

National Housing Preservation Database

FAQ

Table of Contents

General.....	3
What is the National Housing Preservation Database (NHPD)?.....	3
Why is the NHPD important?	3
What data is available in the NHPD?	3
Where does the information in the NHPD come from?	4
What is federally assisted housing?	4
What programs are included in the NHPD?.....	4
What programs are not included in the NHPD?	4
How can I use the NHPD?.....	4
How often is the NHPD updated?.....	5
How is data from the NHPD compiled?	5
What tool from the NHPD is right for me?	6
Can I contact the NHPD?.....	6
Registering and Using the NHPD.....	7
How can I register for the NHPD?	7
Is the NHPD free to access?	7
Can I reshare NHPD data?.....	7
How do I download the complete database?	8
What's the difference between the 'download complete database' and the 'export filtered grid' buttons?.....	8
Which dataset should I select?	9
Data Preparation and Methodology	9
How is subsidy status determined?.....	9
How is subsidy end date determined?.....	10
What is done to ensure data accuracy?	11
I found an error in the data; how can this be corrected?	11
Why is a property I am looking for missing from the NHPD?	11
Research Questions	12
How can I cite the NHPD in my work?.....	12
What is the difference between total and assisted units?	12
How can I determine the total number of assisted units at a property, across all subsidies?	12
What do the earliest end date and latest end date fields mean for properties in the NHPD?	12
Can I analyze the NHPD overtime? If so, how?	12
Where can I find older versions of NHPD data?	13
How can I identify who owns a property?.....	13
Is it possible to identify why a property lost its affordability restrictions?.....	13
What happens to properties when their affordability restrictions expire?.....	13
Is there a way to identify LIHTC projects who filed for a Qualified Contract (QC)?	14
What do the "1" and "2" following the program name represent?	14
Are the properties included in the NHPD legally binding affordability restricted (LBAR) housing units?	14
How can I get a list of [insert program] properties in my area?.....	14
Why do estimates on affordable housing differ between the NHPD and other data sources?	15
Are there any known validity or reliability issues related to the NHPD?	15
How do I replicate the estimates on the Preservation Risk Dashboard?.....	17
Do properties with an inconclusive status have affordability restrictions?	17

General

What is the National Housing Preservation Database (NHPD)?

The National Housing Preservation Database, also known as the NHPD, is the nation's only deduplicated address-level database of federally assisted rental properties across the country. As of July 2025, the NHPD includes information on about 80,000 properties with active affordability restrictions and 38,000 properties with former affordability restrictions

Why is the NHPD important?

PAHRC and the NLIHC created the NHPD to help communities effectively preserve their public and affordable housing stock. The database integrates and deduplicates information across various federally assisted housing programs so that advocates have a clear picture of the location, funding, and long-term affordability of the current stock of public and affordable housing in their community. Prior to the creation of the NHPD, there was no central location where all this information was available which made it difficult for:

- Researchers to count how much affordable housing was in communities.
- Legal aid organizations to track and identify affordable housing programs their clients were assisted by to keep them stably housed.
- Advocates to identify the affordability restriction expiration date of properties to proactively preserve properties.

What data is available in the NHPD?

The NHPD includes both property-level and subsidy-level information. A sample of these data are available [here](#).

Specific data fields at the property-level include:

- Property address
- Geographic characteristics (county, congressional district, latitude, and longitude)
- Total units
- Property name owner and type
- Number of active, inconclusive, and inactive subsidies
- Latest subsidy end date
- Earliest subsidy start date
- REAC score and date
- Target tenant type
- Occupancy rate
- Bedroom unit mix
- Earliest construction date

Specific data fields at the subsidy-level include:

- Subsidy ID
- Program name
- Start date
- Expiration date
- Assisted units
- Manager name and type
- Owner name and type
- Unpaid principal balance
- Rent to FMR ratio
- Subsidy status
- Inactive status description

Where does the information in the NHPD come from?

Data in the NHPD comes from the US Department of Housing and Urban Development (HUD), the US Department of Agriculture (USDA), and select state agencies. It includes data on over a dozen federally assisted housing programs which are listed on the [Data Sources](#) page. If you are interested in adding state and local subsidy information to the NHPD for your community, please contact us.

What is federally assisted housing?

Federally assisted housing receives 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.

