Saving HUD Multifamily Homes: How to Use the National Housing Preservation Database (NHPD)
Preserving HUD Multifamily Subsidized Housing

Overview | Agenda and Presenters

Agenda

• Welcome

• Creating a Preservation Plan

• About the NHPD

• Using the NHPD

• Questions

Presenters

Dan Emmanuel– National Low Income Housing Coalition
Senior Research Analyst
dan@nlihc.org

Kelly McElwain– Public and Affordable Housing Research Corporation
Research Analyst III
kmcelwain@housingcenter.com

Bridgett Simmons— National Housing Law Project
Staff Attorney
bsimmons@nhlp.org
Preserving HUD Multifamily Subsidized Housing

30-minute Web Series

- Episode 1– Overview of HUD Multifamily Housing
- Episode 2– Understanding PBRA
- Episode 3– Understanding HAP Contract Renewals, Terminations, and opt-outs
- Episode 4-- Understanding Mortgage Prepayments and Maturities
- Episode 5– Condition Requirements
- Episode 6– Recapitalizing the Property
Importance of Preservation
What is a Preservation Plan?

A coordinated effort to preserve the long-term affordability of housing, the supply of affordable housing, and the quality of affordable housing.

- A plan can be developed for a single property or for an entire community
- A well developed preservation plan should always be informed by the residents of the affordable housing
Preservation of What?

- Affordability (Quantity)
- Physical Conditions (Quality)

Why Preservation?

- Limited resources for the development of new affordable housing
- The Importance of Community
- Enforcement of Tenant Protections

- To Preserve Affordable Housing in the United States: A Policy History by Alexander von Hoffman
Preserving HUD Multifamily Subsidized Housing

Preservation | Creating a Preservation Plan

Step 1: Preliminary Research

Step 2: What is the objective of the preservation plan?

Step 3: What is the scope of the plan?

Step 4: Deeper Research

Step 5: Pick a Strategy

Step 6: Identify and Build Relationships with Local Allies
Tools to Use
Preserving HUD Multifamily Subsidized Housing

Preservation | Resources

**Research Resources**

- HUD Regional Offices
- NHLP Website
- NHLP--Green Book
- NLIHC-- Housing Needs by State
- NLIHC-- Advocates’ Guide
- PAHRC-- Housing Impact Report
- NHPD-- Preservation Profiles
- National Housing Preservation Database

**Strategy Resources**

- NHLP-- HUD Preservation Webinars
- NHLP-- Challenging Conversions of Federally Assisted Housing (*updates forthcoming*)
- NHLP-- Restructuring Guide (*updates forthcoming*)
- NHPD-- Preservation Resources
About the National Housing Preservation Database
History

About the NHPD

• National call for data
• PAHRC - NLIHC collaboration
• NHPD created in 2012
• Ongoing network of advisors
• Redesign in 2017

NHPD Mission: To provide communities with the information they need to effectively preserve their stock of public and affordable housing.
<table>
<thead>
<tr>
<th>Included Programs</th>
<th>Excluded Programs</th>
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<tr>
<td>● Section 8 project-based rental assistance</td>
<td>● State and locally funded programs</td>
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<tr>
<td>● Section 202 direct loans</td>
<td>● Project-based vouchers</td>
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<td>● State HFA funded section 236</td>
<td>● McKinney Vento Permanent Housing</td>
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<td>● Low income housing tax credits (LIHTC)</td>
<td>● HOPWA</td>
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<td>● HOME</td>
<td>● Tax-exempt multifamily housing bonds</td>
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<td>● Public housing</td>
<td>● Section 516 Farm Labor Housing</td>
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<tr>
<td>● HUD insured mortgages (affordable only)</td>
<td>● Community Development Block Grants (CDBG)</td>
</tr>
<tr>
<td>● USDA Section 538</td>
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<td>● USDA Section 515</td>
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<td>● USDA Section 514</td>
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<td>● State-funded programs for MA, CT, and FL</td>
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#### About the NHPD

