

# *National Housing Preservation Database*

*User Guide*

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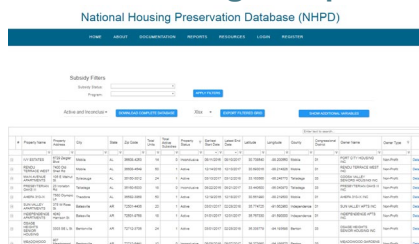
## About the NHPD

The NHPD was created by the [Public and Affordable Housing Research Corporation](#) and the [National Low Income Housing Coalition](#) in 2011 to provide communities with the information they need to effectively preserve their stock of public and affordable housing. The database provides over 16,000 users access to a de-duplicated list of federally assisted housing properties across the U.S. The NHPD has been used to:

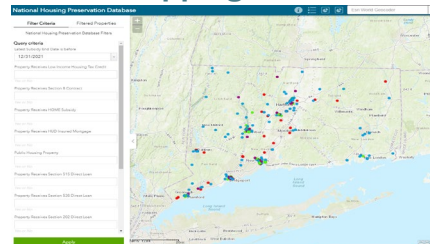
- Estimate the amount of affordable housing in specific areas
- Determine the number of properties at risk of losing one or more subsidies
- Develop strategies on how to preserve affordable housing
- Advocate for the preservation of at-risk properties
- Identify affordable housing options for Housing Choice Voucher (HCV) recipients
- Select properties for acquisition and prospective development sites
- Identify which regulations apply to a property by studying the subsidies awarded to housing providers
- Research affordable housing that has been lost from the housing stock overtime
- Apply for Small Start transit grant applications

The NHPD is comprised of four tools to help you locate, research, and report on publicly supported rental housing in your community:

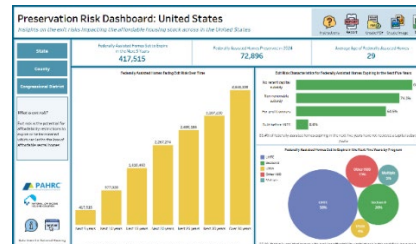
### Database – Login Required



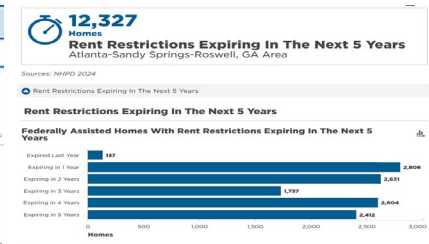
### Mapping Tool



### Preservation Dashboard



### Preservation Toolkit



This guide describes how to navigate the interface of the NHPD’s Mapping Tool and database and provides use case descriptions for creating a local preservation database, identifying properties that are at risk of loss, locating specific properties, and identifying proximity to affordable housing.

## Programs Included

The NHPD is a list of federally assisted rental properties, which are properties that receive federally funded rental assistance contracts, grants, low-interest loans, tax credits, or mortgage insurance to help housing providers create, operate, or maintain affordable rental homes. Properties in the NHPD are assisted by the following programs:

Included Programs	Excluded Programs
<ul style="list-style-type: none"> <li>•Section 8 Project-Based Rental Assistance</li> <li>•Section 202 Direct Loans</li> <li>•HUD Insurance Programs</li> <li>•State Housing Finance Agency Funded Section 236</li> <li>•Low Income Housing Tax Credits</li> <li>•HOME Rental Assistance</li> <li>•Section 515 Rural Rental Housing Loans</li> <li>•Section 514 Direct Loans</li> <li>•Rural Development Section 538</li> <li>•Public Housing</li> <li>•Mod Rehab</li> <li>•National Housing Trust Fund</li> <li>•Select state and locally funded housing programs</li> <li>•Project Based Vouchers (only partial list)</li> </ul>	<ul style="list-style-type: none"> <li>•McKinney Vento Permanent Housing</li> <li>•Housing Opportunities for Persons with AIDS (HOPWA)</li> <li>•Tax-Exempt Multifamily Housing Bonds</li> <li>•Section 516 Farm Labor Housing</li> <li>•Indian Housing Block Grant</li> <li>•Housing Choice Vouchers</li> <li>•State and locally funded housing subsiy programs</li> </ul>

## Additional Documentation Resources

### Data Sources

Overview of the data source and date these programs were last updated

### Data Notes

Summary of data refreshes and changes made overtime.

### Data Integration and Cleaning

Overview of how data is compiled.

### Data Dictionary

Description of fields, their source, and computations made.

### FAQ

Frequently asked questions.

### Program Descriptions

Description of housing programs included.

## Using the Database

### About the Database

**Subsidy Filters**  
 Subsidy Status:   
 Program:  APPLY FILTERS

Active and Inconclus DOWNLOAD COMPLETE DATABASE

Xlsx EXPORT FILTERED GRID

SHOW ADDITIONAL VARIABLES

Enter text to search...