Rental housing subsidies can be tenant-based or project-based. Tenant-based subsidies, such as Housing Choice Vouchers, move with tenants and help them pay their rent on the private rental market. Project-based subsidies remain with the home.

What programs are included in the NHPD?

The NHPD includes over a dozen project-based federally assisted housing programs:

- Section 8 Project-Based Rental Assistance
- Section 811
- State HFA Funded Section 236
- Section 202 Direct Loans
- Low Income Housing Tax Credits (LIHTC)
- HOME
- Public housing
- HUD Insured Mortgages (affordable only)
- USDA Section 538
- USDA Section 515
- USDA Section 514
- Project Based vouchers
- Mod Rehab
- National Housing Trust Fund
- Select State-Funded Programs

What programs are not included in the NHPD?

The NHPD does not include any tenant-based rental assistance programs, such as Housing Choice Vouchers. The NHPD also doesn't include the following project-based subsidies: most state and locally funded programs, McKinney Vento Permanent Housing, Housing Opportunities for Persons with AIDS (HOPWA), tax-exempt multifamily bonds, Section 516 Farm Labor Housing, Community Development Block Grants (CDBGs), and Indian Housing Block Grants.

How can I use the NHPD?

The NHPD has been used to:

www.preservationdatabase.org

- [Estimate how many affordable rental homes are in a community](#)
- [Quantify how many properties could be at risk of losing their affordability](#)
- [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](#)

How often is the NHPD updated?

The NHPD is updated twice a year at the end of January and August. These updates may include LIHTC, Public Housing, HOME, Section 8 Project-Based Rental Assistance, HUD Insured Mortgages, Section 202 Direct Loans, Section 236, Section 515 and 514, Section 538, national Housing Trust Fund data, and multifamily and public housing REAC/NSPIRE scores.

How is data from the NHPD compiled?

The [Data Dictionary](#) describes the fields in the NHPD and how to interpret them. The [User Guide](#) and [Video Tutorials](#) describe common NHPD use cases. The [Data Sources](#) page lists where data in the NHPD comes from. The [Data Notes](#) page catalogs the changes that have occurred each data refresh, going back to 2015. The [Program Descriptions](#) page describes the programs that are included in the NHPD.

What tool from the NHPD is right for me?

The NHPD includes three tools to understand the federally assisted housing stock.

Database	Mapping Tool	Dashboards
Login protected downloadable property-level data on federally assisted properties. Includes the most detailed information on affordability restrictions and funding characteristics.	Public map that can be used to locate affordable housing in your area and identify basic information about these properties	At a glance summary of affordable housing at the state, county, and metro area level to support advocacy efforts.

These tools can help you:

Use Case	Database	Mapping Tool	Dashboard
Locate affordable property to move into	X	X	
Locate funding characteristics of properties	X	X	
Create a map of affordable properties in your neighborhood		X	
Create a list of federally assisted properties in need of affordable housing preservation	X		
Identify detailed information about the affordability restrictions and funding characteristics of a specific affordable property	X		
Download a list of properties to conduct research	X		
Quantify how many federally assisted homes are in a community	X		X

Can I contact the NHPD?

Yes! You can reach out to us in multiple ways.

For questions about preservation: If you would like to know more about using these data for preserving public and affordable housing, please contact us at questions@preservationdatabase.org.

Database Feedback: If you have identified properties in the NHPD with information that is incorrect or incomplete, please contact us at datafeedback@preservationdatabase.org. If you are reporting a data point update, please include the property name, address, and NHPD Property ID in question in your e-mail message.

Technical Support: If the NHPD application or website is not functioning properly, please contact us at questions@preservationdatabase.org. Technical Support is available Monday through Friday, 8:30 am to 5:00 pm (ET).

Data Subscriptions: If you or your organization would like to gain access to the NHPD, you will need to register for a data subscription. Click [here](#) to view our subscription options.

Data Licenses: If you are interested in re-sharing property level data from the NHPD, [click here](#) to contact us for more information.