<table>
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<th>Property Name</th>
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<td>● Property street address</td>
<td>● Subsidy ID</td>
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<tr>
<td>● Geographic characteristics</td>
<td>● Program name</td>
</tr>
<tr>
<td>● Unit count</td>
<td>● Manager name and type</td>
</tr>
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<td>● Property owner and type</td>
<td>● Owner name and type</td>
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<tr>
<td>● Active/inactive subsidies</td>
<td>● Start/end dates</td>
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<tr>
<td>● Subsidy end date(s)</td>
<td>● Unpaid principal balance</td>
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<tr>
<td>● Subsidy start date</td>
<td>● Rent to FMR ratio</td>
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<tr>
<td>● REAC score/date</td>
<td>● Subsidy status</td>
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<tr>
<td>● Target tenant type</td>
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<tr>
<td>● Occupancy rate</td>
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<tr>
<td>● Bedroom unit mix</td>
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What Does it Mean to be At Risk?

About the NHPD

- Inadequate funding to address capital needs
  - Failed inspections and/or loss of habitability
- Affordability restrictions ending
  - Conversion to market-rate or other use
Property Risk Factors in NHPD

About the NHPD

Property Risk Factors

- Built before 1975
- For-profit ownership
- Family target tenant type
- Lower percentage of assisted units
- Low REAC score
- Less than 50 units
Neighborhood Risk Factors

Central city

Low poverty rates

High median rent relative to region

High housing values

Rent-to-FMR less than 80%
Subsidy Status
About the NHPD

**Active**
End date is in the future or is public housing

**Inactive**
Subsidy missing from subsequent data refreshes. End date is in the past.
Section 8: End date has passed by more than one year
LIHTC: Subsidy is listed as non-programmatic or the 30 year use period has ended

**Inconclusive**
End date is missing
Section 8: End date has passed by less than one year
LIHTC: Subsidy is listed as non-programmatic or the 30 year use period has ended
HUD Insured Mortgages: Mortgage listed as terminated
Common NHPD Uses

Locate subsidized properties

Estimate properties at risk of losing one or more subsidies

Inform preservation strategies

Identify tenant and owner rights

Create a local preservation database

Locate properties lost from affordable housing inventory

Estimate de-duplicated amount of federally subsidized rental housing
Using the NHPD
NHPD Resources

Using the NHPD | Introduction

- Preservation Profiles
- Mapping Tool
- Database
- Downloads
Accessing Preservation Profiles
Using the NHPD | Preservation Profiles

www.preservationdatabase.org

National Housing Preservation Database (NHPD)

NEW DATA AVAILABLE TO HELP PRESERVE AFFORDABLE HOUSING

The National Housing Preservation Database (NHPD) makes it easier than ever to identify properties at risk of loss.

Enhanced mapping tool / Preservation profiles / Data refresh / Much more!

View a demonstration of these new features.

Reports
View annual reports on the aggregate number of affordable housing properties and units by city and county.

Database
Access the database and customize your search of affordable housing properties by locality, funding stream, or suitability data to support affordable housing preservation efforts.

Mapping Tool
Access interactive maps to view where affordable housing is located in your community, identify new affordable properties, and locate properties that are at risk of loss.

Contribute
Increase the preservation of affordable housing by supporting this important resource for data-driven preservation strategies.
Accessing Preservation Profiles
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Using the NHPD | Preservation Profiles
Accessing the Mapping Tool
Using the NHPD | Mapping Tool

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Using the NHPD | Mapping Tool

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National Housing Preservation Database (NHPD)
Applying Filters
Using the NHPD Mapping Tool
Applying Filters
Using the NHPD | Mapping Tool
Applying Filters
Using the NHPD | Mapping Tool
Zooming to Area of Interest
Using the NHPD | Mapping Tool
Zooming to Area of Interest
Using the NHPD | Mapping Tool
Applying Filters
Using the NHPD | Mapping Tool
Applying Filters
Using the NHPD | Mapping Tool

National Housing Preservation Database

- Please apply filters below.
  - State
    - 1 selected
  - County
    - 0 selected
  - City
    - 0 selected
  - Lease End Date is Before
    - the date
      - today
      - yesterday
      - tomorrow
    - empty
  - Property Receives HOME Subsidy
    - empty
  - Property Receives HUD Insured Mortgages
    - empty
  - Public Housing
    - empty
  - Property Receives Section 515 Direct Loan
    - empty
  - Property Receives Section 538 Guaranteed Rural Rental Housing Assistance
    - empty

Map of Connecticut with various points of interest marked.
Applying Filters
Using the NHPD | Mapping Tool
Applying Filters
Using the NHPD Mapping Tool

National Housing Preservation Database

Please apply filters below:

State
1 selected

County
0 selected

City
0 selected

Latest End Date is Before

the date...