#	NHPD Property ID	Property Name	Property Address	City	State	Zip Code	Total Units	Total Active Subsidies	Property Status	Earliest Start Date	Latest End Date	Latitude	Longitude	County	Congressional District	Owner Name	Owner Type
④	1000000	IVY ESTATES	6729 Zeigler Blvd	Mobile	AL	36608-4253	14	1	Active	08/01/2024	07/31/2045	30.707699	-88.201001	Mobile	01	Port City Housing, Inc.	NON PROFIT
④	1000001	RENDU TERRACE WEST	7400 Old Shell Rd	Mobile	AL	36608-4549	50	1	Active	12/14/2023	11/30/2047	30.693016	-88.214826	Mobile	01	Rendu Terrace West, Inc.	NON PROFIT
④	1000002	TWB RESIDENTIAL OPPORTUNITIES II	93 Canal Rd	Port Jefferson Station	NY	11776-3024	12	1	Active	08/05/2024	08/04/2042	40.924054	-73.041454	Suffolk	01	TWB RESIDENTIAL OPPORTUNITIES II, INC.	NON PROFIT
④	1000003	THE DAISY HOUSE	615 Clarissa St	Rochester	NY	14608-2485	49	2	Active	02/01/2024	01/31/2046	43.144325	-77.616543	Monroe	25	DAISY HOUSING DEVELOPMENT FUND COMPANY	NON PROFIT
④	1000004	MAIN AVENUE APARTMENTS	105 E Walnut St	Sylacauga	AL	35150-3012	24	1	Active	03/13/2023	02/29/2040	33.163147	-86.249071	Talladega	03	Coosa Valley Seniors Housing, Inc.	NON PROFIT
④	1000005	PRESBYTERIAN OAKS III	23 Ironaton Rd	Talladega	AL	35160-5033	18	1	Active	09/01/2024	08/31/2048	33.433395	-86.081075	Talladega	03	Presbyterian Oaks III, Inc.	NON PROFIT
④	1000006	AHEPA 310 XI	7560 Olympic Ln	Theodore	AL	36582-3868	50	2	Active	10/26/2023	10/31/2049	30.562862	-88.218519	Mobile	01	AHEPA 310-XI, Inc.	NON PROFIT
④	1000007	SUN VALLEY APARTMENTS	375 W Ross St	Batesville	AR	72501-4436	20	1	Active	03/01/2023	02/28/2038	35.774713	-91.662891	Independence	01	SUN VALLEY APTS., INC.	NON PROFIT
④	1000008	INDEPENDENCE APARTMENTS	4040 Harrison St	Batesville	AR	72501-9768	18	1	Active	01/01/2025	12/31/2041	35.767294	-91.590156	Independence	01	Independence Apartments, Inc.	NON PROFIT
④	1000009	OSAGE HEIGHTS SENIOR HOUSING	3303 SE L St	Bentonville	AR	72712-3706	24	1	Active	03/01/2024	02/28/2041	36.338779	-94.193695	Benton	03	Osage Heights Senior Housing, Inc.	NON PROFIT
④	1000010	MEADOWOOD GARDENS	907 Meadowood Ln	Bentonville	AR	72712-5441	12	1	Active	09/01/2024	08/31/2045	36.373978	-94.198263	Benton	03	Meadowood Gardens, Inc.	NON PROFIT

Subsidy Filters

Property Filters

Expand Subsidy Data



Download Complete Database

Download Filtered Grid


The [Database](#) contains detailed information on federally-assisted rental properties across the country and the subsidies that support these properties. Each property can receive multiple subsidies. Properties can be classified as active, inconclusive, or inactive depending

on the status of rental subsidies and the requirements imposed to charge low-income households rent below the market-rate. Since a property can receive multiple subsidies with varying lengths and depth of assistance, properties are classified as active, inactive, or inconclusive depending on the collective status of all subsidies attached to the property. Refer to the [FAQ page](#) and [Data Dictionary](#) to learn more about property and subsidy status. After logging in, all properties in the database will be displayed (one per line) in the filtered grid.

## Filter by Subsidy Attributes

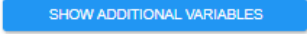
The database can be filtered by subsidy type or status at the top of the page. After you have finished entering your subsidy filters, click the  button. Subsidy information is nested under each property. To view subsidy information, click  to the left of each property's name.

## Filter by Property Attributes

You may further customize the grid by entering information into the blank box below any column name. You can control how the grid filters data by clicking the  icon at the bottom right side of each column header. Data can be filtered using the following operators:

- Text fields: Begins with, contains, doesn't contain, ends with, equals, and doesn't equal.
- Numeric fields: Equals, doesn't equal, is less than, is less than or equal to, is greater than, and is greater than or equal to.
- Date fields: Any specified date range.

Filters can be applied to multiple fields within the database, which will refresh the data according to the characteristics selected. The data can also be sorted by clicking on the variable name.

Additional variables can be added by clicking . A list of hidden fields will appear. Drag the field you wish to view onto the top row of the grid in the position in which you would like it displayed. You may also hide fields by dragging the header to the Column Chooser box. Please refer to the [Data Dictionary](#) for specific information on the variables contained in the database.

## Download Data

There are two options to download data from the NHPD, each providing a different format of data:

### Filtered Grid

EXPORT FILTERED GRID

Ideal for users that just need a list of affordable rental housing in their area without detailed subsidy characteristics.

### Complete Database

DOWNLOAD COMPLETE DATABASE

Ideal for researchers or users that need detailed information about property and subsidy characteristics.

To learn more about the fields included in these data downloads, please refer to the [Data Dictionary](#) and [FAQ](#). To learn more about the data cleaning process, please see the [Data Notes](#) page.

#### *Filtered Grid*

Data can be downloaded with all filters applied by clicking [EXPORT FILTERED GRID](#). You have the option to download property records, subsidy records, or all records, which includes both property records and subsidy records. Users downloading property records and subsidy records together are limited to downloading up to 1,000 records. All filters applied will be applied to the data exported from the exported grid.

