000 or more	12.1	12.7
End-of-month finances (%)		
Has some money left over	4.3	6.0
Has just enough money to make ends meet	48.5	52.0
Does not have enough money to make ends meet	47.2	41.9
Family experienced at least one material hardship during the past 12 months <sup>a</sup> (%)	65.3	63.9
Not able to buy food	20.6	15.8*
Not able to pay telephone bill	31.4	35.1
Not able to pay rent	15.1	12.4
Not able to pay utility bill	39.8	30.6***
Not able to see a doctor or buy prescription drugs	17.4	17.0
<b>Head-of-household characteristics</b>		
Average age (years)	36.8	36.9
Marital status (%)		
Married, living with spouse	3.1	4.3 [ ]
Cohabiting	0.0	0.2 [ ]
Single, never married	73.6	72.0 [ ]
Separated	10.4	10.5 [ ]
Divorced or widowed	12.9	13.1 [ ]
U.S. citizen (%)	99.1	98.8 [ ]
<b>Education</b>		
Highest degree or diploma earned (%)		
High school equivalency	7.4	8.4
High school diploma	17.5	17.0
Some college	34.8	39.3
Associate's or 2-year college degree	15.5	15.1
4-year college or graduate degree	3.8	3.8
None of the above	20.9	16.3
Highest degree is a high school diploma or equivalent (%)	59.8	64.7
Has a trade license or training certificate (%)	31.5	36.4
Currently attending college or vocational training (%)	9.0	10.7
Currently taking any training course or educational class to aid in employment (%)	7.4	9.0
Currently receiving job-search assistance (%)	8.8	8.1
<b>Employment status</b>		
Currently employed (%)	51.9	52.4
Currently working 35 hours or more per week (%)	21.7	24.6
Average hours worked per week, among those currently employed	30.3	30.5
Average hourly wage, among those currently employed (\$)	9.6	9.8
Average weekly earnings, among those currently employed (\$)	297.7	306.5
Has more than one job (%)	2.3	3.6
Average number of months employed, among those who worked in the past 12 months	8.4	8.7

Appendix Table H.9. Characteristics of Lexington Families in the Impact Sample, by Research Group (2 of 2)

Characteristic	New Rent Rules	Existing Rent Rules
<b>Financial status</b>		
Has an account at a bank or credit union (%)	38.2	34.9
Savings amount (%)		
\$0	77.1	79.2 []
\$1–\$500	20.2	19.7 []
\$501–\$1,000	1.5	0.8 []
\$1,001–\$3,000	1.0	0.3 []
More than \$3,000	0.2	0.0 []
Debt amount (%)		
\$0	22.9	28.1*
\$1–\$500	8.4	6.2*
\$501–\$1,000	5.4	2.6*
\$1,001–\$3,000	6.8	5.4*
More than \$3,000	56.5	57.7*
<b>Health insurance</b>		
Health insurance coverage (%)		
None	6.7	6.7
Public health insurance	82.4	84.0
Employer health insurance	8.5	5.7
Other health insurance	2.4	3.6
<b>Barriers to employment</b>		
Has any problem that limits work <sup>a</sup> (%)	54.0	54.7
Physical health	27.3	26.7
Emotional or mental health	12.2	12.4
Childcare cost	25.8	19.9**
Need to care for a sick or disabled family member	11.5	12.3
Previously convicted of a felony	4.5	7.4*
<b>Childcare</b>		
Has a child under age 13 (%)	63.8	64.4
Any nonparental care (%)	23.8	25.4
Pays for any nonparental care (%)	10.7	10.5
Receives subsidized childcare (%)	8.7	6.8
Sample size (total = 5,271)	450	421

<sup>a</sup> More than one option could be selected, so subcategories may sum to more than the total.

Notes: Sample sizes for specific outcomes may vary because of missing values. Square brackets indicate that the chi-square test may not be valid due to small sample sizes within the cross-tabulation distribution. Rounding may cause slight discrepancies in calculating sums and differences. Percentages may sum to more than 100.0 for questions that allow more than one response. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\*\* = 1 percent; \*\* = 5 percent; \* = 10 percent.

Source: MDRC calculations using baseline survey data

Appendix Table H.10. Characteristics of Louisville Families in the Impact Sample, by Research Group (1 of 2)

Characteristic	New Rent Rules	Existing Rent Rules
Receives temporary assistance for needy families (TANF) (%)	4.4	3.2
Receives food stamps/supplemental nutrition assistance program (SNAP) (%)	78.2	77.1
Length of time receiving a Housing Choice Voucher (%)		
Less than 1 year	8.0	6.5**
1–3 years	8.3	12.8**
4–6 years	15.7	14.1**
7–9 years	21.9	20.6**
10 years or more	46.0	46.1**
Annual family income (%)		
\$0	6.1	16.7***
\$1–\$4,999	27.8	33.8***
\$5,000–\$9,999	26.2	21.7***
\$10,000–\$19,999	28.9	22.3***
\$20,000 or more	10.9	5.5***
End-of-month finances (%)		
Has some money left over	4.6	3.3
Has just enough money to make ends meet	40.4	37.6
Does not have enough money to make ends meet	55.0	59.0
Family experienced at least one material hardship during the past 12 months <sup>a</sup> (%)	77.1	78.1
Not able to buy food	30.9	37.5***
Not able to pay telephone bill	30.7	40.5***
Not able to pay rent	27.3	24.9
Not able to pay utility bill	55.9	53.4
Not able to see a doctor or buy prescription drugs	18.2	20.8
<b>Head-of-household characteristics</b>		
Average age (years)	38.9	39.2
Marital status (%)		
Married, living with spouse	4.0	4.2[***]
Cohabiting	0.3	0.3[***]
Single, never married	65.8	76.7[***]
Separated	12.4	7.4[***]
Divorced or widowed	17.4	11.4[***]
U.S. citizen (%)	96.5	95.4
<b>Education</b>		
Highest degree or diploma earned (%)		
High school equivalency	7.2	8.4
High school diploma	20.2	22.4
Some college	34.6	30.8
Associate's or 2-year college degree	13.0	13.6
4-year college or graduate degree	3.4	2.6
None of the above	21.6	22.1
Highest degree is a high school diploma or equivalent (%)	62.0	61.6
Has a trade license or training certificate (%)	31.1	28.3
Currently attending college or vocational training (%)	12.7	8.2***
Currently taking any training course or educational class to aid in employment (%)	9.6	5.8***
Currently receiving job-search assistance (%)	11.1	8.1***
<b>Employment status</b>		
Currently employed (%)	48.1	43.2*
Currently working 35 hours or more per week (%)	23.3	19.4*
Average hours worked per week, among those currently employed	31.0	32.0
Average hourly wage, among those currently employed (\$)	10.2	10.5
Average weekly earnings, among those currently employed (\$)	323.2	333.5
Has more than one job (%)	2.3	0.4***
Average number of months employed, among those who worked in the past 12 months	8.1	8.4



Appendix Table H.10. Characteristics of Louisville Families in the Impact Sample, by Research Group (2 of 2)

Characteristic	New Rent Rules	Existing Rent Rules
<b>Financial status</b>		
Has an account at a bank or credit union (%)	38.4	36.1
Savings amount (%)		
\$0	84.4	91.5[***]
\$1–\$500	13.8	7.4[***]
\$501–\$1,000	1.2	0.6[***]
\$1,001–\$3,000	0.4	0.4[***]
More than \$3,000	0.4	0.1[***]
Debt amount (%)		
\$0	23.6	24.4***
\$1–\$500	6.1	9.3***
\$501–\$1,000	4.0	7.1***
\$1,001–\$3,000	6.7	6.5***
More than \$3,000	59.6	52.6***
<b>Health insurance</b>		
Health insurance coverage (%)		
None	3.9	4.1 [ ]
Public health insurance	86.0	88.0 [ ]
Employer health insurance	9.7	7.5 [ ]
Other health insurance	0.3	0.4 [ ]
<b>Barriers to employment</b>		
Has any problem that limits work <sup>a</sup> (%)	63.6	62.0
Physical health	33.1	33.2
Emotional or mental health	16.0	14.0
Childcare cost	28.4	27.6
Need to care for a sick or disabled family member	18.0	16.8
Previously convicted of a felony	6.8	5.2
<b>Childcare</b>		
Has a child under age 13 (%)	58.0	58.8
Any nonparental care (%)	26.5	31.9**
Pays for any nonparental care (%)	11.0	12.5
Receives subsidized childcare (%)	5.1	4.9
Sample size (total = 5,271)	868	691

<sup>a</sup> More than one option could be selected, so subcategories may sum to more than the total.