Property Receives HUD Insured Mortgages
- empty -

Public Housing Property
- empty -

Property Receives Section 515 Direct Loan
- empty -

Property Receives Section 538 Guaranteed Rural Rental Housing Assistance
- empty -
Viewing Selection
Using the NHPD | Mapping Tool
Viewing Selection
Using the NHPD | Mapping Tool
Viewing Selection
Using the NHPD | Mapping Tool
Viewing Infographics
Using the NHPD | Mapping Tool
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Using the NHPD | Mapping Tool
Locating Documentation
Using the NHPD | Database

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Watch Video

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Read more

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Using the NHPD Database

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Logging In
Using the NHPD | Preservation Profiles

National Housing Preservation Database (NHPD)
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Using the NHPD | Preservation Profiles

National Housing Preservation Database (NHPD)

Please sign in

Email: kmcelwain@housingcenter.com
Password: ********

Remember Me? ❏

SIGN IN

Register as a new user
Forgot password?
Logging In
Using the NHPD | Database

National Housing Preservation Database (NHPD)

Data Access:
Signed in as: kmcelwain@housingcenter.com
FULL DATA ACCESS

Account Settings:
UPDATE YOUR INFORMATION
CHANGE PASSWORD
SIGN OUT
Logging In
Using the NHPD | Database

National Housing Preservation Database (NHPD)

Data Access:
Signed in as: kmcelwain@housingcenter.com

FULL DATA ACCESS

Account Settings:
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## Applying Subsidy Filters
Using the NHPD Database

### Subsidy Filters

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<thead>
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<th>Property Name</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
<th>Total Units</th>
<th>Total Active Subsidies</th>
<th>Property Status</th>
<th>Earliest Start Date</th>
<th>Latest End Date</th>
<th>Latitude</th>
<th>Longitude</th>
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<th>Owner Name</th>
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### Applying Subsidy Filters

**Using the NHPD Database**

#### Subsidy Filters

- **Subsidy Status:**
- **Program:**

**Active and Inconclus**

- [DOWNLOAD COMPLETE DATABASE]
- [EXPORT FILTERED GRID]
- [SHOW ADDITIONAL VARIABLES]

#### Online Search Interface

<table>
<thead>
<tr>
<th>NHPD Property ID</th>
<th>Property Name</th>
<th>Property Address</th>
<th>City</th>
<th>State</th>
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<th>Congressional District</th>
<th>Owner Name</th>
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### Applying Subsidy Filters

Using the NHPD | Database

#### Subsidy Filters

**Subsidy Status:**
- Section 8 LHTC
- HOME
- State Subsidy

**Program:**
- Section 8 LHTC

**Active and Inconclus**

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Applying Subsidy Filters
Using the NHPD Database

**Subsidy Filters**

- **Subsidy Status:**
  - Section 8 LHTC
  - Section 8
  - LHTC
- **Program:**
  - Section 8 LHTC
  - Section 8
  - LHTC

**Active and Inconclus**

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- NHPD Property ID
- Property Name
- Property Address
- City
- State
- Property Status
- Earliest Start Date
- Latest End Date
- Latitude
- Longitude
- County
- Congressional District
- Owner Name
- Owner Type
- Details
## Applying Property Filters
### Using the NHPD Database

### Subsidy Filters
- Subsidy Status: 
- Program: Section 8 LIHTC

### Filters
- Active and Inconclus
- Download Complete Database
- Export Filtered Grid
- Show Additional Variables

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### Applying Property Filters

**Using the NHPD | Database**

#### Subsidy Filters

- **Subsidy Status:**
- **Program:** Section 8:LIHTC

#### Active and Inconclus

- **DOWNLOAD COMPLETE DATABASE**
- **Xlsx**
- **EXPORT FILTERED GRID**
- **SHOW ADDITIONAL VARIABLES**

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Applying Property Filters
Using the NHPD Database

**Subsidy Filters**
- Subsidy Status:
- Program: Section 8/LHTC

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### Applying Property Filters