Rental Assistance: PAHRC and the NLIHC do not provide direct services and do not have knowledge of local service providers in specific communities. If you or someone you know needs emergency rental assistance, please refer to the following resources:

- **Find Help in Your Area:** If your area has a 211 hotline, you can dial 2-1-1 or visit www.211.org/ to find organizations in your area that provide housing assistance.
- **Facing Eviction or Having Landlord Problems?** [Find](#) your closest legal aid organization and contact a legal aid attorney who may provide services for free or at a low cost. You can also [find](#) helpful information on what to do if you think you might be evicted or if you are having landlord issues.
- **Facing homelessness?** If you are experiencing or at risk of homelessness, these resources from the [National Alliance to End Homelessness](#) and the [National Coalition for the Homeless](#) may be helpful to you.
- **Need help with security deposits, housing costs, rental home repairs, discrimination, or other housing issues?** [Visit LawHelp.org](http://VisitLawHelp.org) to find helpful information for your state.
- **Connect with a Housing Counselor:** Housing counselors are available throughout the country to help people make decisions about their housing. [Search](#) for a counselor in your area or call 1-800-569-4287.
- **Find Affordable and Subsidized Housing:** Some states have housing search tools to help you find available rentals. [Find out](#) if your state has a housing search tool. [Affordable Housing Online](#) is a national search tool that can help you find a list of apartment complexes in your area that have housing for low-income families and individuals.
- **Contact Your Representatives:** The local office of your Congressional representative may also have a list of local housing organizations. You can use [this](#) site to find your Representative's contact information and to [find your Senators](#).

Registering and Using the NHPD

How can I register for the NHPD?

Click [here](#) to register for the NHPD. Depending on your use case, you may require a data subscription or data license to access the NHPD.

Is the NHPD free to access?

The NHPD can be accessed at no-cost for non-profit organizations, researchers, individuals seeking housing assistance, and more. For-profit organizations, consultants, and other organization types require a paid data subscription or data license depending on use case.

Can I reshare NHPD data?

Individuals or organizations who would like to re-share NHPD data must apply for a data license, which includes a complementary data subscription to the NHPD. Organizations are eligible for a data license at no cost if they are a non-profit or government agency and do not resell the data or allow property-level NHPD data to be downloadable from their website.

Organizations that would like to sell access to a tool with property-level NHPD data can purchase a data resale license. The cost of the resale license will depend on which fields are requested and whether property-level NHPD data will be downloadable from the tool. You can fill out a data license application [here](#).

How do I download the complete database?

There are multiple ways users can interact with the NHPD, depending on their needs and level of data expertise.

To begin: log in to the NHPD by selecting ‘Full Data Access’ on the login page. Upon logging in, you will first see the interactive NHPD grid. This tool is ideal for users who want to perform individual searches without downloading large datasets. Using the grid, you can:

- Filter properties using various criteria
- View detailed subsidy information for each property
- Drag and drop variables from the ‘Show Additional Variables’ tab into the grid to further enrich your search

To export data from the grid, click the ‘Export Filter Grid’ button. Please note that any filters you apply in the grid will be reflected in the exported file.

To download the entire NHPD: Users conducting research or in-depth analysis using the NHPD should download the pre-packaged data extracts. These are available via the dropdown menu next to the ‘Download Complete Database’ button.

To learn more about the pre-packaged data extracts, refer to ‘Which dataset should I select?’

Please note that any filters applied in the interactive grid **do not apply** to the pre-packaged data extracts.

For ease of use and to prevent an infinitely wide file, the pre-packaged property extracts are limited to the first two subsidies for each funding stream, for each property. This means that to see every subsidy for every property in the NHPD, you must download the ‘All Subsidies’ extract and match it against the ‘All Properties’ extract using the NHPD Property ID field.

What’s the difference between the ‘download complete database’ and the ‘export filtered grid’ buttons?

The ‘Export Filtered Grid’ button is best for users who want to perform one-off or targeted searches without downloading large data extracts. The interactive grid, which you first see after logging in to the NHPD, allows you to narrow your search by filtering properties based on your criteria, including the ability to search for specific properties by their name or address. You can export the filtered interactive grid by selecting the ‘Export Filter Grid’ button. The export will reflect all filters applied in the grid, making this a convenient option for users seeking specific, smaller subsets of NHPD data.

The ‘Download Complete Database’ button is best for users looking to answer research questions using the NHPD or perform in-depth analysis. This tool provides access to pre-packaged datasets that are **not affected** by any filters applied in the interactive grid. Users

can select from several extract types, including All Properties, Active Properties, Inactive Properties, All Subsidies, and more, depending on their needs.

Which dataset should I select?