Notes: Sample sizes for specific outcomes may vary because of missing values. Square brackets indicate that the chi-square test may not be valid due to small sample sizes within the cross-tabulation distribution. Rounding may cause slight discrepancies in calculating sums and differences. Percentages may sum to more than 100.0 for questions that allow more than one response. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\*\* = 1 percent; \*\* = 5 percent; \* = 10 percent.

Source: MDRC calculations using baseline survey data

Appendix Table H.11. Characteristics of San Antonio Families in the Impact Sample, by Research Group (1 of 2)

Characteristic	New Rent Rules	Existing Rent Rules
Receives temporary assistance for needy families (TANF) (%)	2.3	1.2
Receives food stamps/supplemental nutrition assistance program (SNAP) (%)	73.8	74.0
Length of time receiving a Housing Choice Voucher (%)		
Less than 1 year	4.5	10.8***
1–3 years	27.0	23.8***
4–6 years	25.7	24.7***
7–9 years	18.8	18.1***
10 years or more	24.0	22.6***
Annual family income (%)		
\$0	2.8	2.5**
\$1–\$4,999	22.5	29.7**
\$5,000–\$9,999	26.4	27.0**
\$10,000–\$19,999	37.1	30.3**
\$20,000 or more	11.2	10.4**
End-of-month finances (%)		
Has some money left over	4.9	4.5
Has just enough money to make ends meet	58.7	57.5
Does not have enough money to make ends meet	36.3	38.0
Family experienced at least one material hardship during the past 12 months <sup>a</sup> (%)	76.9	69.2***
Not able to buy food	43.0	26.1***
Not able to pay telephone bill	42.9	31.7***
Not able to pay rent	28.6	16.9***
Not able to pay utility bill	55.7	40.1***
Not able to see a doctor or buy prescription drugs	44.1	40.1
<b>Head-of-household characteristics</b>		
Average age (years)	37.0	35.9**
Marital status (%)		
Married, living with spouse	6.0	5.6***
Cohabiting	1.8	8.3***
Single, never married	57.9	62.1***
Separated	14.7	12.4***
Divorced or widowed	19.5	11.6***
U.S. citizen (%)	97.4	97.0
<b>Education</b>		
Highest degree or diploma earned (%)		
High school equivalency	10.4	8.6***
High school diploma	23.3	28.5***
Some college	19.4	24.9***
Associate's or 2-year college degree	9.0	3.1***
4-year college or graduate degree	1.2	1.2***
None of the above	36.7	33.7***
Highest degree is a high school diploma or equivalent (%)	53.0	62.0***
Has a trade license or training certificate (%)	21.0	18.8
Currently attending college or vocational training (%)	9.1	7.3
Currently taking any training course or educational class to aid in employment (%)	6.7	5.6
Currently receiving job-search assistance (%)	6.3	7.1
<b>Employment status</b>		
Currently employed (%)	50.2	55.1*
Currently working 35 hours or more per week (%)	23.5	27.7*
Average hours worked per week, among those currently employed	31.1	31.9
Average hourly wage, among those currently employed (\$)	9.1	8.8
Average weekly earnings, among those currently employed (\$)	285.3	270.2
Has more than one job (%)	2.0	2.7
Average number of months employed, among those who worked in the past 12 months	9.2	9.1

Appendix Table H.11. Characteristics of San Antonio Families in the Impact Sample, by Research Group (2 of 2)

Characteristic	New Rent Rules	Existing Rent Rules
<b>Financial status</b>		
Has an account at a bank or credit union (%)	35.6	32.5
Savings amount (%)		
\$0	80.8	69.9[***]
\$1–\$500	16.0	25.0[***]
\$501–\$1,000	0.2	3.2[***]
\$1,001–\$3,000	2.0	1.5[***]
More than \$3,000	1.1	0.4[***]
Debt amount (%)		
\$0	32.7	41.7***
\$1–\$500	9.6	15.1***
\$501–\$1,000	6.1	9.7***
\$1,001–\$3,000	12.4	7.3***
More than \$3,000	39.2	26.2***
<b>Health insurance</b>		
Health insurance coverage (%)		
None	47.5	42.3***
Public health insurance	37.4	45.3***
Employer health insurance	12.2	7.2***
Other health insurance	2.9	5.3***
<b>Barriers to employment</b>		
Has any problem that limits work <sup>a</sup> (%)	63.1	49.6***
Physical health	25.2	21.7
Emotional or mental health	14.0	14.7***
Childcare cost	32.5	18.9***
Need to care for a sick or disabled family member	24.4	18.2
Previously convicted of a felony	3.9	2.4
<b>Childcare</b>		
Has a child under age 13 (%)	66.8	60.0***
Any nonparental care (%)	21.4	13.9***
Pays for any nonparental care (%)	8.8	7.0
Receives subsidized childcare (%)	2.3	1.8
Sample size (total = 5,271)	653	679

<sup>a</sup> More than one option could be selected, so subcategories may sum to more than the total.

Notes: Sample sizes for specific outcomes may vary because of missing values. Square brackets indicate that the chi-square test may not be valid due to small sample sizes within the cross-tabulation distribution. Rounding may cause slight discrepancies in calculating sums and differences. Percentages may sum to more than 100.0 for questions that allow more than one response. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\*\* = 1 percent; \*\* = 5 percent; \* = 10 percent.

Source: MDRC calculations using baseline survey data

**Appendix Table H.12. Characteristics of Washington, D.C., Families in the Impact Sample, by Research Group (1 of 2)**

Characteristic	New Rent Rules	Existing Rent Rules
Receives temporary assistance for needy families (TANF) (%)	30.7	27.2
Receives food stamps/supplemental nutrition assistance program (SNAP) (%)	69.5	65.8
Length of time receiving a Housing Choice Voucher (%)		
Less than 1 year	3.4	2.7
1–3 years	5.6	6.4
4–6 years	13.9	13.0
7–9 years	19.6	16.6
10 years or more	57.5	61.3
Annual family income (%)		
\$0	12.4	18.4***
\$1–\$4,999	20.9	25.8***
\$5,000–\$9,999	18.6	15.4***
\$10,000–\$19,999	21.1	16.6***
\$20,000 or more	27.0	23.7***
End-of-month finances (%)		
Has some money left over	3.9	4.9
Has just enough money to make ends meet	38.2	35.0
Does not have enough money to make ends meet	57.9	60.1
Family experienced at least one material hardship during the past 12 months <sup>a</sup> (%)	62.6	61.4
Not able to buy food	22.8	23.7
Not able to pay telephone bill	32.1	30.6
Not able to pay rent	13.5	12.0
Not able to pay utility bill	44.4	38.6**
Not able to see a doctor or buy prescription drugs	12.3	12.9
<b>Head-of-household characteristics</b>		
Average age (years)	42.1	42.6
Marital status (%)		
Married, living with spouse	3.2	3.1 []
Cohabiting	0.0	0.5 []
Single, never married	83.9	82.5 []
Separated	5.4	4.6 []
Divorced or widowed	7.5	9.3 []
U.S. citizen (%)	96.5	97.1
<b>Education</b>		
Highest degree or diploma earned (%)		
High school equivalency	8.5	8.2
High school diploma	39.2	39.0
Some college	20.4	17.3
Associate's or 2-year college degree	3.5	4.0
4-year college or graduate degree	2.6	3.4
None of the above	25.9	28.2
Highest degree is a high school diploma or equivalent (%)	68.1	64.4
Has a trade license or training certificate (%)	41.2	40.0
Currently attending college or vocational training (%)	20.6	21.5
Currently taking any training course or educational class to aid in employment (%)	18.2	19.5
Currently receiving job-search assistance (%)	20.9	20.4
<b>Employment status</b>		
Currently employed (%)	41.9	37.8
Currently working 35 hours or more per week (%)	25.1	23.0
Average hours worked per week, among those currently employed	33.6	33.7
Average hourly wage, among those currently employed (\$)	14.0	13.9
Average weekly earnings, among those currently employed (\$)	483.5	481.7
Has more than one job (%)	0.9	1.2
Average number of months employed, among those who worked in the past 12 months	9.6	9.0*

Appendix Table H.12. Characteristics of Washington, D.C., Families in the Impact Sample, by Research Group (2 of 2)

Characteristic	New Rent Rules	Existing Rent Rules
<b>Financial status</b>		
Has an account at a bank or credit union (%)	32.2	28.6
Savings amount (%)		
\$0	81.3	83.8 []
\$1–\$500	15.3	14.0 []
\$501–\$1,000	1.7	0.7 []
\$1,001–\$3,000	1.0	1.0 []
More than \$3,000	0.7	0.6 []
Debt amount (%)		
\$0	45.5	59.8***
\$1–\$500	8.5	7.0***
\$501–\$1,000	5.9	2.4***
\$1,001–\$3,000	5.9	5.2***
More than \$3,000	34.2	25.7***
<b>Health insurance</b>		
Health insurance coverage (%)		
None	3.0	1.6
Public health insurance	88.3	89.8
Employer health insurance	7.5	7.4
Other health insurance	1.2	1.1
<b>Barriers to employment</b>		
Has any problem that limits work <sup>a</sup> (%)	40.6	43.0
Physical health	24.4	26.6
Emotional or mental health	12.6	15.0
Childcare cost	7.9	6.5
Need to care for a sick or disabled family member	9.9	13.5**
Previously convicted of a felony	3.7	6.0**
<b>Childcare</b>		
Has a child under age 13 (%)	32.1	32.7
Any nonparental care (%)	14.3	11.0*
Pays for any nonparental care (%)	5.2	4.1
Receives subsidized childcare (%)	2.4	2.9
Sample size (total = 5,271)	753	756

<sup>a</sup> More than one option could be selected, so subcategories may sum to more than the total.