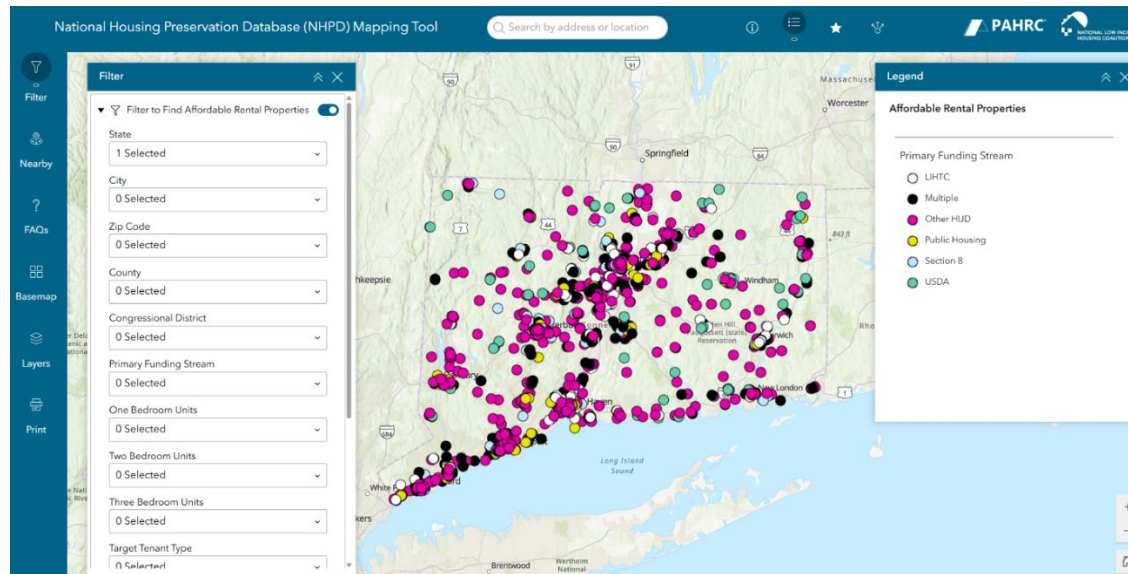
#### *Complete Database*

Prepackaged extracts by state and property status type can also be downloaded. These extracts include detailed information about federally assisted rental properties and their subsidy characteristics on one row. Select your extract of choice on the dropdown and click




[DOWNLOAD COMPLETE DATABASE](#)

In the prepackaged data extracts, subsidy information appears on the same row alongside property level information in a set of new subsidy-specific columns. While most properties contain only one or two of the same type of subsidy (ex. one tax credit (LIHTC) allocation), some properties contain more than two of the same type of subsidy (for example, three tax credit allocations). Because of space constraints, the prepackaged property data extracts only provide subsidy information on the two most recent subsidies of a given subsidy type, per property. However, the total number of any specific subsidy is provided in the first field preceding that subsidy's information.


## Using the Mapping Tool



The [Mapping Tool](#) presents a filterable map of all active or likely active publicly supported rental properties in the NHPD. To download this data, access the Database.

To use the mapping tool, filter properties based on their location and characteristics using the filter tool on the left. You can also zoom to your area of interest using the   in the bottom right corner. To view a summary of the characteristics of properties that have been filtered, click the  in the top right corner.

The ‘nearby’ tool can help you find properties located around the radius of a point location using the ‘point’ feature or within a custom region using the ‘polygon’ feature. The nearby properties will be listed under the ‘properties’ dropdown. To learn more about these properties, select their point on the map or expand the ‘properties’ dropdown and click on the property name.

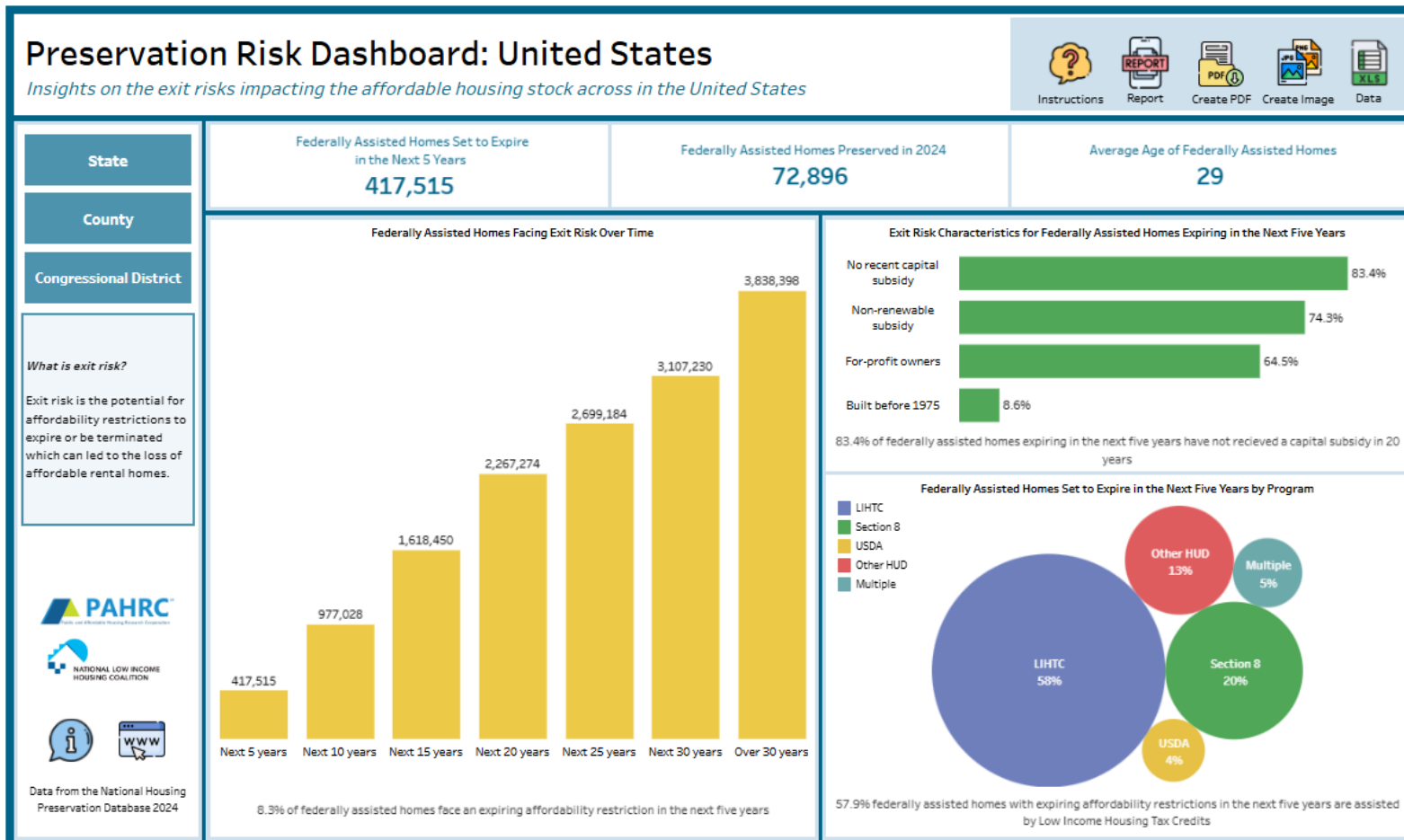
Properties are color coded based on their funding stream. To view a map legend that provides a key for all displayed properties, click .