#### Using the NHPD Database

#### Subsidy Filters

- **Subsidy Status:**
  - [ ] Active
  - [ ] Inactive
  - [ ] Inconclusive

- **Program:**
  - [ ] Section 8/LIHTC

#### Property Filters

| # | 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 | Details |
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| 100000 | IVY ESTATES | 6729 Zeigler Blvd | Mobile | AL | 36609-4253 | 14 | 1 | Active | 30.708540 | -88.200350 | Mobile | 01 | PORT CITY HOUSING INC | Non-Profit | Details |
| 100001 | RENDU TERRACE WEST | 7400 Old Shell Rd | Mobile | AL | 36609-4519 | 50 | 1 | Active | 30.693016 | -88.214826 | Mobile | 01 | RENDU TERRACE WEST INC | Non-Profit | Details |
| 100002 | TVB RESIDENTIAL OPPORTUNITIES II | 93 Canal Rd | Port Jefferson Station | NY | 11776-3024 | 12 | 1 | Active | 40.923630 | -73.041180 | Suffolk | 01 | TVB RESIDENTIAL OPPORTUNITIES II INC | Non-Profit | Details |
| 100003 | THE DAISY HOUSE | 515 Clarissa St | Rochester | NY | 14608-2455 | 49 | 2 | Active | 43.144750 | -77.617220 | Monroe | 25 | DAISY HOUSING DEVELOPMENT FUND COMPANY | Non-Profit | Details |
| 100004 | MAIN AVENUE APARTMENTS | 105 E Walnut St | Sylacauga | AL | 35170-3012 | 24 | 1 | Active | 33.163560 | -86.248770 | Talladega | 03 | COOSA VALLEY SENIORS HOUSING INC | Non-Profit | Details |
| 100005 | PRESBYTERIAN OAKS III | 23 Iramon Rd | Talladega | AL | 35160-5033 | 18 | 1 | Active | 33.440500 | -86.040970 | Talladega | 03 | PRESBYTERIAN OAKS III INC | Non-Profit | Details |
| 100006 | AHEPA 310-IX | 7560 Olympic Ln | Theodore | AL | 36826-3656 | 50 | 1 | Active | 30.565190 | -88.215600 | Mobile | 01 | AHEPA 310-IX INC | Non-Profit | Details |
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## Applying Property Filters

Using the NHPD | Database

### Subsidy Filters

- **Subsidy Status:**
- **Program:** Section 8/LHTC

### Active and Inconclus

- **Download Complete Database**
- **Export Filtered Grid**
- **Show Additional Variables**

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- **Program:** Section 8, LIHTC

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### Applying Property Filters
Using the NHPD | Database

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- Subsidy Status: 
- Program: Section 8 LIHTC
- **APPLY FILTERS**

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Applying Property Filters
Using the NHPD Database

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Program: Section 8 LIHTC  
APPLY FILTERS

Active and Inconclus 
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Applying Property Filters
Using the NHPD Database

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Active and Inconclus

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Calendar for April 2024:

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Using the NHPD Database

Subsidy Filters
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- Program: Section 8 LIHTC

Active and Incomplete

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Export Filtered Grid
Show Additional Variables

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Using the NHPD | Database

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- Program: Section 8 LIHTC

Active and Inconclus: 
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- Xlsx
- Export Filtered Grid
- Show Additional Variables

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Applying Property Filters
Using the NHPD Database

Subsidy Filters
- Subsidy Status:
- Program: Section 8/LIHTC

Active and Inactive

Download Complete Database

Export Filtered Grid

Show Additional Variables

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Applying Property Filters
Using the NHPD Database
### Applying Property Filters

#### Using the NHPD Database

#### Subsidy Filters

- **Subsidy Status:**
- **Program:** Section 8 LIHTC

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- **Xlsx**

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Showing Additional Variables
Using the NHPD | Database

Subsidy Filters
- Subsidy Status:
- Program: Section 8 LIHTC

Active and Inconclus
- DOWNLOAD COMPLETE DATABASE
- Xlsx
- EXPORT FILTERED GRID

Column Chooser
- 0-1 Bedroom Units
- Average Months of Tenancy
- CBBA Type
- CBBA Code
- Census Tract
- County Code
- Earliest Construction Date
- Earliest End Date
- Fair Market Rent
- HUD Property ID
- Last REAC Date
- Latest Construction Date
- Manager Name
- Manager Type
- Occupancy Rate
- Percent of ELI Households
- REAC Date 2
- REAC Date 3
- REAC Score 1
- REAC Score 2
- REAC Score 3