Notes: Sample sizes for specific outcomes may vary because of missing values. Square brackets indicate that the chi-square test may not be valid due to small sample sizes within the cross-tabulation distribution. Rounding may cause slight discrepancies in calculating sums and differences. Percentages may sum to more than 100.0 for questions that allow more than one response. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\*\* = 1 percent; \*\* = 5 percent; \* = 10 percent.

Source: MDRC calculations using baseline survey data

## Appendix I. Adjustments to the Impact Sample

Housing agency records were used to randomly assign families in the Rent Reform Demonstration. Some families who were included in the random assignment process were subsequently excluded from the study's research sample. They were excluded for several reasons, the most important of which concerned missing or inaccurate eligibility-related information. A review of the data files conducted by the housing agencies and MDRC found that some critical information (such as disability status) available at the time of random assignment was missing or incorrect—a problem that occurred because of lags in data entry or verification, problems associated with an agency's rent-software upgrades, or other reasons. In such cases, had that information been available when eligible families were being identified for the study, the family would not have been randomly assigned.

Families were also dropped from the sample if, after random assignment but before the date when their new total tenant payments (TTPs) and subsidies were scheduled to become effective, their participation in the Housing Choice Voucher program ended or they moved to the jurisdiction of another housing agency that was not participating in the Rent Reform

Demonstration. These families were excluded because they were not given a full orientation to the study and, consequently, were not fully informed of their right not to have their personal data used in the evaluation. A small number of other families were dropped from the sample because they exercised the option not to have their data used in the evaluation.

In total, 580 households (8 percent) were excluded from the analysis sample—348 because they were ineligible at the time of random assignment, 218 because they exited the voucher program or moved away, and 14 because they requested that their data not be used in the evaluation. Appendix Table I.1 shows the number excluded for each exclusion category by public housing agency, for both research groups, and in each month when families' new TTPs and subsidies were scheduled to take effect. Note that although some small differences in the frequency of exclusions are evident between the new rent rules group and the existing rules group, dropping these cases did not undermine the overall balance between the two research groups in their background characteristics as measured using housing agency data (see Appendix Tables H.1 through H.7).

Appendix Table I.1. Random Assignment and Impact Sample Exclusions, by PHA and Research Group

	Randomly Assigned		Ineligible		Exited or Moved Away		Withdrew From the Study	
	New Rules	Existing Rules	New Rules	Existing Rules	New Rules	Existing Rules	New Rules	Existing Rules
<b>Lexington</b>								
Effective month of first recertification under the study (%)								
July 2015	90	90	3	0	4	3	0	0
August 2015	90	90	1	2	4	5	0	0
September 2015	90	90	0	2	5	3	0	0
October 2015	90	90	1	1	5	2	0	0
November 2015	90	90	1	1	2	1	0	0
December 2015	66	65	2	0	2	2	0	0
Sample size (total = 1,083)	516	515	8	6	22	16	0	0
<b>Louisville</b>								
Effective month of first recertification under the study (%)								
July 2015	156	155	14	13	3	7	1	0
August 2015	162	162	14	9	1	5	2	0
September 2015	175	174	18	7	4	9	1	0
October 2015	177	177	8	13	1	6	0	0
November 2015	174	174	10	10	9	8	2	0
December 2015	175	175	20	9	7	9	0	0
January 2016	50	50	3	0	1	1	1	0
Sample size (total = 2,362)	1,069	1,067	87	61	26	45	7	0
<b>San Antonio</b>								
Effective month of first recertification under the study (%)								
June 2015	101	100	3	6	4	3	0	0
July 2015	105	104	1	4	13	4	0	0
August 2015	102	102	7	5	4	2	0	0
September 2015	107	107	1	5	5	4	0	0
October 2015	110	110	3	6	5	5	0	0
November 2015	110	110	5	10	9	11	0	0
December 2015	110	110	5	11	6	4	0	0
January 2016	110	110	3	7	9	5	0	0
February 2016	97	96	10	3	3	3	0	0
March 2016	90	89	5	2	6	4	0	0
Sample size (total = 2,291)	1,042	1,038	43	59	64	45	0	0
<b>Washington, D.C.</b>								
Effective month of first recertification under the study (%)								
October 2015	358	478	22	20	0	0	4	1
November 2015	335	498	16	12	0	0	1	1
December 2015	311	28	13	1	0	0	0	0
Sample size (total = 2,099)	1,004	1,004	51	33	0	0	5	2

Notes: Public housing agency (PHA) data were not received for 15 families (or 0.2 percent of the impact sample). These families are not currently counted as part of the impact sample and are not included in any of the tables that use PHA data. The missing data are for 13 Washington, D.C., families and 2 Louisville families. MDRC will continue to work with the PHAs to understand the reason the data is missing and will include these families in future reports, if possible. The ineligible and withdrawal categories do not overlap.

Source: MDRC calculations using random assignment and PHA data

## Appendix J. Response Analysis for the Baseline Survey

The baseline survey for the Rent Reform Demonstration provides information about families in the study sample that is not available from housing agencies' records. It covers topics such as the head of household's educational background, participation in education and training, hours of employment, job characteristics (if working), barriers to employment, health insurance coverage, and use of childcare, along with the family's financial circumstances, material hardship, and other characteristics. The survey was offered to all heads of households in the Rent Reform Demonstration during the initial recertification process. However, the survey was voluntary and not all families completed it. Consequently, it is important to understand whether, on average, survey respondents and nonrespondents differ in systematic ways. If they do, it will affect how well the survey findings represent the full research sample. To make this assessment, the study team used data from the housing agencies' administrative records that were available on all families who were offered the baseline survey, including whether or not they completed it, to compare a number of important background characteristics of respondents and nonrespondents. This appendix presents the results.

### Survey Administration

The baseline survey was administered to families during their initial recertification meetings at the housing agency following random assignment. In most cases, a family would complete first U.S. Department of Housing and Urban Development Form 50058 for the housing agency, and then the baseline survey. Some families who were unable to complete the survey at that initial interview were allowed to complete it at a later time but no later than the date on which their new total tenant payments (TTPs) and rent subsidies were scheduled to become effective. Every family who completed the baseline survey was given a \$25 gift card as an expression of appreciation for their time and effort.

In an effort to increase response rates, families who were randomly assigned late in the study enrollment period were allowed to complete the baseline survey over the phone with study team members. In addition, in Louisville, where families in the existing rent rules group were not required to meet with staff members in person during the annual recertification process, the housing agency made a special effort to interview families in that group by telephone if they chose not to complete the survey at the housing agency's office.

Because the administration of the survey was aligned with families' recertification interviews, the dates of survey completion span several months. Survey administration began in March 2015 in San Antonio, April 2015 in Louisville and Lexington, and May 2015 in Washington, D.C. The final interviews were completed in April 2016.

### Characteristics of Respondents and Nonrespondents

Overall, 5,263 families responded to the baseline survey across the four demonstration public housing agencies (PHAs), leading to a 79-percent response rate. The completion rates varied widely among the PHAs, as shown in Appendix Table J.1, from a high of 89 percent in Lexington to a low of 71 percent in San Antonio.

**Appendix Table J.1. Baseline Survey Response Rate, by Public Housing Agency (PHA)**

Site	Response Rate (%)
All PHAs	79.0
Lexington	89.0
Louisville	81.6
San Antonio	71.3
Washington, D.C.	78.7

Note: Response rate shows the percentage of the impact sample who completed the baseline survey.

Source: MDRC calculations using baseline survey data

Selected characteristics of survey respondents and nonrespondents measured using PHA data are compared for each PHA in Appendix Tables J.2 to J.5. The tables show whether the differences between the two groups are statistically significant, using a *t*-test for continuous variables and a chi-squared test for categorical variables.