The best data to select depends on your specific use case. Below is a summary to help you choose the right file:

All Properties: Includes every property in the NHPD, regardless of its current affordability status. This is the most comprehensive property-level file and is ideal for users who want a full view of all properties in the database and their past funding history. This file includes up to two subsidies per funding stream for each property.

Active Properties: Includes only properties and subsidies with active affordability restrictions. You may want to choose this extract if you're interested in properties with active affordability restrictions. This file includes up to two subsidies per funding stream for each property.

Active and Inconclusive Properties: Includes properties and subsidies with active and inconclusive affordability restrictions. This may be useful for you if you are interested in including properties that may still be subsidized, but where the status of some subsidies is uncertain, in your research. This file includes up to two subsidies per funding stream for each property.

Inconclusive Properties: Includes properties and subsidies that have no active subsidies but have at least one inconclusive subsidy. This file may be helpful for identifying properties that potentially lost their subsidies or where subsidy status needs further verification. This file includes up to two subsidies per funding stream for each property.

Inactive Properties: Includes properties that no longer have affordability restrictions. If you are researching former affordable housing properties or the loss of affordability over time, this file may be useful for you. This file includes up to two subsidies per funding stream for each property.

All Subsidies: Includes every subsidy recorded in the NHPD. Use this file if you need a complete view of all subsidy-level data, including those not shown in the property extracts due to column limitations. To see every subsidy associated with a property, download this extract and match it to a property extract using the NHPD Property ID.

Data Preparation and Methodology

How is subsidy status determined?

Properties can be classified as active, inconclusive, or inactive depending on whether the owner of the property receives any rental subsidies and is required 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 each subsidy attached to the property. The three property statuses are described below:

Property Status	Description	Classification
Active	Property is required to offer rent below the market rate for low-income households.	Any property with at least one subsidy with active affordability restrictions.
Inconclusive	Property may be required to offer rent below the market rate for low-income households. The property is missing subsidy status information or cannot be definitively confirmed as either active or inactive.	Any property with at least one inconclusive subsidy, but no active subsidies.
Inactive	Property is no longer required to offer rent below the market rate for low-income households.	Any property with no active or inconclusive subsidies.

Subsidies can be classified as inconclusive or inactive for the following reasons:

Subsidy Status	Reasons
Active	Subsidy end date is in the future Subsidy is listed as active
Inconclusive	Subsidy end date passed, but the owner may have extended affordability restrictions not captured in the data Subsidy end date is missing
Inactive	Subsidy end date passed Subsidy is missing from subsequent data updates Subsidy is listed as terminated Subsidy is listed as non-programmatic (the subsidy is no longer tracked by HUD, but it can still be active)

Subsidy status is determined differently for each subsidy program depending on the type and quality of the data provided by HUD and the USDA. Please refer to the [Data Dictionary](#) for specific information on how subsidy status is determined for each subsidy program.

How is subsidy end date determined?

Subsidy end dates in the NHPD reflect the minimum affordability requirements imposed by the programs tracked in the NHPD. End dates come from data sources reported by HUD and the USDA. For Low Income Housing Tax Credits, subsidy end date is calculated based on the year tax credits were placed in service. Because state housing finance agencies can require or incentivize owners to agree to longer affordability restrictions, the NHPD research team annually reviews Qualified Allocation Plans to identify state requirements and update the end dates in the NHPD accordingly.

It is possible that properties may be subject to additional affordability restrictions imposed by state and local programs not included in the NHPD. It is also possible that owners of properties assisted by Low Income Housing Tax Credits may opt into affordability restrictions that exceed the minimum federal and state guidelines. For more detailed information, contact your local [state housing finance agency](#) or the owner of the property.

What is done to ensure data accuracy?

Several steps are taken to ensure the accuracy, consistency, and reliability of the data in the NHPD. First, the NHPD sources data directly from HUD, the USDA, and state housing finance agencies. Before data is published, it undergoes a detailed cleaning and standardization process. This includes resolving discrepancies, correcting formatting issues, geocoding addresses, and ensuring that data from different sources can be accurately linked so that properties can be de-duplicated. During every data refresh, property records across different datasets are manually reviewed to identify duplicate records. When the data is published, users can provide feedback regarding any data discrepancies. To read more about how we ensure data accuracy, access our data notes [here](#).

I found an error in the data; how can this be corrected?