You may print your map by selecting the ‘print’ tool.



# Using the Preservation Dashboard and Toolkits

## Preservation Dashboard



The [Preservation Dashboard](https://www.preservationdatabase.org) visualizes risks impacting the affordable housing stock by region for advocates, stakeholders, and policymakers.

The dashboard includes:

- The number of federally assisted homes set to expire in the next 5 years
- The number of federally assisted homes recently preserved
- The average age of federally assisted homes
- Federally assisted homes facing exit risk over time
- Exit risk characteristics for federally assisted homes expiring in the next five years
- Federally assisted homes set to expire in the next five years by program

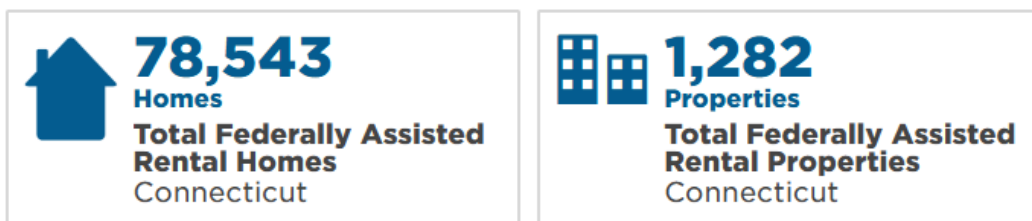
To use the dashboard, select State, County, or Congressional district and then use the dropdowns on the lefthand side to filter to your

area of interest. You can export the dashboard to PDF by clicking  [Create PDF](#) or as an image by clicking  [Create Image](#).

## Preservation Toolkit

### **The Affordable Housing Preservation Toolkit** *Five Opportunities For Preserving Affordable Housing*

The data below summarizes affordable housing indicators in the area to kickstart the assessment. To identify individual properties, [register your organization for the National Housing Preservation Database](#)<sup>2</sup>, the comprehensive address-level inventory of federally assisted rental housing in the U.S.



The Preservation Toolkits help local affordable housing advocates and planners understand their affordable housing stock, access preservation risks in their communities, and equip them with ideas to enhance their local housing preservation efforts. Each toolkit can be customized to your geography of interest and toolkits for each state and DC, as well as the 50 largest metropolitan areas already available on [preservationdatabase.org](http://preservationdatabase.org).

Each toolkit examines five opportunities for community partners to consider when creating a preservation plan:

- Assessing local affordable housing stock
- Recruiting partners to support affordable housing
- Encouraging property owners with expiring rent restrictions to retain affordability commitments
- Investing in preserving high quality affordable housing
- Adopting policies that promote long-term affordability

You can request a customized toolkit for your area [here](#).

## NHPD Use Cases

### Create a Local Preservation Database

Local preservation databases can help communities monitor and protect at-risk affordable housing by combining NHPD data with local insight. The NHPD provides a strong foundation on federally assisted properties and can be augmented with state and local data, such as data on properties with state or local subsidies, ownership records, or physical conditions, to create a more complete picture of preservation needs. Examples of local preservation databases include:

- [Florida Housing Data Clearinghouse](#)
- [California Housing Partnership Coalition \(CHPC\) Mapping Tool](#)
- [AffordCT Housing Database](#)
- [Montana's Affordable Housing Preservation Database](#)

To create your own localized version of the NHPD using excel, follow the steps below. If you need assistance, please [contact us](#).

1. **Download Complete Database:** Select the data extract for your state and download the data. After downloading your extract, you may further refine the data by sorting by city and cutting and pasting the records from your city into another spreadsheet. Use the new spreadsheet to begin your local database.
2. **Create a Unique Database Identifier:** Sort the data by the State, City, and Address fields. Create a new column titled 'Local Database ID,' to serve as a unique identifier for all properties in your local database. Add a unique code for each property in your database in this column (this field can be automatically generated).
3. **Prepare the Spreadsheet:** Add additional columns at the end of the spreadsheet which correspond to the types of local subsidies that are available in your state and/or city. For example, if your state provides loans to developers for affordable housing projects (e.g. 'State Program AAA') add the following columns to the end of the spreadsheet:

State\_AAA\_1\_ID  
State\_AAA\_1\_status  
State\_AAA\_1\_program name  
State\_AAA\_1\_renewal status  
State\_AAA\_1\_assisted units  
State\_AAA\_1\_start date  
State\_AAA\_1\_end date

4. **Standardize Matching Fields:** Examine which fields in the database can be matched against your state or local subsidy data. Consider applying multiple match types to maximize your match rate. Fields you can match on include:

- Property Address, City, and State
- Property Name, City, and State
- Latitude and Longitude
- Partial Match: City, State, Zip Code, and Total Units

Once you identify the best field(s) to match on, use the REPLACE function to standardize all text fields to maximize matches:

- Adjust text fields to appear in proper case
- Convert street names to street abbreviation (ex: Street to St)
- Standardize how abbreviations are reported (ex: Apts to Apartments)