#### Lexington

In Lexington, the PHA with the highest survey response rate (89 percent), several differences between survey respondents and nonrespondents stand out. (See Appendix Table J.2.) Overall, survey respondents earned less than nonrespondents. For example, 55 percent had no earned income compared with 43 percent of nonrespondents. Moreover, survey respondent families were likely than nonrespondents to have annual earnings of \$20,000 or more (15 versus 21 percent). Finally, 21 percent of respondent households had income from Social Security, Supplemental Security Income (SSI), or pensions, compared with only 10 percent of nonrespondent households.



**Appendix Table J.2. Characteristics of Lexington Families in the Impact Sample, by Baseline Survey Response Status (1 of 2)**

Characteristic	Survey Respondents	Survey Nonrespondents
Average number of family members	3.2	3.2
Adults	1.3	1.4
Children	1.9	1.8
Families with more than one adult (%)	26.2	29.6
Number of children in the family (%)		
None	16.8	21.3
1	24.0	27.8
2	29.6	18.5
3 or more	29.6	32.4
Among families with children, age of the youngest child (%)		
0–2 years	16.8	17.7
3–5 years	17.4	22.4
6–12 years	48.3	38.8
13–17 years	17.5	21.2
No earned income (%)	55.0	42.6**
Current/anticipated annual family income (%)		
\$0	1.5	1.9
\$1–\$4,999	38.6	34.3
\$5,000–\$9,999	18.6	12.0
\$10,000–\$19,999	26.0	30.6
\$20,000 or more	15.4	21.3
Income sources <sup>a</sup> (%)		
Wages	45.0	57.4**
Welfare	5.3	3.7
Social Security/SSI/pensions	20.6	10.2**
Other income sources	49.9	49.1
Child support	35.4	34.3
Unemployment benefits	0.9	1.9 []
Other	17.7	17.6
Average annual income from wages, among families with any wage income <sup>a</sup> (\$)	16,697	16,174
Annual income from wages <sup>a</sup> (%)		
\$0	55.0	42.6
\$1–\$4,999	3.7	5.6
\$5,000–\$9,999	7.7	8.3
\$10,000–\$19,999	19.3	23.2
\$20,000 or more	14.4	20.4
Average total tenant payment (TTP) <sup>b</sup> (\$)	263	287
TTP <sup>b</sup> (%)		
\$0	0.0	0.0
\$1–\$99	0.0	0.0
\$100–\$299	70.4	63.9
\$300–\$699	26.9	31.5
\$700 or above	2.8	4.6
Average family share <sup>c</sup> (\$)	302	325
Family share <sup>c</sup> (%)		
\$0	1.3	0.9 []
\$1–\$99	1.2	0.0 []
\$100–\$299	60.5	56.5 []
\$300–\$699	32.3	33.3 []
\$700 or above	4.8	9.3 []
<b>Head-of-household characteristics</b>		
Female (%)	96.8	97.2 []
Age (%)		
19–24 years	3.6	2.8
25–34 years	39.7	33.3
35–44 years	38.7	49.1
45 or above	18.0	14.8

**Appendix Table J.2. Characteristics of Lexington Families in the Impact Sample, by Baseline Survey Response Status (2 of 2)**

Characteristic	Survey Respondents	Survey Nonrespondents
Average age (years)	36.8	37.2
U.S. citizen (%)	99.9	100.0 []
Race (%)		
White	18.0	23.2 []
Black/African-American	81.6	76.9 []
American Indian/Alaska Native	0.2	0.0 []
Asian	0.0	0.0 []
Native Hawaiian/Other Pacific Islander	0.1	0.0 []
More than 1 race	0.0	0.0 []
Ethnicity (%)		
Hispanic or Latino	2.0	1.9 []
Not Hispanic or Latino	98.1	98.2 []
Sample size (total = 979)	871	108

<sup>a</sup> Income-source categories are as defined on the HUD-50058 form. Wages include one's own business, federal wages, public housing agency (PHA) wages, military pay, and other wages. Welfare includes general assistance, annual imputed welfare income, and Temporary Assistance for Needy Families. SSI is Supplemental Security Income. Other income sources include child support, medical reimbursement, Indian trust/per capita, unemployment benefits, and other nonwage sources.

<sup>b</sup> TTP is the minimum amount a family must contribute toward rent and utilities regardless of the unit selected.

<sup>c</sup> Family share is a family's contribution toward gross rent. It may be the TTP or higher, depending on the unit selected by the family.

Notes: Sample sizes for specific outcomes may vary because of missing values. Rounding may cause slight discrepancies in calculating sums and differences. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\* = 5 percent. Square brackets indicate that the chi-square test may not be valid due to small sample sizes within the cross-tabulation distribution. Data were collected at the most recent recertification before random assignment.

Source: MDRC calculations using PHA data

## Louisville

In Louisville, 82 percent of families completed the baseline survey. Respondents differ from nonrespondents in a variety of ways. For example, as shown in Appendix Table J.3, respondent families were somewhat more likely than nonrespondents

to have earned income (40 versus 31 percent) and income from child support (30 versus 25 percent). A higher percentage of respondent families have female heads of households (96 percent compared with 93 percent of nonrespondents), and the heads of households were also older on average (39 compared with 37 years old).

**Appendix Table J.3. Characteristics of Louisville Families in the Impact Sample, by Baseline Survey Response Status (1 of 2)**

Characteristic	Survey Respondents	Survey Nonrespondents
Average number of family members	3.3	3.3
Adults	1.5	1.4
Children	1.9	1.9
Families with more than one adult (%)	34.6	30.6
Number of children in the family (%)		
None	21.8	20.9
1	22.3	22.9
2	23.9	24.0
3 or more	32.0	32.3
Among families with children, age of the youngest child (%)		
0–2 years	16.4	18.1
3–5 years	17.3	18.4
6–12 years	43.4	41.2
13–17 years	22.8	22.4
No earned income (%)	60.3	68.6***
Current/anticipated annual family income (%)		
\$0	4.0	4.0*
\$1–\$4,999	37.2	44.9*
\$5,000–\$9,999	18.7	18.3*
\$10,000–\$19,999	26.1	20.6*
\$20,000 or more	14.0	12.3*

**Appendix Table J.3. Characteristics of Louisville Families in the Impact Sample, by Baseline Survey Response Status (2 of 2)**

Characteristic	Survey Respondents	Survey Nonrespondents
<b>Income sources<sup>a</sup> (%)</b>		
Wages	39.7	31.4***
Welfare	6.2	4.0
Social Security/SSI/pensions	26.1	24.6
Other income sources	44.2	44.9
Child support	29.5	24.9*
Unemployment benefits	1.3	1.1 []
Other	16.2	20.3*
Average annual income from wages, among families with any wage income <sup>a</sup> (\$)	16,716	16,886
<b>Annual income from wages<sup>a</sup> (%)</b>		
\$0	60.3	68.6**
\$1–\$4,999	3.6	3.1**
\$5,000–\$9,999	5.8	5.4**
\$10,000–\$19,999	17.4	11.4**
\$20,000 or more	12.9	11.4**
<b>Average total tenant program (TTP)<sup>b</sup> (\$)</b>	216	194*
<b>TTP<sup>b</sup> (%)</b>		
\$0	16.4	20.1
\$1–\$99	24.1	26.7
\$100–\$299	30.7	27.3
\$300–\$699	25.4	23.4
\$700 or above	3.6	2.7
<b>Average family share<sup>c</sup> (\$)</b>	260	238
<b>Family share<sup>c</sup> (%)</b>		
\$0	12.6	14.6
\$1–\$99	21.1	24.3
\$100–\$299	29.5	29.1
\$300–\$699	30.7	27.1
\$700 or above	6.2	4.9
<b>Head-of-household characteristics</b>		
Female (%)	96.3	92.6***
<b>Age (%)</b>		
19–24 years	0.6	2.0***
25–34 years	31.4	36.6***
35–44 years	44.7	44.6***
45 or above	23.3	16.9***
Average age (years)	39.0	37.3***
U.S. citizen (%)	97.1	94.9**
<b>Race (%)</b>		
White	17.9	19.7 []
Black/African-American	80.7	78.6 []
American Indian/Alaska Native	0.7	1.1 []
Asian	0.1	0.0 []
Native Hawaiian/Other Pacific Islander	0.6	0.6 []
More than 1 race	0.0	0.0 []
<b>Ethnicity (%)</b>		
Hispanic or Latino	1.3	0.9 []
Not Hispanic or Latino	98.7	99.1 []
Sample size (total = 1,908)	1,558	350

<sup>a</sup> Income-source categories are as defined on the HUD-50058 form. Wages include one’s own business, federal wages, public housing agency (PHA) wages, military pay, and other wages. Welfare includes general assistance, annual imputed welfare income, and Temporary Assistance for Needy Families. SSI is Supplemental Security Income. Other income sources include child support, medical reimbursement, Indian trust/per capita, unemployment benefits, and other nonwage sources.

<sup>b</sup> TTP is the minimum amount a family must contribute toward rent and utilities regardless of the unit selected.

