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## Questions and Answers

*How current is the data in the National Housing Preservation Database (NHPD)? How frequently is the NHPD updated?*

We update the database biannually, during the winter and summer, with any newly available data. We occasionally make additional updates during the course of the year. The database incorporates multiple data sources, which differ in their timeliness. The date each data source was last updated is available [here](#). These dates are the reflection of our NHPD update schedule and how frequently these underlying data sources are updated by their respective agency.

*Does the National Housing Preservation Database include Rental Assistance Demonstration (RAD) buildings?*

RAD properties are still listed under the public housing category. However, RAD properties that converted to Project Based Rental Assistance (PBRA) can be found by searching for properties which s8\_1\_programname is equal to "RAD PH Conversion" in the complete database download. These properties would also be listed as have Section 8 PBRA in the filterable grid.

*Who do we contact if we have corrections or can supply missing data?*

Please contact [datafeedback@preservationdatabase.org](mailto:datafeedback@preservationdatabase.org) with any data corrections or new data.

*Are charts available through the database like they are created through the Mapping Tool?*

Infographics charts are only generated through the [Mapping Tool](#). Additional pre-generated infographics using the data can be found for each state in the [2017 Preservation Profiles](#) section of the website.

*Do the infographics generated from the mapping tool reflect a sum for all of the properties in the current extent of the map?*

Infographics generated through the Mapping Tool reflect a sum for all of the properties that are in the current extent of the map and meet your filter criteria for up to 1,000 properties. If more than 1,000 properties are filtered and in the map's view extent, only the first 1,000 properties will be counted in the graphics.

*Does the NHPD include owner contact information?*

The NHPD does not include owner contact information.

*Does the NHPD include congressional districts?*

The NHPD includes a congressional district field, but a few thousand properties are missing this information. We are working on adding this information for these properties.

### *How frequently do Section 8 contracts get renewed?*

The most recent report on this topic, [Opting In, Opting Out a Decade Later](#), finds that 8% of properties with Section 8 contracts were lost between 2005 and 2014. This includes properties with owners that opted out to the private rental market (i.e., did not renew their contract) and properties that were lost due to foreclosure or abatement.

Most Section 8 contracts are renewed, but we know from research by the Shimberg Center at the University of Florida, Abt Associates, and others that certain property and locational characteristics increase the risk that a property owner will not renew a contract. The NHPD includes some of these risk factors as fields in the database (where available), such as the type of household served by the property (e.g. family, elderly, persons with disabilities), presence of 3+ bedrooms, and census tract, to help users better identify which properties are at higher risk than others of being lost from the affordable housing stock. Our approach is to identify a number of salient risk factors so that local stakeholders can refine and prioritize which properties may be more at risk of loss than others.

### *How can I calculate the year 15 compliance date for tax credits?*

You can calculate the year 15 compliance period for tax credits by adding 15 years to the `lihtc_1_startdate` field in the complete database download. The excel formula for this command would be:

```
=date(year(DV2)+15, month(DV2), day(DV2))
```

DV2 would be changed to whichever field in excel has the LIHTC subsidy start date.

### *Does the NHPD track the year a tax credit was placed in service?*

You can find the year a tax credit was placed in service using the subsidy start date field for tax credits or the `lihtc_1_startdate` field in the complete database download.

### *How confident are you that funding will be available for preservation going forward?*

The federal budget and appropriations process are impacted by the political environment, which can change frequently. Please contact Elayne Weiss ([eweiss@nlihc.org](mailto:eweiss@nlihc.org)) or Sarah Mickelson ([smickelson@nlihc.org](mailto:smickelson@nlihc.org)) about the federal budget, appropriations process, and on-going advocacy.

### *Which fields in the NHPD can be used to identify properties in need of immediate capital investment?*

Two fields in the NHPD can help users identify properties potentially in need of capital investment. The more direct field is the REAC physical inspection scores. Scores below 60 indicate the property has failed inspection and is most likely in need of immediate capital investment for rehabilitation. REAC scores are currently only available for properties with Section 8 PBRA.

Properties with passing inspections may still have deficiencies that the property owner must address, so users may decide that a score higher than a failing one may indicate a property in need of capital investment.

The second field is 'earliest construction date'. Older properties without recent capital investment may be approaching the end of their useful life. The earliest construction date, where available, indicates the age of the property. Users can scan the subsidies attached to a property to see if it has received newer subsidies that may have been for rehabilitation. The 'earliest construction date field' is currently only available for public housing and properties assisted by Section 8 PBRA.

*Are there any restrictions on how the NHPD can be used? Can I publish the database to an open data website for the public to access?*

Yes. The database is subject to copyright and cannot be reproduced in its entirety for publication or distribution beyond the intended uses expressed in the [Terms and Conditions](#) without a data license. By using the database, users are not permitted to use the data in efforts to undermine the preservation of these properties as affordable and they agree to the terms of use outlined in the [Terms and Conditions](#). Any user wishing to sell the data extracts from the database or re-publish the data in any way must contact us at [questions@preservationdatabase.org](mailto:questions@preservationdatabase.org) to purchase a separate data license.