5. **Match Database to Subsidy Data:** Use VLOOKUP to match properties against state or local subsidies. To facilitate this match process, you can use the CONCATENATE function to combine multiple fields into one cell. Despite standardizing fields, there still may be instances in which records do not match due to mismatched formatting. This can happen if the text case, street address, or property name is slightly different. To account for these inconsistencies, you can also perform fuzzy matching to help you search for potential matches. Tools to identify fuzzy matches include [OpenRefine](#), [R's fuzzyjoin command](#), [Stata's reclink command](#), and [Excel's power query](#). These records must be checked to ensure accuracy. For more information on how to clean, standardize, and match data, access [AffordCT's guide here](#).
6. **Add Local Property Data:** If you identify properties with state or locally funded subsidies that are currently in the NHPD, add the local subsidy information to the columns you created in step 3. If you identify properties with state or local subsidies that are not currently in the NHPD, add them to the bottom of the spreadsheet. Fill in both the property information columns (Address, City, State, etc.) and the new local subsidy columns. Leave the NHPD Property ID field blank for newly added properties, but add a new unique code in the field Local Database ID.
7. **Remove Duplicates:** Sort your spreadsheet by State, City, Total Units, and Property Name. If you see any duplicate properties with both data from the NHPD and your local data, paste the local data into the local subsidy fields for the NHPD property and delete the line of data for the local property. Repeat this process again after sorting by property address (in case the property name has changed).
8. **Note Duplicates for Future Reference:** Create a new column titled Local Duplicate. If you have found a property in the NHPD that also has a local subsidy as noted in the example above, place a "1" or "Y" in the Local Duplicate column in the row corresponding to the duplicate property. This will let you quickly identify federally funded properties in the NHPD with local subsidies the next time you update your database.

## Identify a List of Affordable Properties

Using the NHPD, you can identify affordable rental properties in your area. Understanding where affordable homes are located can help connect prospective residents to affordable properties in their neighborhood. This list can also be used by advocates, local governments, and stakeholders to identify properties that could be at risk of losing their affordability restrictions. To prioritize outreach and resources, you can further filter the list of affordable rental homes to identify properties that are the most likely to leave the affordable housing stock or would be the most difficult to replace based on community priorities. Properties at risk of loss could include those falling into disrepair or are nearing their expiration date. Meanwhile, community priorities can range from preserving properties in low poverty areas, serving the lowest income populations, or underserved household sizes.


By leveraging data from the NHPD, users can assess their local affordable housing stock and develop strategies to maintain long-term affordability. For example, Montgomery County, Maryland, used the NHPD to identify affordable properties that were nearing the expiration of their affordability restrictions that were located in low poverty neighborhoods, near rail transit, serving the lowest income populations, and were owned by for-profit organizations in their [preservation study](#) to aid their long-term strategic planning. Other regions that have used the NHPD to inform preservation plans include:

- The City of Anderson, IN in their [2024 Annual Action Plan](#)
- New Hampshire's Housing Finance Agency in their [2023 Statewide Housing Needs Assessment](#)
- The City of Las Cruz, NM in their [Affordable Housing Investment Strategy](#)
- The City of Norfolk, VA in their [Strategic Housing Plan Update](#)
- Falmouth Town, ME in their [Housing Needs Assessment through the State of Maine Housing Data Portal](#)

Local governments, housing advocates, and developers can use the NHPD to identify opportunities to preserve of at-risk properties. By linking this data with local knowledge and funding resources, stakeholders can proactively intervene before affordability is lost.

## Identify Properties with Expiring Affordability Restrictions Using the Filtered Grid

To generate a list of properties nearing the end of their affordability restrictions using the filtered grid, apply the following steps:

1. Filter for properties with a Property Status equal to active and inconclusive and click 'Ok.' A list of property statuses can be displayed by clicking 

DOWNLOAD COMPLETE DATABASE Xlsx EXPORT FILTERED GRID SHOW ADDITIONAL VARIABLES

Enter text to search...

#	Property Name	Property Address	City	State	Zip Code	Total Units	Total Active Subsidies	Property Status	Earliest Start Date	Latest End Date	Latitude	Longitude	County	Congressional District	Owner Name	Owner Type
1	RENDU TERRACE WEST	7400 Old Shell Rd	Mobile	AL	36608-4549	50	1	Active	12/31/1997	12/31/2024	30.693016	-88.214826	Mobile	01	RENDU TERRACE WEST INC	Non-Profit
2	MAIN AVENUE APARTMENTS	105 E Walnut St	Sylacauga	AL	35150-3012	24	1	Active	12/31/2015	12/31/2024	33.163565	-86.248770	Talladega	03	COOSA VALLEY SENIORS HOUSING INC	Non-Profit
3	AHEPA 310-IX	7560 Olympic Ln	Theodore	AL	36582-3868	50	1	Active	12/31/2015	12/31/2024	30.561990	-88.219500	Mobile	01	AHEPA 310-IX INC	Non-Profit
4	SUN VALLEY APARTMENTS	375 W Ross St	Batesville	AR	72501-4436	20	1	Active	12/31/2015	12/31/2024	35.774725	-91.662960	Independence	01	SUN VALLEY APTS INC	Non-Profit
5	INDEPENDENCE APARTMENTS	4040 Harrison St	Batesville	AR	72501-0768	18	1	Active	12/31/2015	12/31/2024	35.767330	-91.590000	Independence	01	INDEPENDENCE APTS INC	Non-Profit
6	OSAGE															

OK Cancel

2. Select the  button under the Latest End Date field and check 'is less than.'

DOWNLOAD COMPLETE DATABASE Xlsx EXPORT FILTERED GRID SHOW ADDITIONAL VARIABLES

Enter text to search...

#	Property Name	Property Address	City	State	Zip Code	Total Units	Total Active Subsidies	Property Status	Earliest Start Date	Latest End Date	Latitude	Longitude	County	Congressional District	Owner Name	Owner Type
1	LIBERTY CENTER	600 N Washington St	Jacksonville	FL	32202-2779	100	1	Active	12/31/1997	12/31/2024			Duval	05		
2	KARIS VILLAGE	21517 SW 119th Ave	MIAMI	FL	33177-5913	86	1	Active	12/31/2015	12/31/2024			Miami-Dade	26		
3	GRAHAM AT GRACEPOINT	2400 E Henry Ave	Tampa	FL	33610-4435	90	1	Active	12/31/2015	12/31/2024			Hillsborough	14		
4	BROOKSIDE	1011 Marsh	Fort Myers	FL	33905-4317	50	1	Active	12/31/2015	12/31/2024						

Is less than

3. Set Latest End Date to five years from today's date.

Active and Inconclus DOWNLOAD COMPLETE DATABASE Xlsx EXPORT FILTERED GRID SHOW ADDITIONAL VARIABLES

Enter text to search...

