

# Preserving and Expanding Affordable Housing in the District of Columbia

## *Tracking Progress and Measuring Outcomes*

*Presented by:*  
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The Urban Institute

Building Safe, Healthy and Livable Communities Conference  
February 7, 2008

# NeighborhoodInfo DC

- Partnership between Urban Institute & Washington DC LISC
- Data intermediary based on National Neighborhood Indicators Partnership model
- Existing partnerships with city agencies & National Low Income Housing Coalition

# City's Housing Goals

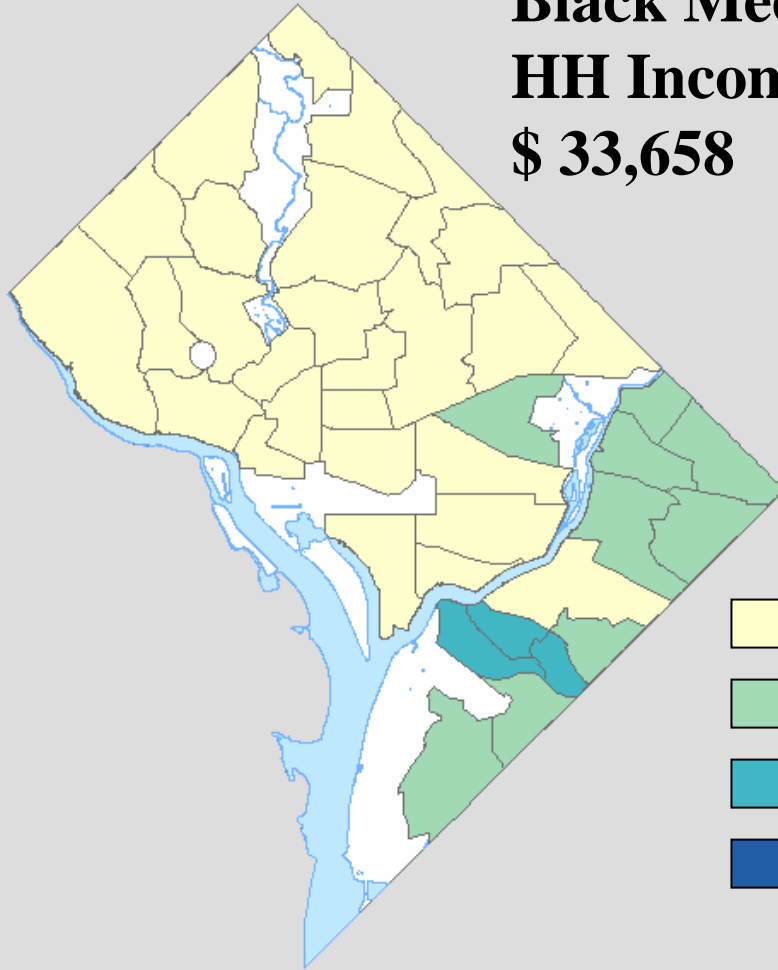
- D.C. Comprehensive Housing Strategy Task Force report, 2006:

*We believe that by strategically developing and preserving housing, Washington's citizens and government can create a city of mixed-income and mixed-race neighborhoods across the city—not just in select areas—and increase today's population by 100,000 residents during the next fifteen years.*

