

# *The Landscape for Preserving Affordable Rental Housing: Lessons from Recent Case Studies*

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# Project Overview

**Preservation Catalog:** a comprehensive database of assisted rental housing projects with detailed information on each and every subsidy (e.g., expiration date, income targeting, number of assisted units, etc.). It must be (a) comprehensive, (b) integrated, and (c) preservation-oriented.

## Objectives

- Establish a baseline of assisted housing in the community
- Monitor the assisted housing stock by tracking projects that enter through construction or preservation and leave through demolition and program opt-out
- Increase awareness of projects at-risk of exiting the affordable housing stock
- Contribute to the preservation of affordable housing

## What We Stand to Learn

- Temporal and geographic trends in subsidized housing
- Expirations by year, geographic area, funding program, type of ownership, target population



*Preservation Catalog & Project Monitors*

# Building the Preservation Catalog

## Subsidized Housing Programs With Income Restrictions:

## Data Publicly Available and Routinely Updated?

- |  |     |
|--|-----|
| 1. Project-Based Rental Assistance (e.g., Section 8) | yes |
| 2. FHA Insured Multifamily Mortgages                 | yes |
| 3. Section 202/811 Loans                             | yes |
| 4. Low Income Housing Tax Credits                    | yes |
| 5. HOME Projects                                     | no  |
| 6. Public Housing                                    | no  |
| 7. USDA Rural Rental Housing (e.g., Section 515)     | no  |
| 8. Tax-Exempt Multifamily Housing Bonds              | no  |
| 9. Section 8 Mod Rehab (administered by PHAs)        | no  |
| 10. Project-Based Vouchers (administered by PHAs)    | no  |
| 11. HOPWA  | no  |
| 12. McKinney-Vento Homeless Assistance Grants        | no  |
| 13. Local programs (e.g., Housing Trust Funds)       | no  |



# Data Issues and Solutions

## Data Roadblocks

- Public access to federal data – both breadth and depth
- Absence of a unique ID to integrate disparate datasets
- Discrepancies among data sources
- Reporting lags
- Limited access to state/local housing program data

## Future Solutions

- Proposed legislation
- State/Local capacity grants

## What We Do in the Meantime

- Make the best of the available data
- Enlist housing advocates to form a network of Project Monitors



*Preservation Catalog & Project Monitors*

# How to Interpret & Use a Preservation Catalog

Project details: name, address, owner, manager, etc.

Subsidy specifics: including the number of assisted units, start and end dates of affordability, and notes specific to each.

Ward: <b>2</b> Red-Flagged Properties <b>Yes</b> <b>Preservation Catalog for the District of Columbia</b>									
Project: <b>FIFTEENTH STREET COOPERATIVE</b>		Address: 1903 15TH ST NW		Recent Physical Inspection Scores		Score: <b>47</b>		Date: 10/1/2004	
Owner: FIFTEENTH STREET COOP. ASSOC., INC.		Type: Profit Motivated		Manager: Quantum Real Estate Management LLC		Code: <b>c</b>		Date: 10/1/2004	
TA Provider:		Notes:							
Subsidy/Program	Assisted Units	Total Units	Start of Affordability	End of Affordability	Data Source	Data Note			
Other S8 Rehab	24	24	3/9/2006	9/8/2006	HUD - Multifamily Assistance and Section 8 Contracts (11/27/07)	Dropped from Section 8 database (11/27/07).			
Project: <b>FOSTER HOUSE</b>		Address: 801 RHODE ISLAND AVE NW		Recent Physical Inspection Scores		Score: <b>93</b>		Date: 7/18/2007	
Owner: New Bethel Bapt. Church Hsg.Corp.Inc.(Payee)		Type: Non-Profit		Manager: Crawford Edgewood Managers		Code: <b>c</b>		Date: 7/18/2007	
TA Provider:		Notes: Provided Section 8 tenants' rights training. DHCD application? (8/23/06)							
Subsidy/Program	Assisted Units	Total Units	Start of Affordability	End of Affordability	Data Source	Data Note			
236(j)(1)/ Lower Income Families	74	74	5/1/1974	4/1/2014	HUD - Active Section 236 Projects (12/19/07)				
236(j)(1)/ Lower Income Families	76	76	5/1/1974	4/1/2014	HUD - Insured Multifamily Mortgages (9/30/07)				
S8 Loan Mgmt	76	76	8/1/2005	7/31/2009	HUD - Multifamily Assistance and Section 8 Contracts (11/27/07)				

Project notes: anything related to the affordability status of the overall project.

Recent physical inspection scores (REAC): a score below 60 or a "c\*" indicates the property may be in physical distress.

**Project Monitor:** an individual or organization familiar with subsidized housing in the community and willing to utilize the Preservation Catalog as a tool for preserving the affordable rental stock. Possible activities include:

- Periodically check on the properties in your area that are listed in the Preservation Catalog. Does the information look correct?
- Respond to emails from the coordinating organization when appropriate. Occasionally, the organization may need your help keeping its database as accurate as possible. And when subsidized properties are threatened, Project Monitors in the area will be alerted of the situation.
- Contact tenant associations and property owners/managers to learn more about the future of the building. Does the owner intend to keep the properties affordable?
- Encourage other like-minded persons and organizations to join the growing Project Monitor network.
- Depending on the capacity and mission of the Project Monitor, actively participate in the preservation of threatened properties.