Owner Name
- ST MARTIN PRESERVE
- ANTILEAN COOPERATIVE
- FHA FAIR COMMONS
- MARY'S PARTNERS
- CASTLE APARTMENTS
- GODFREY THE
- HEVRIN TERRACE
- MARCH INC
- PARK APARTMENTS
- CHURCH STREET SOUTH APARTMENTS
## Showing Additional Variables

**Using the NHPD | Database**

### Subsidy Filters

- **Subsidy Status:**
- **Program:** Section 8, LIHTC

### Active and Inconclus

- **DOWNLOAD COMPLETE DATABASE**
- **Export Filtered Grid**

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**Showing Additional Variables**

Using the NHPD | Database
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- **Program:** Section 8, LIHTC

### Displaying Subsidy Data

Using the NHPD Database

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## Displaying Subsidy Data

**Using the NHPD | Database**

### Subsidy Filters
- **Subsidy Status:**
- **Program:** Section 8:LIHTC

**Active and Inconclus:**

- **DOWNLOAD COMPLETE DATABASE**
- **Xlsx**
- **EXPORT FILTERED GRID**
- **SHOW ADDITIONAL VARIABLES**

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### Subsidy Data

| # | NHPD Property ID | Property Name | Property Address | City | State | Zip Code | Total Units | Property Status | Earliest Start Date | Latest End Date | Earliest Construction Date | REAC Score | Target Tenant Type | Owner Type | Owner Name | Census Tract | Latitude | Longitude |
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| 1 | 1000121          | SAINT MARTIN TOWNHOUSES | 200 Goats St | New Haven | CT | 06511-3362 | 63 | Active | 10/01/2018 | 08/31/2019 | 01/01/1969 | 87 | Family | Profit Motivated | ST MARTINS PRESERVATION LP | 06009141500 | 41.316290 | -72.930540 D |
| 2 | 1000123          | ANTILEAN MANOR COOPERATIVE | 206 Day St | New Haven | CT | 06511-4519 | 31 | Active | 05/01/2018 | 05/31/2019 | 01/01/1982 | 62 | Family | Non-Profit | ANTILEAN MANOR COOPERATIVE INC | 06009140700 | 41.310700 | -72.939080 D |
| 3 | 1000129          | FAIRFAX COMMONS | 20 Fairfield Ave | Stamford | CT | 06902-6919 | 6 | Active | 09/01/2018 | 08/31/2019 | 01/01/1982 | 82 | Disabled | Non-Profit | MHA FAIRFAX COMMONS I INC | 06001021500 | -73.501977 D |
| 4 | 1000131          | LIBERTY HOUSING | 40 Liberty Ave | Stamford | CT | 06902-4731 | 12 | Active | 10/01/2017 | 03/20/2021 | 01/01/1978 | 82 | Family | Profit Motivated | LIBERTY HOUSING & PARTNERSHIP | 06001021400 | 41.049240 | -73.54350 D |
| 5 | 1002060          | SAINT MARY'S ELDERLY APARTMENTS | 1451 Main St | East Hartford | CT | 06105-1683 | 56 | Active | 01/01/1981 | 09/30/2020 | 01/01/1990 | 85 | Elderly | Profit Motivated | ST MARY'S HOUSING PARTNERSHIP | 06003510100 | 41.775310 | -72.637950 D |

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- **HUD Subsidy ID:**
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- **Subsidy Status:**
  - Sec 8 BR: Active
  - HUD Insured: Active

- **Subsidy Name:**
  - 221(D)(4) MKT RATE MOD INC/ DISP FAMS

- **Owner Name:**
  - ST MARY'S HOUSING PARTNERSHIP
  - HALLKEEN MANAGEMENT INC
  - GREENWICH DEVELOPMENT PARTNERSHIP

- **REAC Score:**
  - 87
  - 62

- **Rent to PMR Ratio:**
  - 9.35

- **Inactive Status Description:**
  - 200 Goats St Section 8 BR

- **Unpaid Principal Balance:**
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83
### Subsidy Filters

**Subsidy Status:**
- [ ] 

**Program:**
- [ ] Section 8:LIHTC

[Apply Filters]

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**Active and Inconclusive**

[Download Complete Database]

[Xlsx]

[Export Filtered Grid]

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**Active**

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Downloading Data
Using the NHPD | Database

Subsidy Filters
Subsidy Status: 
Program: Section 8 LIHTC

Active and Inactive

DOWNLOAD COMPLETE DATABASE

Xlsx

EXPORT FILTERED GRID

SHOW ADDITIONAL VARIABLES

Enter text to search...