#	Property Name	Property Address	City	State	Zip Code	Total Units	Total Active Subsidies	Property Status	Earliest Start Date	Latest End Date	Latitude	Longitude	County	Congressional District	Owner Name	Owner Type
1	SUBSIDIZED HOUSING CORPORATION 4	232 S Avenue 56	Los Angeles	CA	90042-4610	20	14	Active	05/01/2024	05/01/2029			Los Angeles	34	SUBSIDIZED H CORPORATION	
2	ST NICHOLAS CEDARS MANOR	2323 W 4th St	Los Angeles	CA	90057-2748	26	1	Active	01/01/1980	01/01/2029			Los Angeles	34	ST. NICHOLAS MANOR INC	
3	MIDWILSHIRE APARTMENTS	2826 S La Salle Ave	Los Angeles	CA	90018-3184	75	0	Inconclusive	06/01/1974	06/01/2029			Los Angeles	37	Mid-Wilshire Apt Housing Corpor	
4	SUBSIDIZED HOUSING CORPORATION 44	5415 Geer St	Los Angeles	CA	90016-3323	20	10	Active	03/01/2024	03/01/2029			Los Angeles	37	SUBSIDIZED H CORPORATION	
5	DIANE APARTMENTS	782 N Van Ness Ave	Los Angeles	CA	90038-3136	61	0	Inconclusive	03/01/1984	03/01/2029			Los Angeles	30	US VILLAS, LP	
6	SUBSIDIZED HOUSING CORPORATION 65	1356 Ashport St	Pomona	CA	91768-2801	31	20	Active	06/01/2024	06/01/2029			Los Angeles	35	SUBSIDIZED H CORPORATION	
7	SOONER APARTMENTS	1100 Sooner Dr	Antlers	OK	74523-2843	36	1	Active	04/01/2022	04/01/2027			Oklahoma	02	Sooner Apartm Albert Reynolds	
8	REPUBLIC HOUSING	1030 Highway	Tulsa	OK	74106-1815	34	1	Active	04/01/2024	04/01/2029			Oklahoma	03	Repub Housing	

August 2030

- Apply any geographic filters of interest, including City, State, Zip Code, County, and/or Congressional District. Type the area of interest in the text box below the field name. If you are searching by Congressional District you will need to filter by the State field first.

DOWNLOAD COMPLETE DATABASE Xlsx EXPORT FILTERED GRID SHOW ADDITIONAL VARIABLES

Enter text to search...

#	Property Name	Property Address	City	State	Zip Code	Total Units	Total Active Subsidies	Property Status	Earliest Start Date	Latest End Date	Latitude	Longitude	County	Congressional District	Owner Name	Owner Type	
1	RENDU TERRACE WEST	7400 Old Shell Rd	Mobile	AL	36608-4549	50	1	Active	12/14/2016	12/13/2017	30.693016	-88.214826	Mobile	01	RENDU TERRACE WEST INC	Non-Profit	Details

- Download the list of properties by clicking Export Filtered Grid and selecting Export Properties.

DOWNLOAD COMPLETE DATABASE Xlsx EXPORT FILTERED GRID SHOW ADDITIONAL VARIABLES

Export All Export Properties Export Subsidies

Enter text to search...

#	Property Name	Property Address	City	State	Zip Code	Total Units	Total Active Subsidies	Property Status	Earliest Start Date	Latest End Date	Latitude	Longitude	County	Congressional District	Owner Name	Owner Type	
1	Saint Martin Townhouses	200 Goffe St	New Haven	CT	06511-3362	63	1	Active	10/01/2013	09/30/2018	41.316290	-72.935640	New Haven	03	ST MARTINS INVESTORS LLC	Profit Motivated	Details



## Identify Properties at Risk of Loss Using Complete Database

Identifying properties at risk of loss provides PHAs, investors, developers, advocates, and other stakeholders with the information they need to ensure affordable homes remain available. For example, researchers from the Urban Institute used the NHPD to identify properties at risk of loss in their [Housing Connecticut's Future](#) report.

To generate a list of properties at risk of loss, it is recommended to use the complete database and apply the following steps:

1. Select the 'Active and Inconclusive Properties' prepackaged dataset in the dropdown and click [DOWNLOAD COMPLETE DATABASE](#) to download the extract.
2. Apply any geographic filters of interest, including City, State, Zip Code, County, and/or Congressional District. If you are searching by Congressional District you will need to filter by the State field first. This list will include federally assisted rental properties in your area of interest, which can be used to estimate how many rent-restricted affordable properties and units are in your area.
3. To identify affordable properties that may need investment to address physical deficiencies, sort by REAC Score 1 field. Since this field is alphanumeric, you will need to split the score from a text qualifier by using the following formula:

```
=TEXTJOIN("", TRUE, FILTER(MID(A1, SEQUENCE(LEN(A1)), 1), ISNUMBER(--MID(A1, SEQUENCE(LEN(A1)), 1))))
```

Where you replace all instances of **A1** with the column and row where the REAC score data starts. Create a Failed Physical Inspection Score field and note which properties scored below 60 on their latest inspection.