<sup>c</sup> Family share is a family’s contribution toward gross rent. It may be the TTP or higher, depending on the unit selected by the family.

Notes: Sample sizes for specific outcomes may vary because of missing values. Rounding may cause slight discrepancies in calculating sums and differences. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\*\* = 1 percent; \*\* = 5 percent; \* = 10 percent. Square brackets indicate that the chi-square test may not be valid due to small sample sizes within the cross-tabulation distribution. Data were collected at the most recent recertification before random assignment.

Source: MDRC calculations using PHA data

## San Antonio

San Antonio had the lowest baseline survey response rate (71 percent) of the four demonstration PHAs. The characteristics of survey respondents and nonrespondents, however, were relatively similar, as shown in Appendix Table J.4. The average age of the head of household was the most pronounced difference between these two groups, and even then, survey-respondent

household heads were only about a year younger than nonrespondents (36 years old for the respondents, on average, compared with 37 for the nonrespondents). The differences in the proportions who fell into different age categories are larger. For example, a lower proportion of survey respondents (34 percent) than nonrespondents (40 percent) were between 35 and 44 years old, whereas more respondents were between 25 and 34.

**Appendix Table J.4. Characteristics of San Antonio Families in the Impact Sample, by Baseline Survey Response Status (1 of 2)**

Characteristic	Survey Respondents	Survey Nonrespondents
Average number of family members	3.6	3.7
Adults	1.4	1.5*
Children	2.2	2.2
Families with more than one adult (%)	31.8	35.0
Number of children in the family (%)		
None	13.5	15.1
1	21.2	18.1
2	28.2	26.4
3 or more	37.2	40.4
Among families with children, age of the youngest child (%)		
0–2 years	18.1	16.9
3–5 years	22.1	20.8
6–12 years	41.7	45.4
13–17 years	18.1	16.9
No earned income (%)	52.9	53.5
Current/anticipated annual family income (%)		
\$0	0.4	1.3
\$1–\$4,999	32.6	34.3
\$5,000–\$9,999	29.1	26.1
\$10,000–\$19,999	29.3	29.5
\$20,000 or more	8.6	8.8
Income sources <sup>a</sup> (%)		
Wages	47.2	46.6
Welfare	3.7	1.9**
Social Security/SSI/pensions	23.3	22.4
Other income sources	53.3	52.7
Child support	37.7	38.9
Unemployment benefits	2.4	1.3
Other	15.7	16.0
Average annual income from wages, among families with any wage income <sup>a</sup> (\$)	13,012	12,701
Annual income from wages <sup>a</sup> (%)		
\$0	52.9	53.5
\$1–\$4,999	7.1	7.7
\$5,000–\$9,999	11.5	10.3
\$10,000–\$19,999	20.1	20.7
\$20,000 or more	8.4	7.8
Average total tenant program (TTP) <sup>b</sup> (\$)	213	208
TTP <sup>b</sup> (%)		
\$0	0.0	0.0
\$1–\$99	33.4	36.1
\$100–\$299	40.9	41.2
\$300–\$699	24.0	20.9
\$700 or above	1.7	1.9
Average family share <sup>c</sup> (\$)	257	59

**Appendix Table J.4. Characteristics of San Antonio Families in the Impact Sample, by Baseline Survey Response Status (2 of 2)**

Characteristic	Survey Respondents	Survey Nonrespondents
Family share <sup>c</sup> (%)		
\$0	0.0	0.0
\$1–\$99	24.4	23.8
\$100–\$299	42.3	43.4
\$300–\$699	30.0	29.8
\$700 or above	3.4	3.0
<b>Head-of-household characteristics</b>		
Female (%)	93.8	93.9
Age (%)		
19–24 years	6.0	5.0**
25–34 years	40.6	34.6**
35–44 years	33.9	39.7**
45 or above	19.4	20.7**
Average age (years)	36.4	37.4**
U.S. citizen (%)	97.8	97.4
Race (%)		
White	77.4	76.2 []
Black/African-American	21.8	23.1 []
American Indian/Alaska Native	0.5	0.2 []
Asian	0.2	0.2 []
Native Hawaiian/Other Pacific Islander	0.2	0.4 []
More than 1 race	0.0	0.0 []
Ethnicity (%)		
Hispanic or Latino	74.9	74.7
Not Hispanic or Latino	25.1	25.3
Sample size (total = 1,908)	1,332	537

<sup>a</sup> Income-source categories are as defined on the HUD-50058 form. Wages include one’s own business, federal wages, public housing agency (PHA) wages, military pay, and other wages. Welfare includes general assistance, annual imputed welfare income, and Temporary Assistance for Needy Families. SSI is Supplemental Security Income. Other income sources include child support, medical reimbursement, Indian trust/per capita, unemployment benefits, and other nonwage sources.

<sup>b</sup> TTP is the minimum amount a family must contribute toward rent and utilities regardless of the unit selected.

<sup>c</sup> Family share is a family’s contribution toward gross rent. It may be the TTP or higher, depending on the unit selected by the family.

Notes: Sample sizes for specific outcomes may vary because of missing values. Rounding may cause slight discrepancies in calculating sums and differences. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\* = 5 percent; \* = 10 percent. Square brackets indicate that the chi-square test may not be valid due to small sample sizes within the cross-tabulation distribution. Data were collected at the most recent recertification before random assignment.

Source: MDRC calculations using PHA data

### Washington, D.C.

In Washington, D.C., 79 percent of families responded to the baseline survey. Appendix Table J.5 shows that several differences emerged between respondents and nonrespondents. For example, 48 percent of respondent families had more than one adult compared with 54 percent of nonrespondent families.

Respondent families were less likely to have current annual incomes in the highest category (28 percent of respondents versus 34 percent of nonrespondents had current annual incomes of \$20,000 or more), and they had lower annual earned incomes on average (\$26,416 versus \$28,541). In addition, survey respondents had lower average TTPs than nonrespondents (\$325 compared with \$379).

Appendix Table J.5. Characteristics of Washington, D.C., Families in the Impact Sample, by Baseline Survey Response Status (1 of 2)

Characteristic	Survey Respondents	Survey Nonrespondents
Average number of family members	3.2	3.4*
Adults	1.8	1.9
Children	1.4	1.5
Families with more than one adult (%)	48.2	54.2**
Number of children in the family (%)		
None	36.4	31.1
1	25.0	28.4
2	18.1	17.2
3 or more	20.5	23.4
Among families with children, age of the youngest child (%)		
0–2 years	16.7	13.7
3–5 years	19.1	20.2
6–12 years	34.6	39.7
13–17 years	29.7	26.4
No earned income (%)	60.9	56.7
Current/anticipated annual family income (%)		
\$0	17.8	12.2**
\$1–\$4,999	20.5	17.9**
\$5,000–\$9,999	14.2	15.2**
\$10,000–\$19,999	19.9	20.7**
\$20,000 or more	27.6	34.1**
Income sources <sup>a</sup> (%)		
Wages	39.1	43.3
Welfare	37.8	37.6
Social Security/SSI/pensions	23.6	25.1
Other income sources	18.4	15.9
Child support	13.9	12.7
Unemployment benefits	3.5	2.7
Other	1.4	1.0
Average annual income from wages, among families with any wage income <sup>a</sup> (\$)	26,416	28,541*
Annual income from wages <sup>a</sup> (%)		
\$0	60.9	56.7*
\$1–\$4,999	1.3	1.0*
\$5,000–\$9,999	3.1	1.7*
\$10,000–\$19,999	9.4	9.2*
\$20,000 or more	25.2	31.3*
Average total tenant program (TTP) <sup>b</sup> (\$)	325	379***
TTP <sup>b</sup> (%)		
\$0	17.8	12.2**
\$1–\$99	21.0	18.9**
\$100–\$299	21.2	24.6**
\$300–\$699	23.6	25.9**
\$700 or above	16.4	18.4**
Average family share <sup>c</sup> (\$)	357	413***
Family share <sup>c</sup> (%)		
\$0	14.6	11.0*
\$1–\$99	21.0	17.4*
\$100–\$299	21.1	22.4*
\$300–\$699	24.7	29.1*
\$700 or above	18.6	20.2*
<b>Head-of-household characteristics</b>		
Female (%)	91.1	90.8
Age (%)		
19–24 years	1.7	0.5*
25–34 years	19.0	16.7*
35–44 years	38.3	44.3*
45 or above	41.0	38.6*
Average age (years)	42.3	42.0

**Appendix Table J.5. Characteristics of Washington, D.C., Families in the Impact Sample, by Baseline Survey Response Status (2 of 2)**

Characteristic	Survey Respondents	Survey Nonrespondents
U.S. citizen (%)	98.1	97.8
Race (%)		
White	2.3	1.3 [ ]
Black/African-American	96.9	98.0 [ ]
American Indian/Alaska Native	0.2	0.0 [ ]
Asian	0.5	0.8 [ ]
Native Hawaiian/Other Pacific Islander	0.1	0.0 [ ]
More than 1 race	0.0	0.0 [ ]
Ethnicity (%)		
Hispanic or Latino	3.2	3.0
Not Hispanic or Latino	96.8	97.0
Sample size (total = 1,904)	1,502	402

<sup>a</sup> Income-source categories are as defined on the HUD-50058 form. Wages include one’s own business, federal wages, public housing agency (PHA) wages, military pay, and other wages. Welfare includes general assistance, annual imputed welfare income, and Temporary Assistance for Needy Families. SSI is Supplemental Security Income. Other income sources include child support, medical reimbursement, Indian trust/per capita, unemployment benefits, and other nonwage sources.