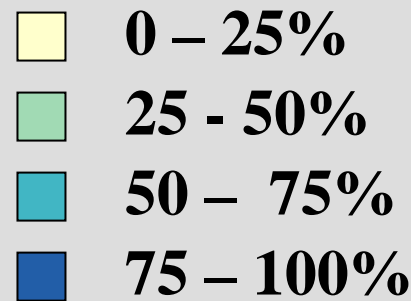
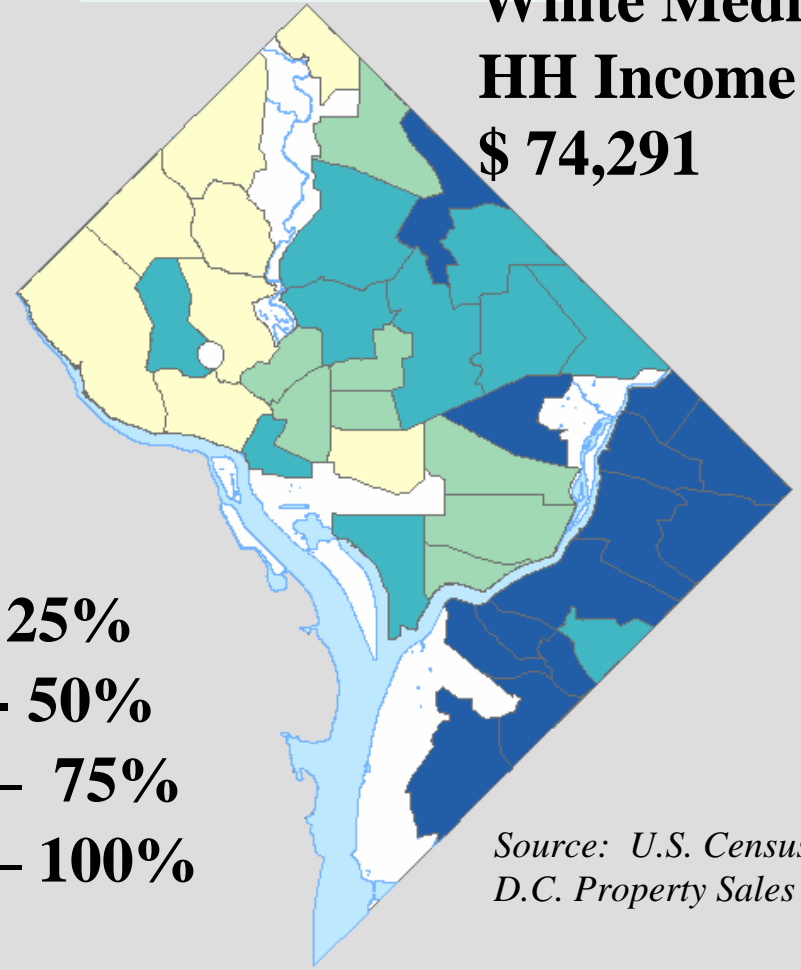
(Full report: <http://www.brookings.edu/reports/2006/04cities.aspx>)

