

Preservation Profile Methods

The data in the Preservation Profiles is as of August 3, 2017. These profiles were created by downloading extracts of all properties and all subsidies from the National Housing Preservation Database (NHPD) incorporating the following adjustments:

Publicly Supported Rental Units

The number of publicly supported housing units includes all properties in the NHPD with at least one active subsidy or one likely active subsidy. Inconclusive subsidies were classified as likely active subsidies if they met the following criteria:

Subsidy Status Description	Subsidy Type
End Date Missing	LIHTC
End Date Missing	Section 515
End Date Missing	Section 202
End Date Missing	Section 8
End Date Passed	Section 8
Non-programmatic	LIHTC

Properties with at least one active or likely active subsidy were included in all tables listed on the Preservation Profile. Properties with no active or likely active subsidies were excluded from the analysis.

The number of publicly supported units for each property was determined by taking the lower value among the total amount of units at the property or the sum of all assisted units for all subsidies attached to each property. If a subsidy is missing an assisted unit value, the total unit value was used instead. HUD insured mortgages that are not affiliated with Section 236 are updated to have an assisted unit value of 0.

Publicly Supported Rental Units Expiring in Next Five Years

The number of units with affordability restrictions expiring in the next five years was calculated by counting the total number of active or likely active publicly supported units with latest subsidy end years between January 1, 2016 and December 31, 2021. Public housing properties that received a tax credit through HOPE VI were excluded from these estimates. The subsidy end date for tax credit subsidies that meet the following criteria were adjusted to reflect states that mandate lengthened affordability restrictions on tax credits:

State	Conditional Requirement	Years Lengthened
Oregon	9% and 4% and 9% tax credits after 2010	30
Vermont	9% and 4% and 9% tax credits after 2000	69
Utah	All tax credits between 1999-2007	20

Utah	All tax credits between 2008-2012	69
Utah	All tax credits after 2012	20
Maine	All tax credits between 2003-2014	60
Maine	All tax credits after 2014	15
New Hampshire	All tax credits after 2001	69
California	All tax credits after 2000	25

Public Housing Units in Need of Immediate Investment

Public housing units in need of immediate investment were identified as public housing properties with failing Real Estate Assessment Center (REAC) inspection scores (below 60).