***Preservation Catalog & Project Monitors***

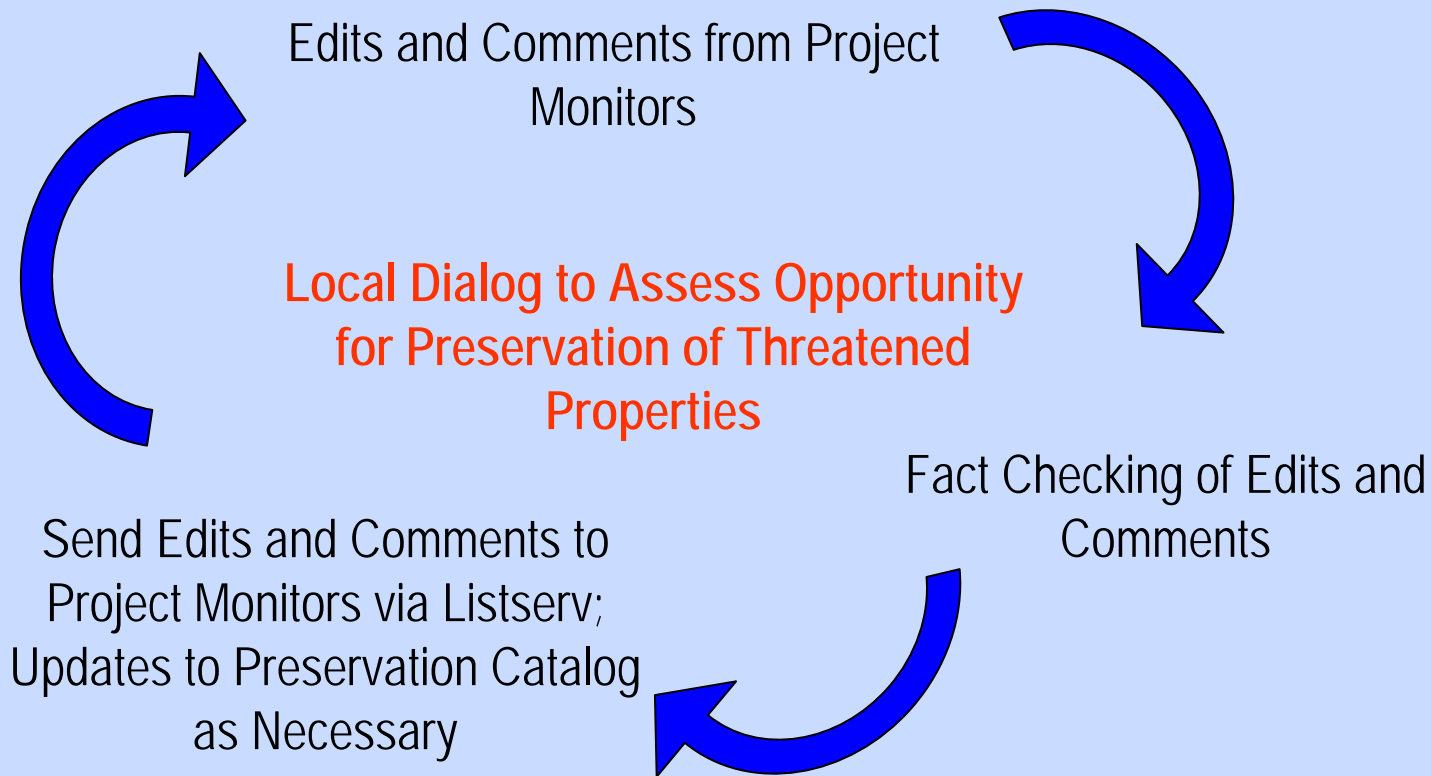
**Information of Interest:** Project monitors would be asked to voluntarily report on observable “external” changes to the assisted properties in their community, like signs of long-term vacancy or neglect, renovation, demolition, or change of ownership. Some may also have access to more “insider” information, including:

- Current names and contact information for property owners and managers
- Type of owner (for-profit, non-profit, limited dividend)
- Owner’s intent to opt-out of a rental assistance contract or prepay a subsidized mortgage
- Owner’s interest in selling a property
- Actual unit rents
- Number of units made affordable by each type of subsidy
- Income targeting of subsidies
- Scores indicating property’s physical or financial status (e.g., REAC)
- Capital needs, plans for capital improvements, and construction/rehab history
- Occupancy rate



**Project Monitors  
Could Include**

- Tenant Groups
- Community/Tenant Organizers
- Congregations
- Neighbors
- Legal Aid Attorneys
- State Housing Coalitions
- Technical Assistance Providers
- Developers/Owners
- CDCs



***Preservation Catalog & Project Monitors***