4. To identify properties with upcoming affordability restriction expirations, sort Latest End Date from oldest to newest. Create a new field named Expiring Subsidy and note which properties are expiring in the next five years.
5. *Optional:* Apply any additional filters to narrow the list of properties that expire in the next five years or failed their latest inspection down to only those that meet a set of preservation criteria defined by your organization. These criteria can include factors that indicate the property is in poor condition, is at elevated risk of converting to market rate, or meets a local priority and would be difficult to replace

Possible Characteristics to Filter by to Inform Preservation Planning:

Condition of Property	Risk of Converting to Market Rate	Meets Local Priority
<ul style="list-style-type: none"> <li>• Building age (built before 1975)</li> <li>• REAC/NSPIRE score (below 60)</li> <li>• Occupancy rate (low occupancy may indicate lower property condition)</li> <li>• Recent capital improvements (no recent capital improvements may indicate lower property condition, particularly for older properties)</li> </ul>	<ul style="list-style-type: none"> <li>• Owner type (for-profit)</li> <li>• Property has non-renewable subsidies</li> <li>• Upcoming expiration of affordability restrictions</li> <li>• Market conditions (high rent growth area)</li> <li>• Property size (smaller properties may be more likely to convert to market rate)</li> </ul>	<ul style="list-style-type: none"> <li>• Target tenant type (elderly, disabled, or family)</li> <li>• Deeply affordable properties (properties assisted by public housing, Section 8 Project Based Rental Assistance, or Project based Vouchers)</li> <li>• Property located in low poverty census tract</li> </ul>

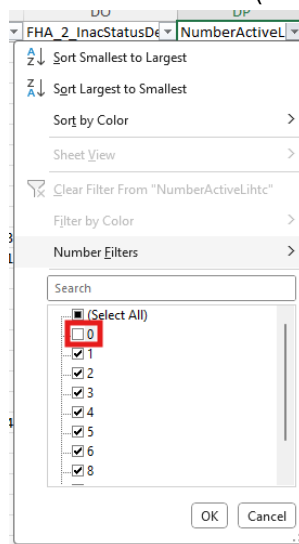
To learn more, review our webinar on [Identifying Expiring Affordable Homes Using the NHPD](#).

## Identify LIHTC Properties Reaching Year 15 Using the Complete Database

Identifying when LIHTC properties are reaching year 15 can help inform strategic planning. LIHTC properties often undergo ownership changes around year 15 once the investment partner exits the ownership structure. These properties may also be at risk losing affordability early if the owner is [eligible to submit a Qualified Contract](#). What happens to LIHTC properties at year 15 has been [long studied](#), and the NHPD can be [used to help](#) understand how many properties are approaching year 15.

To identify LIHTC properties reaching year 15, it is recommended to download the complete database and apply the following steps:

1. To identify LIHTC properties reaching year 15, filter the data to select properties receiving LIHTC assistance. To do this, filter NumberActiveLihtc (Column DP) for any property that receives at least one active LIHTC subsidy.

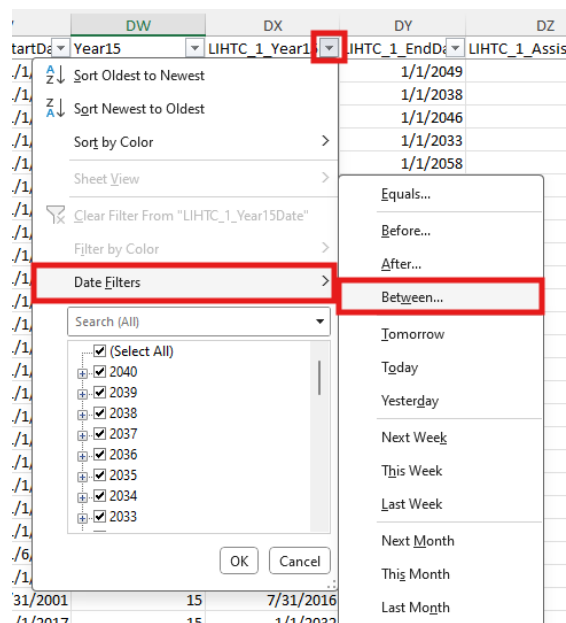


2. Next, insert a column next to LIHTC\_1\_StartDate (Column DW) and label it 'LIHTC\_1\_Year15Date' and enter the following formula:

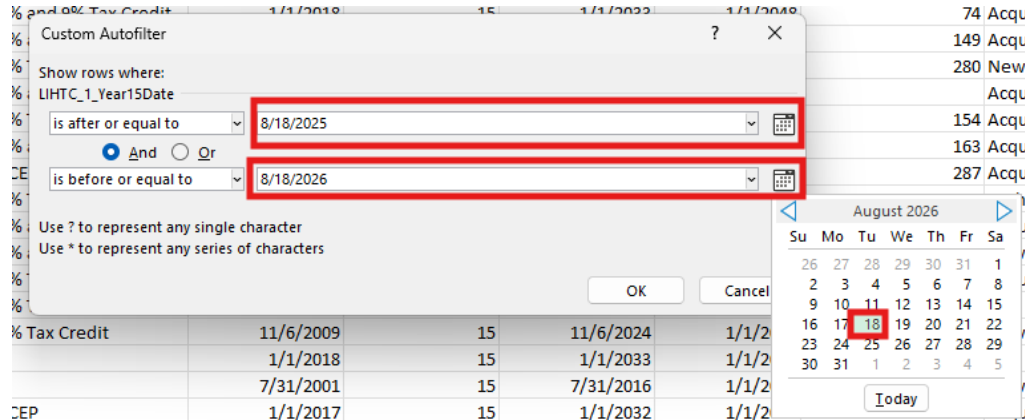
`=IF(DV2<>"", DATE(YEAR(DV2)+15,MONTH(DV2),DAY(DV2)), "")`

Replace **DV2** with the topmost row that is currently visible in your filtered spreadsheet. Repeat these steps for the second LIHTC subsidy (denoted by LIHTC\_2).

- Now you will need to filter LIHTC\_1\_Year15Date for properties with LIHTC subsidies approaching year 15. Click the dropdown next to the column name **LIHTC\_1\_Year15Date** and select “Date Filters” then “Between.”



- Set the first field to today's date. If you are interested in finding properties that may have recently hit year 15, you can modify this to an earlier date. Set the second field to a date in the future. For example, if you wanted to see what LIHTC Properties are approaching year 15 in the next 12 months, you would set the filter up as follows:



% Tax Credit	11/6/2009	15	11/6/2024	1/1/2025
	1/1/2018	15	1/1/2033	1/1/2025
	7/31/2001	15	7/31/2016	1/1/2025
CEP	1/1/2017	15	1/1/2032	1/1/2025

- Click Ok. You will now have a list of LIHTC properties approaching year 15 within your set timeframe, for the first LIHTC subsidy at each property that you can highlight to preserve your list. You can remove your filters and repeat steps 1-5 to identify when the second LIHTC subsidy at the property (if applicable) is reaching year 15 (denoted by LIHTC\_2).