<sup>b</sup> TTP is the minimum amount a family must contribute toward rent and utilities regardless of the unit selected.

<sup>c</sup> Family share is a family’s contribution toward gross rent. It may be the TTP or higher, depending on the unit selected by the family.

Notes: Sample sizes for specific outcomes may vary because of missing values. Rounding may cause slight discrepancies in calculating sums and differences. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\*\* = 1 percent; \*\* = 5 percent; \* = 10 percent. Square brackets indicate that the chi-square test may not be valid due to small sample sizes within the cross-tabulation distribution. Data were collected at the most recent recertification before random assignment.

Source: MDRC calculations using PHA data

## Comparison Between the Research Groups in the Survey Respondent Sample

Selected baseline characteristics for survey respondents in the new rent rules and existing rent rules groups are shown in Appendix Tables J.6 through J.9. For three of the four PHAs (those in Lexington, Louisville, and Washington, D.C.), very few differences are evident between survey respondents in the new rent rules group and those in the existing rent rules group.

The differences were more pronounced in San Antonio (although even here, the two groups are much more similar than different). Appendix Table J.8 shows that in San Antonio, families with more than one adult made up 35 percent of the respondents in the new rent rules group compared with 29 percent of the respondents in the existing rent rules group. The two groups also had different sources of income. New rules respondents were more likely than existing rules respondents to have income from Social Security, SSI, or pensions (26 versus 21 percent), and were more likely to be recipients of

child support (40 versus 35 percent). The new rent rules group respondents also included a somewhat smaller proportion of Hispanic or Latino families (73 percent compared with 77 percent of the existing rent rules respondents).

## Predicting Survey Response

Another way to explore differences between survey respondents and nonrespondents is through a logistic regression analysis. This analysis takes into account a variety of characteristics simultaneously. In essence, it shows whether it is possible to predict that a family would be a respondent to the baseline survey on the basis of the characteristics of all families in the research sample, using administrative records data available from housing agencies. If the analysis shows a statistically significant association between completing the survey and being in the new rent rules group (rather than in the existing rent rules group), or between completing the survey and having a particular background characteristic, one would conclude that the survey respondents and nonrespondents do, in fact, differ in a systematic and predictable way.

**Appendix Table J.6. Characteristics of Lexington Survey Respondents in the Impact Sample, by Research Group (1 of 2)**

Characteristic	Survey Respondents	Survey Nonrespondents
Average number of family members	3.2	3.2
Adults	1.3	1.3*
Children	2.0	1.8
Families with more than one adult (%)	24.7	27.8
Number of children in the family (%)		
None	17.1	16.4
1	22.2	25.9
2	28.9	30.4
3 or more	31.8	27.3
Among families with children, age of the youngest child (%)		
0–2 years	19.0	14.5
3–5 years	17.4	17.3
6–12 years	45.8	50.9
13–17 years	17.7	17.3
No earned income (%)	57.3	52.5
Current/anticipated annual family income (%)		
\$0	2.2	0.7
\$1–\$4,999	37.8	39.4
\$5,000–\$9,999	19.3	17.8
\$10,000–\$19,999	26.4	25.4
\$20,000 or more	14.2	16.6
Income sources <sup>a</sup> (%)		
Wages	42.7	47.5
Welfare	6.0	4.5
Social Security/SSI/pensions	21.1	20.0
Other income sources	51.8	48.0
Child support	37.3	33.3
Unemployment benefits	1.1	0.7 []
Other	18.7	16.6
Average annual income from wages, among families with any wage income <sup>a</sup> (\$)	16,694	16,699
Annual income from wages <sup>a</sup> (%)		
\$0	57.3	52.5
\$1–\$4,999	2.9	4.5
\$5,000–\$9,999	8.7	6.7
\$10,000–\$19,999	18.4	20.2
\$20,000 or more	12.7	16.2
Average total tenant program (TTP) <sup>b</sup> (\$)	261	267
TTP <sup>b</sup> (%)		
\$0	0.0	0.0
\$1–\$99	0.0	0.0
\$100–\$299	71.8	68.9
\$300–\$699	25.3	28.5
\$700 or above	2.9	2.6
Average family share <sup>c</sup> (\$)	295	309
Family share <sup>c</sup> (%)		
\$0	1.3	1.2
\$1–\$99	0.7	1.7
\$100–\$299	63.8	57.0
\$300–\$699	29.3	35.4
\$700 or above	4.9	4.8
<b>Head-of-household characteristics</b>		
Female (%)	96.2	97.4
Age (%)		
19–24 years	3.3	3.8
25–34 years	39.6	39.9
35–44 years	39.3	38.0
45 or above	17.8	18.3
Average age (years)	36.8	36.9



**Appendix Table J.6. Characteristics of Lexington Survey Respondents in the Impact Sample, by Research Group (2 of 2)**

Characteristic	Survey Respondents	Survey Nonrespondents
U.S. citizen (%)	100.0	99.8 []
Race (%)		
White	17.3	18.8 []
Black/African-American	82.2	81.0 []
American Indian/Alaska Native	0.4	0.0 []
Asian	0.0	0.0 []
Native Hawaiian/Other Pacific Islander	0.0	0.2 []
More than 1 race	0.0	0.0 []
Ethnicity (%)		
Hispanic or Latino	1.8	2.1
Not Hispanic or Latino	98.2	97.9
Sample size (total = 871)	450	421

<sup>a</sup> Income-source categories are as defined on the HUD-50058 form. Wages include one’s own business, federal wages, public housing agency (PHA) wages, military pay, and other wages. Welfare includes general assistance, annual imputed welfare income, and Temporary Assistance for Needy Families. SSI is Supplemental Security Income. Other income sources include child support, medical reimbursement, Indian trust/per capita, unemployment benefits, and other nonwage sources.

<sup>b</sup> TTP is the minimum amount a family must contribute toward rent and utilities regardless of the unit selected.

<sup>c</sup> Family share is a family’s contribution toward gross rent. It may be the TTP or higher, depending on the unit selected by the family.

Notes: Sample sizes for specific outcomes may vary because of missing values. Rounding may cause slight discrepancies in calculating sums and differences. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \* = 10 percent. Square brackets indicate that the chi-square test may not be valid due to small sample sizes within the cross-tabulation distribution. Data were collected at the most recent recertification before random assignment.

Source: MDRC calculations using PHA data

**Appendix Table J.7. Characteristics of Louisville Survey Respondents in the Impact Sample, by Research Group (1 of 2)**

Characteristic	Survey Respondents	Survey Nonrespondents
Average number of family members	3.3	3.3
Adults	1.5	1.4
Children	1.9	1.9
Families with more than one adult (%)	35.9	33.0
Number of children in the family (%)		
None	21.2	22.6
1	21.7	23.0
2	26.0	21.4
3 or more	31.1	33.0
Among families with children, age of the youngest child (%)		
0–2 years	16.5	16.3
3–5 years	17.1	17.6
6–12 years	43.6	43.2
13–17 years	22.7	23.0
No earned income (%)	59.9	60.8
Current/anticipated annual family income (%)		
\$0	4.0	3.9
\$1–\$4,999	37.7	36.6
\$5,000–\$9,999	18.5	19.1
\$10,000–\$19,999	25.7	26.5
\$20,000 or more	14.1	13.9
Income sources <sup>a</sup> (%)		
Wages	40.1	39.2
Welfare	6.9	5.2
Social Security/SSI/pensions	25.6	26.8
Other income sources	43.7	44.7
Child support	28.1	31.1
Unemployment benefits	0.7	2.0**
Other	16.8	15.5
Average annual income from wages, among families with any wage income <sup>a</sup> (\$)	17,164	16,140

**Appendix Table J.7. Characteristics of Louisville Survey Respondents in the Impact Sample, by Research Group (PHA Data) (2 of 2)**