# Pct. Affordable Home Sales, 2003

**Black Median  
HH Income  
\$ 33,658**



**White Median  
HH Income  
\$ 74,291**

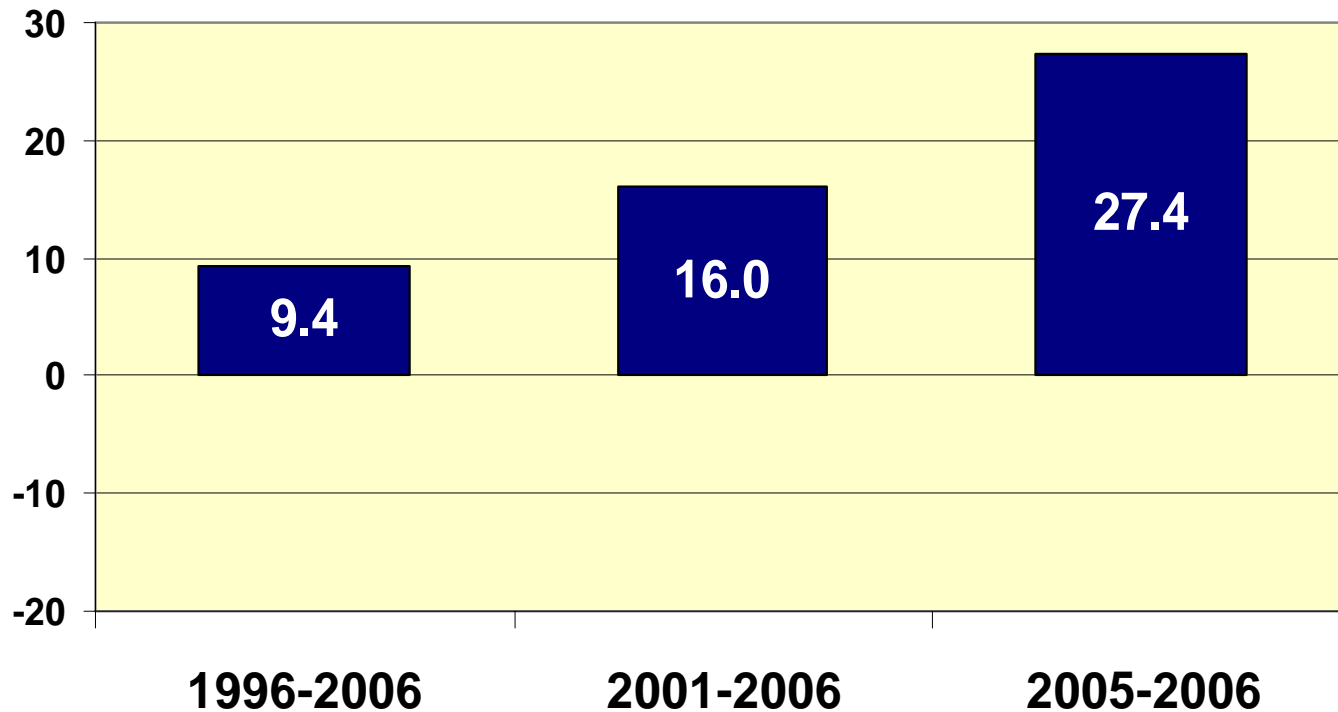


*Source: U.S. Census,  
D.C. Property Sales*

# Price growth accelerating in neighborhoods east of the river

## Cluster 39. Congress Hts./Bellevue

Annual % price change, single-family homes



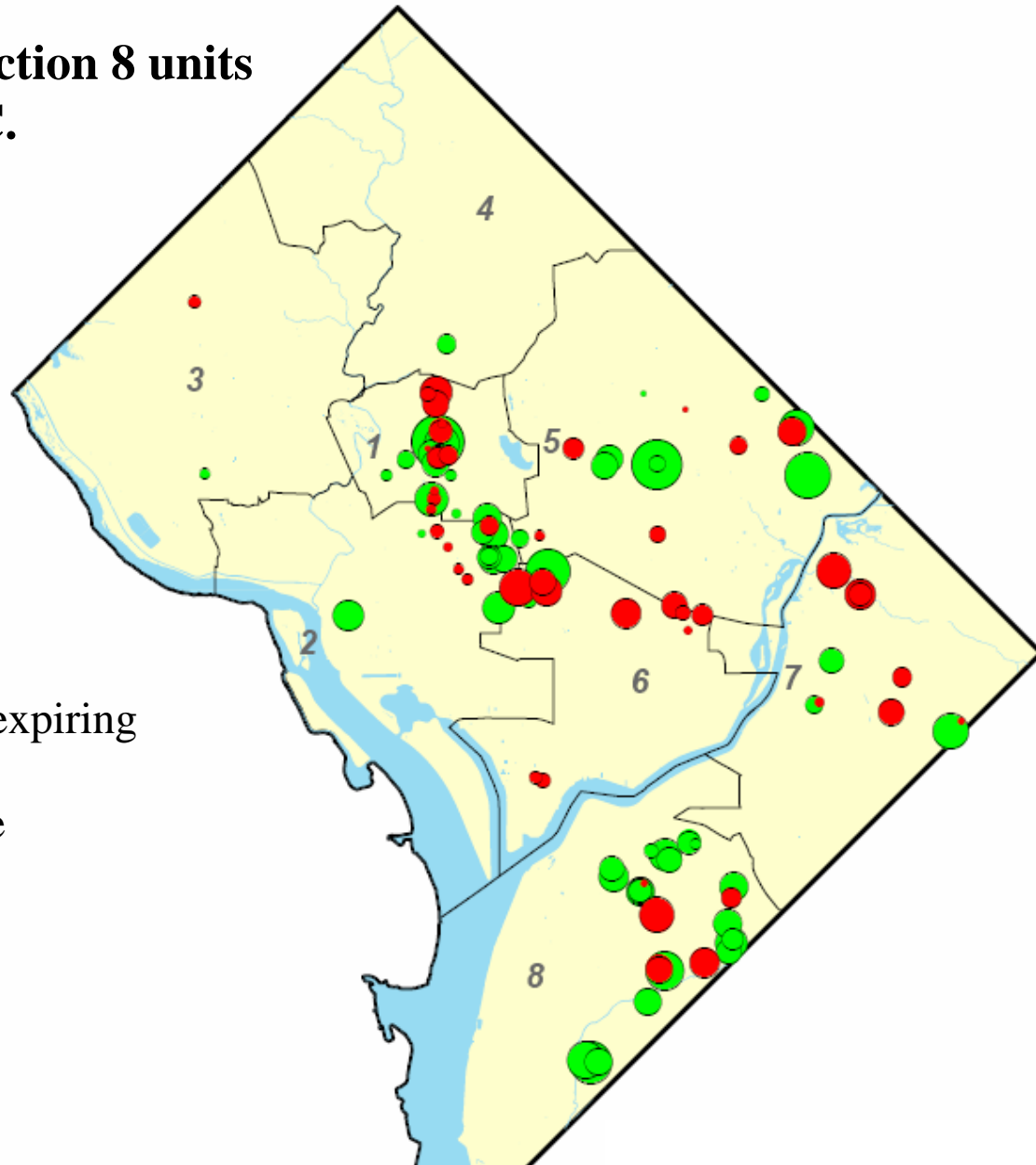
# Monitoring Project-Based Section 8

- Task Force recommendations:
  - 2.1 Preserve at least 30,000 existing affordable units
    - 2.1a Preserve all project-based Section 8 and other federally-supported units**
- Outcome measure:
  - Number of project-based Section 8 units preserved (lost)