While every effort is made to ensure the information presented is as accurate as possible, there may be inaccuracies. You may contact us to update the NHPD with the correct information at datafeedback@preservationdatabase.org.

Why is a property I am looking for missing from the NHPD?

There are several reasons why a property may not appear in the NHPD.

A property may be suppressed from the NHPD if:

- It is missing key location information, such as the address, city, state, or ZIP code.
- Information on total units or assisted units is missing or reported as zero.
- The property or owner name contains terms that may indicate a domestic violence shelter. To protect resident privacy, properties with names containing words such as women, woman, domestic violence, battered, safe haven, YWCA, violence, or crisis are excluded.

A property may also be missing because:

- It is newly constructed. Due to data reporting lags, newly developed affordable housing properties, particularly those funded through the Low-Income Housing Tax Credit (LIHTC) program, may not appear in the NHPD for two to three years after being placed in service. State housing finance agencies may publish LIHTC allocation lists that include newer developments before they are added to the NHPD.
- It is not funded by programs tracked in the NHPD. The NHPD focuses on federally assisted affordable housing programs. Properties that are naturally occurring affordable housing, or that are funded solely through state, local, or other programs not included in the NHPD, may not appear in the database.

If you believe a property is incorrectly missing from the NHPD, please contact us at datafeedback@preservationdatabase.org and provide the property's name, address, and funding source(s). This information helps us determine why the property is not included and whether additional research is needed.

Research Questions

How can I cite the NHPD in my work?

When referencing the NHPD in your research, reports, or publications, the following citation format is recommended:

Analysis of the National Housing Preservation Database. [Year of Data Release]. Public and Affordable Housing Research Corporation (PAHRC) and National Low Income Housing Coalition (NLIHC). <https://preservationdatabase.org>

What is the difference between total and assisted units?

In the NHPD, the [TotalUnits] field refers to all units at a property, including both assisted (rent-restricted) units and market-rate units. The [AssistedUnits] field includes only units that are subject to rent or income restrictions through a housing assistance program.

How can I determine the total number of assisted units at a property, across all subsidies?

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 max assisted units at a property. Liberal estimates could sum up the number of assisted units across a property, capped at the total units. To learn more about how to calculate the number of assisted units at a property, visit our [User Guide](#).

What do the earliest end date and latest end date fields mean for properties in the NHPD?

Properties can be assisted by multiple subsidies with different end dates. The earliest end date is the soonest date that any of a property's subsidies are set to expire. The latest end date is the last date that any of the property's subsidies is set to expire on.

For example, if a property has two subsidies, one that ends on 1/1/53 and the other which ends on 1/1/65, the earliest end date would be 1/1/53, while the latest end date would be 1/1/65.

The earliest end date helps identify the soonest point at which any affordability restriction at a property may expire. This can indicate the importance of short-term funding and the need for immediate investment. The latest end date, on the other hand, indicates the furthest-out expiration of affordability restrictions, which is useful for long-term preservation planning. If both the earliest end date and latest end date fields are in the near future, this indicates a property could be at risk of exiting the affordable housing stock.

Can I analyze the NHPD overtime? If so, how?

The NHPD can be analyzed overtime going back to 2012, but changes to the NHPD and data lags can reduce the comparability of one version of the NHPD to another.

It can take more than a year from when a subsidy was awarded to appear in the NHPD, but this data lag varies by housing program. Data lags are the longest for LIHTC subsidies, which generally appear in HUD's LIHTC Database two to three years after they are placed in service and can be added to the NHPD.

Additionally, the way the NHPD matches property records, classifies subsidy status, and calculates end dates has changed overtime as data availability improves. These changes can result in systematic changes to the number of active or inactive properties overtime. Users performing overtime analyses using the NHPD are advised to read the [Data Notes](#) page to understand how the accuracy, format, completion, and frequency of update for each data source vary by program and have changed over time.

Where can I find older versions of NHPD data?

Older versions of the NHPD are available by request by contacting questions@preservationdatabase.org.

How can I identify who owns a property?

While the NHPD includes an [Owner] field, it may not list the managing partner who oversees the day-to-day operations of the property. Instead, the owner name for properties assisted by LIHTC is often reported as the limited partner. To locate more information about the current parties that own a property in the NHPD, you can contact your local housing finance agency, city or county recorders office, or real estate listing services.