Characteristic	Survey Respondents	Survey Nonrespondents
Annual income from wages <sup>a</sup> (%)		
\$0	59.9	60.8
\$1–\$4,999	3.0	4.3
\$5,000–\$9,999	6.3	5.2
\$10,000–\$19,999	17.3	17.5
\$20,000 or more	13.5	12.2
Average total tenant program (TTP) <sup>b</sup> (\$)	217.4	214.0
TTP <sup>b</sup> (%)		
\$0	16.1	16.6
\$1–\$99	25.7	22.0
\$100–\$299	28.7	33.1
\$300–\$699	25.7	25.0
\$700 or above	3.8	3.3
Average family share <sup>c</sup> (\$)	259.3	260.1
Family share <sup>c</sup> (%)		
\$0	11.4	14.0
\$1–\$99	23.0	18.7
\$100–\$299	29.3	29.7
\$300–\$699	29.9	31.7
\$700 or above	6.5	5.9
<b>Head-of-household characteristics</b>		
Female (%)	97.1	95.4*
Age (%)		
19–24 years	0.8	0.4
25–34 years	31.8	30.8
35–44 years	43.8	45.7
45 or above	23.5	23.0
Average age (years)	38.9	39.1
U.S. citizen (%)	97.6	96.5
Race (%)		
White	17.1	19.0 [ ]
Black/African-American	81.6	79.6 [ ]
American Indian/Alaska Native	0.5	1.0 [ ]
Asian	0.2	0.0 [ ]
Native Hawaiian/Other Pacific Islander	0.7	0.4 [ ]
More than 1 race	0.0	0.0 [ ]
Ethnicity (%)		
Hispanic or Latino	1.6	0.9
Not Hispanic or Latino	98.4	99.1
Sample size (total = 1,558)	867	691

<sup>a</sup> Income-source categories are as defined on the HUD-50058 form. Wages include one’s own business, federal wages, public housing agency (PHA) wages, military pay, and other wages. Welfare includes general assistance, annual imputed welfare income, and Temporary Assistance for Needy Families. SSI is Supplemental Security Income. Other income sources include child support, medical reimbursement, Indian trust/per capita, unemployment benefits, and other nonwage sources.

<sup>b</sup> TTP is the minimum amount a family must contribute toward rent and utilities regardless of the unit selected.

<sup>c</sup> Family share is a family’s contribution toward gross rent. It may be the TTP or higher, depending on the unit selected by the family.

Notes: Sample sizes for specific outcomes may vary because of missing values. Rounding may cause slight discrepancies in calculating sums and differences. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\* = 5 percent. \* = 10 percent. Square brackets indicate that the chi-square test may not be valid due to small sample sizes within the cross-tabulation distribution. Data were collected at the most recent recertification before random assignment.

Source: MDRC calculations using PHA data

**Appendix Table J.8. Characteristics of San Antonio Survey Respondents in the Impact Sample, by Research Group (1 of 2)**

Characteristic	Survey Respondents	Survey Nonrespondents
Average number of family members	3.6	3.5
Adults	1.4	1.4
Children	2.2	2.2
Families with more than one adult (%)	34.5	29.3*
Number of children in the family (%)		
None	14.2	12.8
1	21.6	20.8
2	27.1	29.2
3 or more	37.1	37.3
Among families with children, age of the youngest child (%)		
0–2 years	17.1	19.1*
3–5 years	19.5	24.5*
6–12 years	44.3	39.2*
13–17 years	19.1	17.2*
No earned income (%)	54.8	51.0
Current/anticipated annual family income (%)		
\$0	0.5	0.3 []
\$1–\$4,999	31.1	34.0 []
\$5,000–\$9,999	30.6	27.7 []
\$10,000–\$19,999	28.9	29.6 []
\$20,000 or more	8.9	8.4 []
Income sources <sup>a</sup> (%)		
Wages	45.2	49.0
Welfare	4.8	2.7*
Social Security/SSI/pensions	25.7	20.9*
Other income sources	53.5	53.2
Child support	40.3	35.2*
Unemployment benefits	1.7	3.1*
Other	14.2	17.1
Average annual income from wages, among families with any wage income <sup>a</sup> (\$)	13,285	12,771
Annual income from wages <sup>a</sup> (%)		
\$0	54.8	51.0
\$1–\$4,999	6.6	7.7
\$5,000–\$9,999	11.9	11.1
\$10,000–\$19,999	18.1	22.1
\$20,000 or more	8.6	8.3
Average total tenant program (TTP) <sup>b</sup> (\$)	218.2	208.7
TTP <sup>b</sup> (%)		
\$0	0.0	0.0
\$1–\$99	32.3	34.5
\$100–\$299	41.4	40.5
\$300–\$699	24.2	23.7
\$700 or above	2.1	1.3
Average family share <sup>c</sup> (\$)	264.9	249.3
Family share <sup>c</sup> (%)		
\$0	0.0	0.0
\$1–\$99	23.3	25.5
\$100–\$299	41.8	42.7
\$300–\$699	31.4	28.6
\$700 or above	3.5	3.2
<b>Head-of-household characteristics</b>		
Female (%)	93.4	94.1
Age (%)		
19–24 years	4.9	7.1
25–34 years	38.9	42.3
35–44 years	36.1	31.8
45 or above	20.1	18.9
Average age (years)	36.9	36.0**

**Appendix Table J.8. Characteristics of San Antonio Survey Respondents in the Impact Sample, by Research Group (2 of 2)**

Characteristic	Survey Respondents	Survey Nonrespondents
U.S. citizen (%)	97.7	97.9
Race (%)		
White	76.7	78.1 [ ]
Black/African-American	22.5	21.1 [ ]
American Indian/Alaska Native	0.3	0.6 [ ]
Asian	0.3	0.2 [ ]
Native Hawaiian/Other Pacific Islander	0.2	0.2 [ ]
More than 1 race	0.0	0.0 [ ]
Ethnicity (%)		
Hispanic or Latino	72.7	77.0*
Not Hispanic or Latino	27.3	23.0*
Sample size (total = 1,332)	653	679

<sup>a</sup> Income-source categories are as defined on the HUD-50058 form. Wages include one's own business, federal wages, public housing agency (PHA) wages, military pay, and other wages. Welfare includes general assistance, annual imputed welfare income, and Temporary Assistance for Needy Families. SSI is Supplemental Security Income. Other income sources include child support, medical reimbursement, Indian trust/per capita, unemployment benefits, and other nonwage sources.

<sup>b</sup> TTP is the minimum amount a family must contribute toward rent and utilities regardless of the unit selected.

<sup>c</sup> Family share is a family's contribution toward gross rent. It may be the TTP or higher, depending on the unit selected by the family.

Notes: Sample sizes for specific outcomes may vary because of missing values. Rounding may cause slight discrepancies in calculating sums and differences. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\* = 5 percent. \* = 10 percent. Square brackets indicate that the chi-square test may not be valid due to small sample sizes within the cross-tabulation distribution. Data were collected at the most recent recertification before random assignment.

Source: MDRC calculations using PHA data

**Appendix Table J.9. Characteristics of Washington, D.C., Survey Respondents in the Impact Sample, by Research Group (1 of 2)**

Characteristic	Survey Respondents	Survey Nonrespondents
Average number of family members	3.3	3.1*
Adults	1.8	1.8
Children	1.4	1.4
Families with more than one adult (%)	49.7	46.8
Number of children in the family (%)		
None	34.6	38.3
1	27.0	23.0
2	17.0	19.3
3 or more	21.5	19.5
Among families with children, age of the youngest child (%)		
0–2 years	16.1	17.2
3–5 years	19.2	18.9
6–12 years	34.7	34.4
13–17 years	30.0	29.5
No earned income (%)	60.5	61.4
Current/anticipated annual family income (%)		
\$0	17.5	18.2
\$1–\$4,999	19.9	21.1
\$5,000–\$9,999	13.9	14.5
\$10,000–\$19,999	21.0	18.9
\$20,000 or more	27.8	27.4
Income sources <sup>a</sup> (%)		
Wages	39.5	38.7
Welfare	39.9	35.6*
Social Security/SSI/pensions	26.3	20.9**
Other income sources	17.8	19.0
Child support	13.6	14.2
Unemployment benefits	2.8	4.3
Other	1.7	1.1
Average annual income from wages, among families with any wage income <sup>a</sup> (\$)	27,003	25,819

**Appendix Table J.9. Characteristics of Washington, D.C., Survey Respondents in the Impact Sample, by Research Group (2 of 2)**