## Calculate Total Assisted Units

Properties can be assisted by multiple subsidy types simultaneously. For example, a 100-unit property could have 50 units assisted by Section 8 and 50 by LIHTC. It is possible that the same 50 units are assisted by both programs, meaning the assisted unit count could be as low as 50, or that both subsidies assist a different 50 units, meaning the assisted unit count could be as high as 100. Conservative estimates could take the minimum assisted units at a property. Liberal estimates could sum up the number of assisted units across a property, capped at the total units.

To calculate the total assisted units at a property, it is recommended to use the complete database and apply the following steps:

1. Select a prepackaged dataset in the dropdown and click [DOWNLOAD COMPLETE DATABASE](#) to download the extract.
2. Add two columns to the right of 'TotalUnits' (Column S). Label the first column 'MaxAssistedUnits' (Column T) and the second 'MinAssistedUnits' (Column U).
3. In MaxAssistedUnits, paste the following formula to the second row and apply it to the rest of the cells:

<code>=IF(S2&gt;SUM(BC2,BL2,BW2,CE2,CP2,CW2,DZ2,EH2,ES2,FA2,FL2,FT2,GE2,GM2,GX2,HF2,HQ2,HY2,IG2,IJ2,IP2,IS2,JC2,JK2), SUM(BC2,BL2,BW2,CE2,CP2,CW2,DZ2,EH2,ES2,FA2,FL2,FT2,GE2,GM2,GX2,HF2,HQ2,HY2,IG2,IJ2,IP2,IS2,JC2,JK2),S2)</code>
---

If you previously added additional fields into your spreadsheet, the cell numbers for this formula will need to be updated.

This formula estimates the sum of assisted unit for the first two subsidies of each subsidy type and caps and caps this value at the total units at each property. These estimates exclude units assisted by HUD insured mortgages. While these programs provide assistance, they generally do not impose affordability restrictions on properties.

4. In MinAssistedUnits, paste the following formula in the second row and apply to the rest of the cells:

<code>=MAX(BC2,BL2,BW2,CE2,CP2,CW2,DZ2,EH2,ES2,FA2,FL2,FT2,GE2,GM2,GX2,HF2,HQ2,HY2,IG2,IJ2,IP2,IS2,JC2,JK2)</code>
--

This formula takes the largest number of units that are assisted across all of the active and inconclusive subsidies in the Database.

## Locate a Specific Property

The NHPD can be used to identify a specific affordable housing property to help:

- Social workers or legal aid providers understand the subsidies that assist a property to identify which protections apply to tenants that live there.
- Advocates, researchers, or Public Housing Authorities (PHAs) identify when a particular property's affordability restrictions are set to expire to advocate for investment or inform preservation planning.
- Developers determine if a property is a candidate for rehabilitation or recapitalization.

You can use the filtered grid, complete database, or mapping tool to search for a specific property in the NHPD. To identify a specific property in your area using the filtered grid, apply the following steps:

1. Filter your geography of interest: Narrow the scope of your search to the lowest level of geography you have for your property of interest (i.e., State, City, or Zip Code).
2. Search property name and address: Search keywords in the Property Name or Property Address to identify your property of interest. If the property does not appear, it is possible that the name or address is reported differently in the NHPD. For the best results:
  - Search key words in property name. For example, if you are looking for a property named 'The Pines,' search for 'Pines' instead to locate the property.
  - Search for street name instead of address.
  - Consult google maps to identify additional streets included in the property. If a property is located near a street intersection or includes multiple buildings across numerous streets, search for all the street names included in the development.

Please note that the NHPD does not include all affordable rental properties. A property may not be available in the NHPD if it:

- Is newly built
- Does not receive federally funded project-based rental assistance
- Includes multiple building addresses

## Identify Proximity to Affordable Housing

The NHPD can be used in conjunction with other datasets and software tools to expand the power and versatility of the data. Users can plot the latitude and longitude for each property using Geographic Information System (GIS) software to unlock many use cases, including:

- Integrating NHPD data with other spatial datasets to create insights into a wide variety of topics that would otherwise be inaccessible.
- [Analyzing proximity between affordable housing and key community resources](#) such as hospitals, grocery stores and food banks, public schools, and green spaces
- Supporting funding decisions and grant evaluations. For example, by assessing the supply and location of affordable housing, federal transit grants have been [competitively ranked based on their proximity to affordable housing developments](#).

## Using GIS Platform

To use NHPD in conjunction with a GIS platform, follow the instructions below:

1. Download your dataset of choice: To understand which dataset fits your use case, refer to our [FAQ](#).
2. Upload NHPD data to your GIS software of choice: Options include QGIS, which is free, or ArcGIS, which requires a paid license.
3. Plot the data: Use the dataset's latitude and longitude fields to convert the table into a spatial layer by projecting the data as XY coordinates. This will allow you to visualize the properties on a map and begin your spatial analysis.
4. Repeat these steps for additional data sources, such as:
  - [Difficult to Develop Areas](#)
  - [Qualified Census Tracts](#)
  - [Opportunity Zones](#)
  - [HUD eGIS data](#)
  - [FEMA's National Risk Index](#)
  - [FEMA National Flood Hazard Layer](#)
  - [NOAA Storm Surge Zones](#)
  - [Urban Heat Islands](#)
  - [Wildfire Hazard Potential](#)
  - [Tree Canopy](#)
5. Conduct proximity analysis: Create a buffer around community features or properties and conduct a spatial join. Proximity analysis can allow you to answer questions like the number of affordable units near a proposed site, the number of transit stops within a mile of an affordable property, or the closest community park.