Is it possible to identify why a property lost its affordability restrictions?

The NHPD has limited information on why a subsidy is inactive if the affordability restrictions were lost before the subsidy was set to expire. Affordability restrictions could be lost early if the property underwent foreclosure or the owner abated their contract, prepaid their mortgage, or opted out of their affordability restrictions early through Qualified Contract process. The reason these subsidies are no longer active are generally not available in the NHPD. Instead, the [InacStatusDesc] field reflects why the property is no longer tracked in the NHPD rather than the cause behind the loss of affordability. To learn more about why a property lost their affordability restrictions, you can contact your local housing finance agency, city or county records office, or housing authority.

What happens to properties when their affordability restrictions expire?

The NHPD does not track what happens to properties after their affordability restrictions expire. While properties that lose their affordability restrictions are at a higher risk of converting to market-rate, the expiration of affordability restrictions does not automatically mean a property will no longer be affordable. These properties may continue to charge affordable rents without any active subsidies in the NHPD due to the condition of the market or property, the priorities of the owner or manager of the property, affordability restrictions imposed by state or locally funded programs not tracked by the NHPD, or some other reason.

Is there a way to identify LIHTC projects who filed for a Qualified Contract (QC)?

For tax credits that become inactive before their affordability restriction expires, we generally do not know the reason these properties have lost their affordability restrictions. It could be due to foreclosure, qualified contract, or other reasons. While HUD's LIHTC Database recently began tracking which properties file for QCs, this field is not always populated. As described in the latest [Picture of Preservation Report](#), one way to work around this limitation could be to identify tax credits that were listed as nonprogrammatic in HUD's LIHTC Database after year 15 and before their affordability restrictions were set to expire. However, this method is imperfect. To identify which properties most accurately have been lost due to QC, you can submit a FOIA request to individual housing finance agencies. PAHRC and NLIHC's [Improving LIHTC Data for Preservation Report](#) can help you get started.

What do the "1" and "2" following the program name represent?

Any property with two or more subsidies from a single program will have the first two subsidies associated with the property displayed in the prepackaged data extract. Due to file size limitations, only the first two subsidies of each type for each property are included in the prepackaged property data extracts. The _1 and _2 refers to the first and second subsidy of a given subsidy type at a property.

To learn more about the fields included in the prepackaged data extracts, access our data dictionary [here](#).

Are the properties included in the NHPD legally binding affordability restricted (LBAR) housing units?

According to the reporting instructions for the Federal Transit Administration (FTA)'s Small Starts Section 5309 Capital Investment Grants Program, legally binding affordability restriction is defined as "a lien, deed of trust or other legal instrument attached to a property and/or housing structure that restricts the cost of housing units to be affordable to households at specified income levels for a defined period of time and requires that households at these income levels occupy these units. This definition includes, but is not limited to, state or federally supported public housing and housing owned by organizations dedicated to providing affordable housing."

All properties in the NHPD have either currently or formerly been subject to legally binding affordability restrictions.

How can I get a list of [insert program] properties in my area?

Subsidy Filters

Subsidy Status:

Program:

[APPLY FILTERS](#)

To find properties assisted by a particular program in your area, you can log into the NHPD and select your program of interest under the subsidy filters and hitting the 'apply filters' button.

To filter the selection to your area of interest, you can filter based on City, State, Zip Code, County, and Congressional District, in the interactive grid. If you want to filter by Census Tract, you can select the 'Show additional variables' button and drag the Census Tract field into the data grid.

Why do estimates on affordable housing differ between the NHPD and other data sources?

Numerous factors can impact the comparability of the NHPD against HUD and USDA data sources. The most common reasons for differences are describe below:

A subsidy is hidden from public view: Properties are not displayed in the NHPD in the following scenarios:

- Property is missing address, city, state, or zip code.
- Total units and assisted units are missing or 0.
- Property or owner name includes key words that indicate the property may be a domestic violence shelter. These terms include women, woman, domestic violence, battered, safe haven, YWCA, violence, and crisis.

Differences in unit of measurement: HUD and USDA data are often reported at the subsidy level, while the NHPD can be reported at both the property and subsidy level. Therefore, if a property received multiple funding allocations, it would only be listed in the NHPD Active Properties dataset once but could be in HUD and USDA data twice. The All Subsidies dataset in the NHPD is a more apples-to-apples comparison against agency data.