Export All

Export Properties

Export Subsidies

0000121
0000123
0000129
0000131
0000069

SAINT MARTIN TOWNHOUSES
ANTILLEAN MANOR
FAIRFIELD COMMONS
LIBERTY HOUSING
ST. MARY'S ELDERLY APARTMENTS

200 Goffe St
200 Day St
20 Fairfield Ave
40 Liberty St
1451 Main St

New Haven, CT
New Haven, CT
Stamford, CT
Stamford, CT
East Hartford, CT

06511-3362 06511-4018 06902-4919 06902-4731 06106-1683

63 31 6 12 56

Active Active Active Active Active

10/01/2018 09/03/2019 09/03/2019 10/01/2017 09/30/2020

Download the complete database or export specific data.
### Subsidy Filters

- **Subsidy Status:**
  - **Active and Inconclusive Properties:** OR(xlsx)
  - **Active and Inconclusive Properties:** PA(xlsx)
  - **Active and Inconclusive Properties:** R(xlsx)
  - **Active and Inconclusive Properties:** SC(xlsx)
  - **Active and Inconclusive Properties:** SD(xlsx)
  - **Active and Inconclusive Properties:** TN(xlsx)
  - **Active and Inconclusive Properties:** TX(xlsx)
  - **Active and Inconclusive Properties:** UT(xlsx)
  - **Active and Inconclusive Properties:** VT(xlsx)
  - **Active and Inconclusive Properties:** WA(xlsx)
  - **Active and Inconclusive Properties:** WI(xlsx)
  - **Active and Inconclusive Properties:** WV(xlsx)
  - **Active and Inconclusive Properties:** WY(xlsx)
  - **Active and Inconclusive Properties:** (xlsx)

### Downloading Data

**Using the NHPD | Database**

#### Download Complete Database

#### Export Filtered Grid

### Grid Data

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<th>All Properties(xlsx)</th>
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## Downloading Data

**Using the NHPD | Database**

### Subsidy Filters

- **Subsidy Status:**
- **Program:** Section 8 LIHTC

### Subsidy Properties

- **Active and Inconclusive Properties OR(xlsx)**
- **Active and Inconclusive Properties RA(xlsx)**
- **Active and Inconclusive Properties RI(xlsx)**
- **Active and Inconclusive Properties SC(xlsx)**
- **Active and Inconclusive Properties SD(xlsx)**
- **Active and Inconclusive Properties TN(xlsx)**
- **Active and Inconclusive Properties TX(xlsx)**
- **Active and Inconclusive Properties UT(xlsx)**
- **Active and Inconclusive Properties VA(xlsx)**
- **Active and Inconclusive Properties WA(xlsx)**
- **Active and Inconclusive Properties WI(xlsx)**
- **Active and Inconclusive Properties WV(xlsx)**
- **Active and Inconclusive Properties WY(xlsx)**
- **Active and Inconclusive Properties(xlsx)**

### Download Options

- **DOWNLOAD COMPLETE DATABASE**
- **EXPORT FILTERED GRID**
- **SHOW ADDITIONAL VARIABLES**

### Table Preview

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Examples of NHPD Used in Preservation Research
Using the NHPD | Database

- Aging Affordable Rental Housing in Tennessee & the Need for Preservation (2015)
- City of Richmond Affordable Housing Strategy (2014)
- Wake County Affordable Housing Plan (2017)
- NHPD in the News
Updates for 2019
Using the NHPD | Database

● Reports
  ○ Picture of Preservation*
  ○ Preservation profiles

● Data
  ○ Quarterly data refresh
  ○ Outreach for state subsidies
  ○ LIHTC affordability restrictions

● Webinars

*new for 2019