Characteristic	Survey Respondents	Survey Nonrespondents
Annual income from wages <sup>a</sup> (%)		
\$0	60.5	61.4
\$1–\$4,999	1.5	1.2
\$5,000–\$9,999	2.8	3.5
\$10,000–\$19,999	9.5	9.3
\$20,000 or more	25.8	24.7
Average TTP <sup>b</sup> (\$)	334	316
TTP <sup>b</sup> (%)		
\$0	17.4	18.2
\$1–\$99	20.4	21.7
\$100–\$299	21.6	20.7
\$300–\$699	24.2	23.1
\$700 or above	16.4	16.3
Average family share <sup>c</sup> (\$)	363	351
Family share <sup>c</sup> (%)		
\$0	14.0	15.1
\$1–\$99	20.8	21.3
\$100–\$299	21.9	20.3
\$300–\$699	24.4	25.0
\$700 or above	18.8	18.3
<b>Head-of-household characteristics</b>		
Female (%)	91.3	90.8
Age (%)		
19–24 years	1.9	1.5
25–34 years	19.5	18.6
35–44 years	39.3	37.3
45 or above	39.4	42.6
Average age (years)	42.0	42.6
U.S. citizen (%)	98.0	98.3
Race (%)		
White	2.3	2.3 [ ]
Black/African-American	97.1	93.8 [ ]
American Indian/Alaska Native	0.0	0.4 [ ]
Asian	0.7	0.4 [ ]
Native Hawaiian/Other Pacific Islander	0.0	0.1 [ ]
More than 1 race	0.0	0.0 [ ]
Ethnicity (%)		
Hispanic or Latino	2.7	3.7
Not Hispanic or Latino	97.3	96.3
Sample size (total = 1,592)	749	753

<sup>a</sup> Income-source categories are as defined on the HUD-50058 form. Wages include one’s own business, federal wages, public housing agency (PHA) wages, military pay, and other wages. Welfare includes general assistance, annual imputed welfare income, and Temporary Assistance for Needy Families. SSI is Supplemental Security Income. Other income sources include child support, medical reimbursement, Indian trust/per capita, unemployment benefits, and other nonwage sources.

<sup>b</sup> TTP is the minimum amount a family must contribute toward rent and utilities regardless of the unit selected.

<sup>c</sup> Family share is a family’s contribution toward gross rent. It may be the TTP or higher, depending on the unit selected by the family.

Notes: Sample sizes for specific outcomes may vary because of missing values. Rounding may cause slight discrepancies in calculating sums and differences. A two-tailed *t*-test was applied to differences between research groups. Statistical significance levels are indicated as follows: \*\* = 5 percent. \* = 10 percent. Square brackets indicate that the chi-square test may not be valid due to small sample sizes within the cross-tabulation distribution. Data were collected at the most recent recertification before random assignment.

Source: MDRC calculations using PHA data

### Lexington

As shown in Appendix Table J.10, the analysis of the Lexington sample found that the overall statistical model is able to predict who would respond to the survey, suggesting that the probability of completing the survey was affected by a family’s measured characteristics and was not simply a matter of chance. Two characteristics in particular have statistically significant, independent associations with being a survey respondent: being a family assigned to the new rent rules group and being a family with no earned income.

### Louisville

As shown in Appendix Table J.11, the analysis of the Louisville sample shows that four statistically significant characteristics predict the likelihood of being a respondent to the baseline survey: members of the new rent rules group, female heads of households, and older heads of households were more likely to complete the baseline survey, whereas families with no earned income were less likely to complete the survey. The overall logistic regression model is also statistically significant.

**Appendix Table J.10. Estimates From a Logistic Regression for the Probability of Being a Baseline Survey Respondent in Lexington**

Variable	Parameter Estimate	Odds Ratio	p-Value
<b>Family baseline measures</b>			
Intercept	1.773		0.055*
New rent rules group	0.743	2.101	0.001***
Female head of household	-0.138	0.871	0.826
Family income	0.000	1.000	0.772
Family share	0.000	1.000	0.782
Has a child age 5 or under	-0.391	0.676	0.120
Number of children in the family	0.016	1.016	0.856
No earned income	0.525	1.690	0.053*
Black, non-Hispanic/Latino	0.338	1.403	0.192
Hispanic/Latino	0.321	1.379	0.683
Age	-0.007	0.993	0.605
Likelihood ratio	22.387		0.013**
Wald statistic	21.291		0.019**
Sample size			979

Note: Statistical significance levels are indicated as follows: \*\*\* = 1 percent; \*\* = 5 percent; \* = 10 percent.

Source: MDRC calculations using public housing agency data

**Appendix Table J.11. Estimates From a Logistic Regression for the Probability of Being a Baseline Survey Respondent in Louisville**

Variable	Parameter Estimate	Odds Ratio	p-Value
<b>Family baseline measures</b>			
Intercept	-1.399		0.009***
New rent rules group	1.440	4.222	0.000***
Female head of household	0.865	2.375	0.001***
Family income	0.000	1.000	0.277
Family share	-0.001	0.999	0.206
Has a child age 5 or under	-0.010	0.990	0.950
Number of children in the family	0.056	1.057	0.239
No earned income	-0.337	0.714	0.047**
Black, non-Hispanic/Latino	0.090	1.094	0.560
Hispanic/Latino	0.277	1.319	0.678
Age	0.041	1.042	0.000***
Likelihood ratio	165.159		0.000***
Wald statistic	139.220		0.000***
Sample size			1,908

Note: Statistical significance levels are indicated as follows: \*\*\* = 1 percent; \*\* = 5 percent.

Source: MDRC calculations using public housing agency data

### San Antonio

As shown in Appendix Table J.12, the analysis of the San Antonio sample found that having fewer children and having younger heads of households made it more likely that families would be respondents to the baseline survey. Overall, however, the logistic regression model indicated that the baseline survey respondents were not different from nonrespondents.

### Washington, D.C.

As shown in Appendix Table J.13, no statistically significant relationships emerged between the characteristics of Washington, D.C., families and their likelihood of completing the baseline survey.

**Appendix Table J.12. Estimates From a Logistic Regression for the Probability of Being a Baseline Survey Respondent in San Antonio**

Variable	Parameter Estimate	Odds Ratio	p-Value
<b>Family baseline measures</b>			
Intercept	1.656		0.000***
New rent rules group	- 0.127	0.881	0.218
Female head of household	- 0.035	0.965	0.869
Family income	0.000	1.000	0.096*
Family share	- 0.001	0.999	0.177
Has a child age 5 or under	0.048	1.050	0.690
Number of children in the family	- 0.066	0.936	0.097*
No earned income	0.017	1.017	0.890
Black, non-Hispanic/Latino	- 0.052	0.949	0.844
Hispanic/Latino	- 0.013	0.987	0.959
Age	- 0.015	0.985	0.028**
Likelihood ratio	11.106		0.349
Wald statistic	11.046		0.354
Sample size			1,869

Note: Statistical significance levels are indicated as follows: \*\*\* = 1 percent; \*\* = 5 percent; \* = 10 percent.

Source: MDRC calculations using public housing agency data

**Appendix Table J.13. Estimates From a Logistic Regression for the Probability of Being a Baseline Survey Respondent in Washington, D.C.**

Variable	Parameter Estimate	Odds Ratio	p-Value
<b>Family baseline measures</b>			
Intercept	1.336		0.039**
New rent rules group	0.081	1.085	0.472
Female head of household	0.159	1.173	0.429
Family income	0.000	1.000	0.521
Family share	0.000	1.000	0.738
Has a child age 5 or under	0.133	1.143	0.378
Number of children in the family	- 0.038	0.962	0.376
No earned income	- 0.066	0.936	0.696
Black, non-Hispanic/Latino	- 0.180	0.836	0.720
Hispanic/Latino	- 0.133	0.875	0.822
Age	0.005	1.005	0.523
Likelihood ratio	10.733		0.379
Wald statistic	10.872		0.368
Sample size			1,904

Note: Statistical significance levels are indicated as follows: \*\* = 5 percent.

Source: MDRC calculations using public housing agency data

## Conclusion

The survey response analysis shows that the background characteristics of families who completed the baseline survey differ somewhat from those who did not. These differences reduce the degree to which data from the survey describe the full research sample. Moreover, the respondents in the new rent rules group differ in some ways from those in the existing rent rules group. Future reports will discuss how these findings affect the ways the background survey data are used in evaluation's impact analysis.<sup>2</sup>

The degree to which respondents differ from nonrespondents varies among PHAs, as does the degree to which the new rent rules group respondents differ from the existing rent rules group respondents. The background measures that show differences also change from PHA to PHA. The samples from some PHAs show few meaningful differences. This lack of a consistent pattern across the PHAs suggests that, overall, the findings from the baseline survey can provide important insights about the characteristics and circumstances of the full research sample of the Rent Reform Demonstration, although they should be viewed with some caution.

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<sup>2</sup> For example, these differences may make it inadvisable to use the baseline survey data as covariates in calculating regression-adjusted impact estimates or in defining subgroups, except for certain exploratory analyses. For those purposes, the impact analysis will rely primarily on the background-characteristics data from the housing agencies' administrative records, which are available for all families in the impact sample.