Data imputation: The NHPD imputes end dates for LIHTC subsidies based on federal and state requirements and state-imposed incentives (when available), which are not available in HUD's LIHTC Database. This impacts how subsidy status for these properties is classified in the NHPD.

Are there any known validity or reliability issues related to the NHPD?

While PAHRC and NLIHC strive to make the NHPD as reliable as possible, use of the data is at your own risk. No warranties are made on the data included in the NHPD. Please see the NHPD's [terms of use](#) for more information.

Most of the data in the NHPD comes from HUD and USDA sources. Therefore, if there is an inaccuracy or missing value in HUD/USDA's data, it is also often reflected in the NHPD. The most common deviations between the NHPD and HUD/USDA data include the latitude, longitude, and geographic region fields (which are imputed using Melissa Data when possible), the subsidy status field (which are imputed based on a review of subsidy end dates and status indicators), and end dates (which imputed for LIHTC subsidies based on mandated affordability restriction requirements).

Field specific things to note include:

- **Property status:** Some subsidies in the NHPD have a subsidy status of “inconclusive.” These are subsidies which the NHPD is missing key information to determine the subsidy status. These are subsidies that are missing end dates (if applicable), Low Income Housing Tax Credits that have passed the end of their federally mandated affordability restrictions, or Section 8 rental assistance contracts that have expired less than one year ago and have not yet been renewed (there is often a lag between when contracts expire and when they are listed as renewed in HUD’s Multifamily Database). The property status field also does not consider any affordability restrictions imposed by programs not included in the NHPD.
- **Location (latitude/longitude):** The NHPD collects the latitude and longitude at the property-level generated from Melissa Data. If a property-level latitude and longitude coordinate is not available from Melissa Data, the coordinates from HUD or USDA’s data sources are used instead. Some latitude and longitude coordinates reported from HUD can be geocoded to the centroid of a region. If latitude and longitude are not available through Melissa Data, HUD, or USDA data, a researcher will impute the latitude and longitude using google if the property address can be located. Geographic coordinates are dependent on the quality of the address provided, which can range across properties and programs.
- **Property address:** Property addresses can be incomplete, differ across programs, and on occasion reflect the management address in HUD and USDA data sources. Only one address is listed in the NHPD per property, even if there are multiple building addresses associated with the property.
- **End date:** Subsidy end dates in the NHPD reflect the minimum affordability requirements imposed by the programs tracked in the NHPD. End dates come from data sources reported by HUD and the USDA. For Low Income Housing Tax Credits, end dates are calculated using the year the credits were placed in service and are updated as needed to reflect state affordability requirements identified through annual reviews of Qualified Allocation Plans. Properties may also be subject to additional affordability restrictions imposed by programs not included in the NHPD or through voluntary owner commitments that extend affordability beyond minimum program requirements

The NHPD provides users with the ability to report on both property and subsidy level data. This allows the NHPD to be used to generate a de-duplicated count of affordable housing investments across programs, which often work together to finance affordable housing. However, it is possible that subsidy records could be erroneously matched to the incorrect property or that a duplicate property record could be created. Duplicate property records are most likely to occur if the address and/or property name provided across different subsidy records is incomplete or inconsistent. Erroneously bundled subsidy records are most likely to occur among subsidies that have the same address, but reflect different property phases.

Additionally, both HUD and USDA may bundle multiple properties assisted by public housing and Section 515 or Section 514 within one development within their data. This can result in buildings located in different areas across a town or in different towns altogether being bundled within the same development within HUD and USDA source data. These bundles are also reflected in the NHPD. In these scenarios, the total units across all properties within this development are attributed to one address.

How do I replicate the estimates on the Preservation Risk Dashboard?

To learn more about our methodology for the Preservation Risk Dashboard, please refer to the appendix of the [2024 Picture of Preservation](#) report which outlines a similar approach. If you would like to learn more about the methodology for creating the estimates in the Preservation Risk Dashboard or access the scripts used to generate these estimates, please contact questions@preservationdatabase.org.

Do properties with an inconclusive status have affordability restrictions?

Users analyzing the NHPD are encouraged to reach out to their local housing finance agency to collect additional information or use their best judgement when considering how to handle inconclusive properties. The NHPD team classifies inconclusive subsidies as 'likely active' when creating the Preservation Dashboard if they meet 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