# Project-based Section 8 units Washington, D.C.

(April 2006)

- Upcoming expiring
- Other active



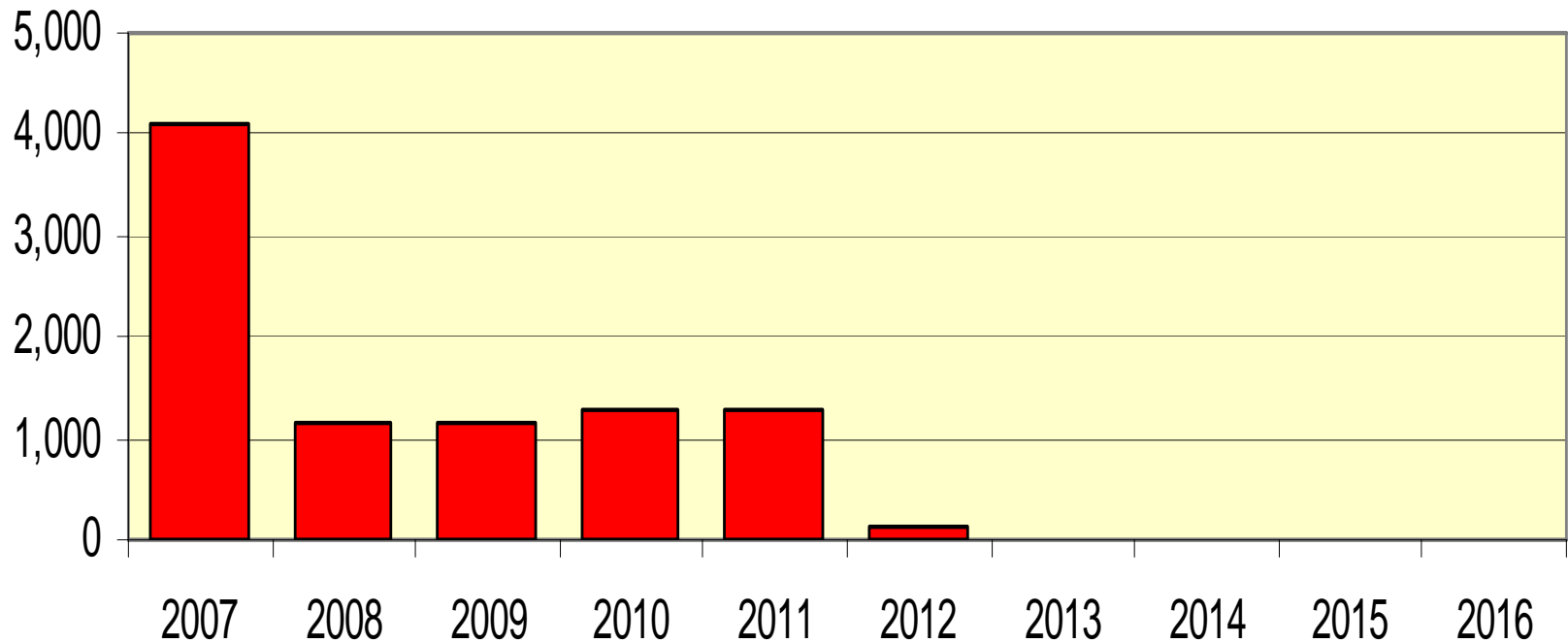
## **Section 8 Multifamily Report: City Summary Summer 2007**

### **Washington, D.C.**

		<u>Contracts</u>	<u>Assisted Units</u>
<b>Current Active</b> (as of 01/01/07)	<i>Total</i>	103	11,326
<b>Upcoming Expiring</b> (next four quarters)	<i>Total</i>	35	4,095
	<i>Jan-Mar 2007</i>	1	266
	<i>Apr-Jun 2007</i>	12	1,319
	<i>Jul-Sep 2007</i>	17	1,763
	<i>Oct-Dec 2007</i>	5	747

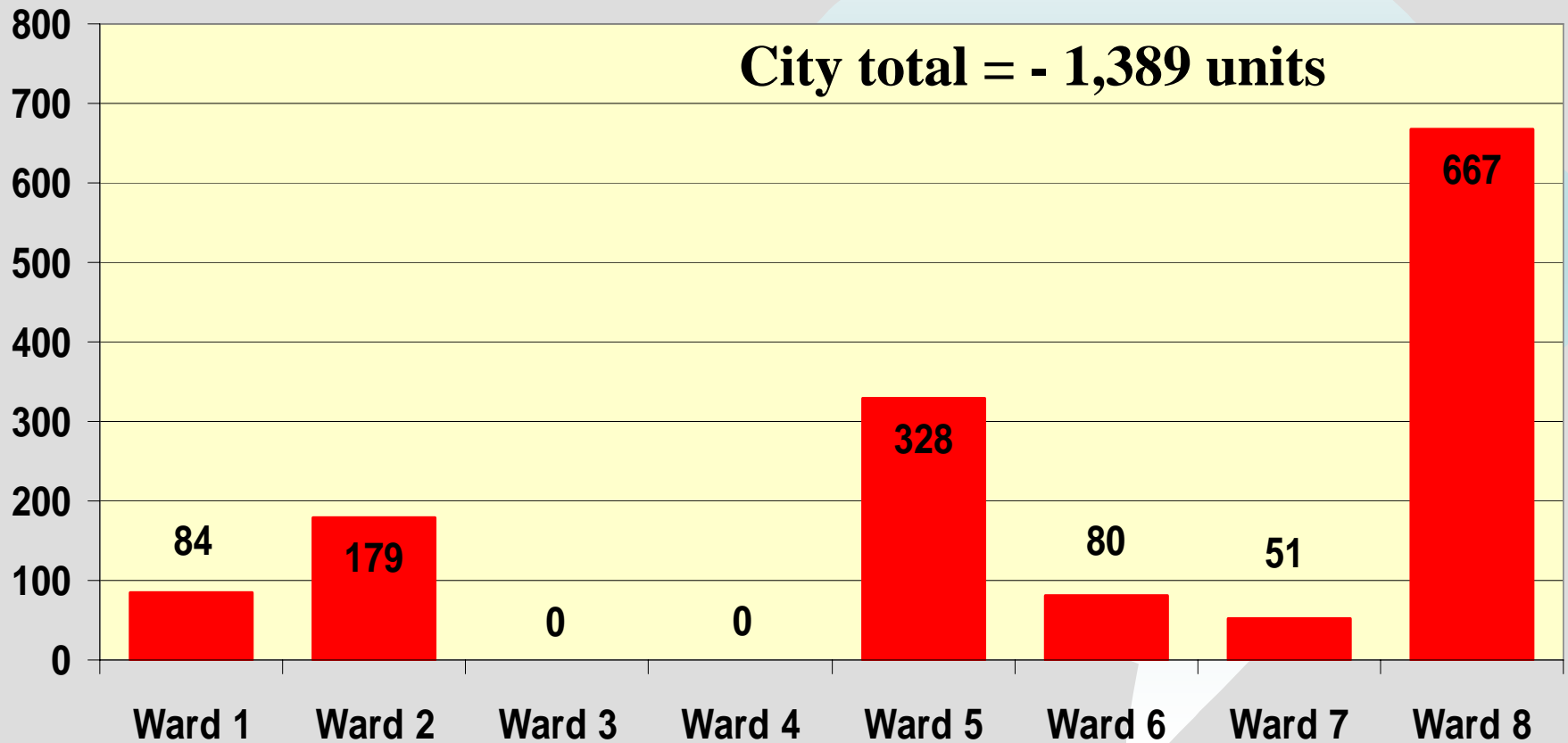
# Many units at risk of expiration

**Assisted Units in Upcoming Expiring Contracts  
Washington, D.C.**



# 1,389 housing units have left Section 8 since 2000

Loss of Project-Based Section 8 Units, 2000 - 2006



# City and housing nonprofits need detailed, current data to be effective

## Section 8 Multifamily Report: Detail for Upcoming Expiring Contracts (next four quarters) District of Columbia Housing Monitor: Summer 2007

*Expiring January-March 2007*

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**2701 ROBINSON PLACE SE, Washington, DC 20020 / Contract no.: DC39L000075**

Name: PARKWAY OVERLOOK EAST & WEST

Ward 8 / ANC 8E / Cluster 38 (Douglas/Shipleigh Terrace) / Tract 74.04

Expired: 01/31/2007 / TRACS status: Expired

Num. assisted units: 266 (Below 80% FMR) / Total units: 266

Program: LMSA

Owner: Nhte Parkway Lp, 1101 30th Street NW, Washington, DC 20007

Manager: Conifer Management Llc, 183 E Mail St Ste 600, Rochester, NY 14604

Tenants being assisted by:



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Neighborhood data:

<http://www.NeighborhoodInfoDC.org>