

POLICY INNOVATION

LENDING

DEVELOPMENT

ENERGY SOLUTIONS

# Data for Preserving Affordable Housing

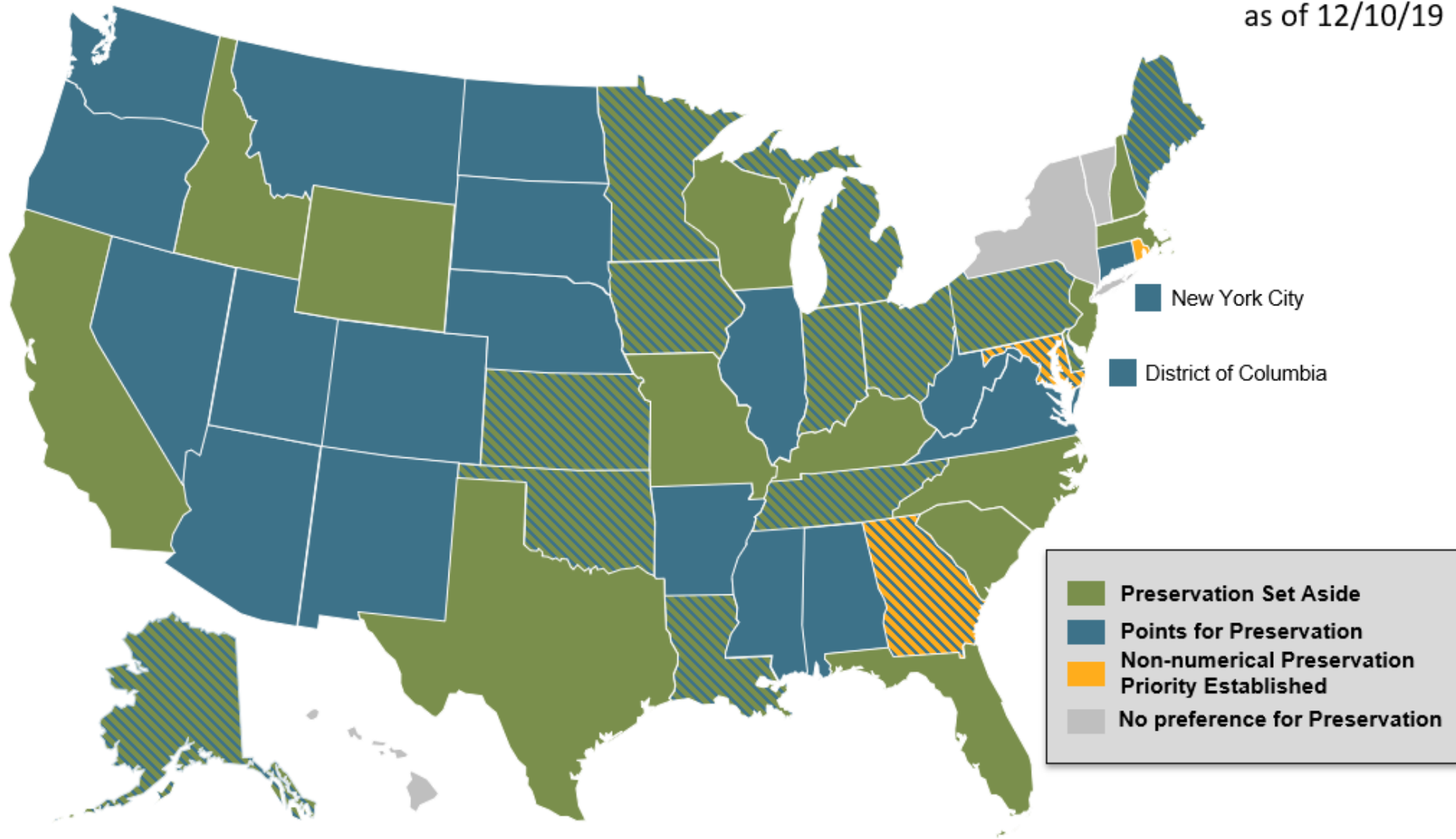
NCSHA HFA Institute 2020  
Data-Driven Development Policy  
January 15, 2020

Laura Abernathy  
National Housing Trust



# QAP Preservation Incentives, 2019

as of 12/10/19



# My preservation mantras...

- There is no “one size fits all” approach to preservation;
- It's impossible to advance preservation if you don't know what it is you're trying to preserve.



# Data & Early Warning Systems

- Good policy follows good information: local data about the at-risk stock are essential.
- Create an Early Warning System with property data that indicate whether a property is at-risk.
- *The [National Housing Preservation Database](http://www.preservationdatabase.org)* provides communities with the information they need to effectively preserve their stock of public and affordable housing. It incorporates all available data on federally subsidized housing properties and includes nine separate funding streams.

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
1000000	IVY ESTATES	6729 Zeigler Blvd	Mobile	AL	36608-4253	14	1	Active	08/11/2019	08/10/2045	30.708540	-88.200550	Mobile	01	PORT CITY HOUSING INC	Non-Profit
1000001	RENDU TERRACE WEST	7400 Old Shell Rd	Mobile	AL	36608-4549	50	1	Active	12/14/2018	12/13/2047	30.693016	-88.214826	Mobile	01	RENDU TERRACE WEST INC	Non-Profit
1000002	TWB RESIDENTIAL OPPORTUNITIES II	93 Canal Rd	Port Jefferson Station	NY	11776-3024	12	1	Active	08/05/2019	08/04/2042	40.923630	-73.041180	Suffolk	01	TWB RESIDENTIAL OPPORTUNITIES II INC	Non-Profit
1000003	THE DAISY HOUSE	615 Clarissa St	Rochester	NY	14608-2485	49	2	Active	01/05/2019	01/31/2046	43.144760	-77.617220	Monroe	25	DAISY HOUSING DEVELOPMENT FUND COMPANY	Non-Profit
1000004	MAIN AVENUE APARTMENTS	105 E Walnut St	Sylacauga	AL	35150-3012	24	1	Active	03/13/2019	03/12/2040	33.163565	-86.248770	Talladega	03	COOSA VALLEY SENIORS HOUSING INC	Non-Profit
1000005	PRESBYTERIAN OAKS III	23 Ironaton Rd	Talladega	AL	35160-5033	18	1	Active	08/22/2019	08/21/2048	33.440600	-86.040970	Talladega	03	PRESBYTERIAN OAKS III INC	Non-Profit
1000006	AHEPA 310-IX	7560 Olympic Ln	Theodore	AL	36582-3868	50	1	Active	12/19/2018	12/18/2043	30.561990	-88.219500	Mobile	01	AHEPA 310-IX INC	Non-Profit
1000007	SUN VALLEY APARTMENTS	375 W Ross St	Batesville	AR	72501-4436	20	1	Active	03/01/2019	02/28/2038	35.774725	-91.662960	Independence	01	SUN VALLEY APTS INC	Non-Profit
1000008	INDEPENDENCE APARTMENTS	4040 Harrison St	Batesville	AR	72501-9768	18	1	Active	01/01/2019	12/31/2041	35.767330	-91.590000	Independence	01	INDEPENDENCE APTS INC	Non-Profit
1000009	OSAGE HEIGHTS SENIOR HOUSING	3303 SE L St	Bentonville	AR	72712-3706	24	1	Active	03/01/2019	02/28/2041	36.338779	-94.193698	Benton	03	OSAGE HEIGHTS SENIOR HOUSING INC	Non-Profit

[www.preservationdatabase.org](http://www.preservationdatabase.org)



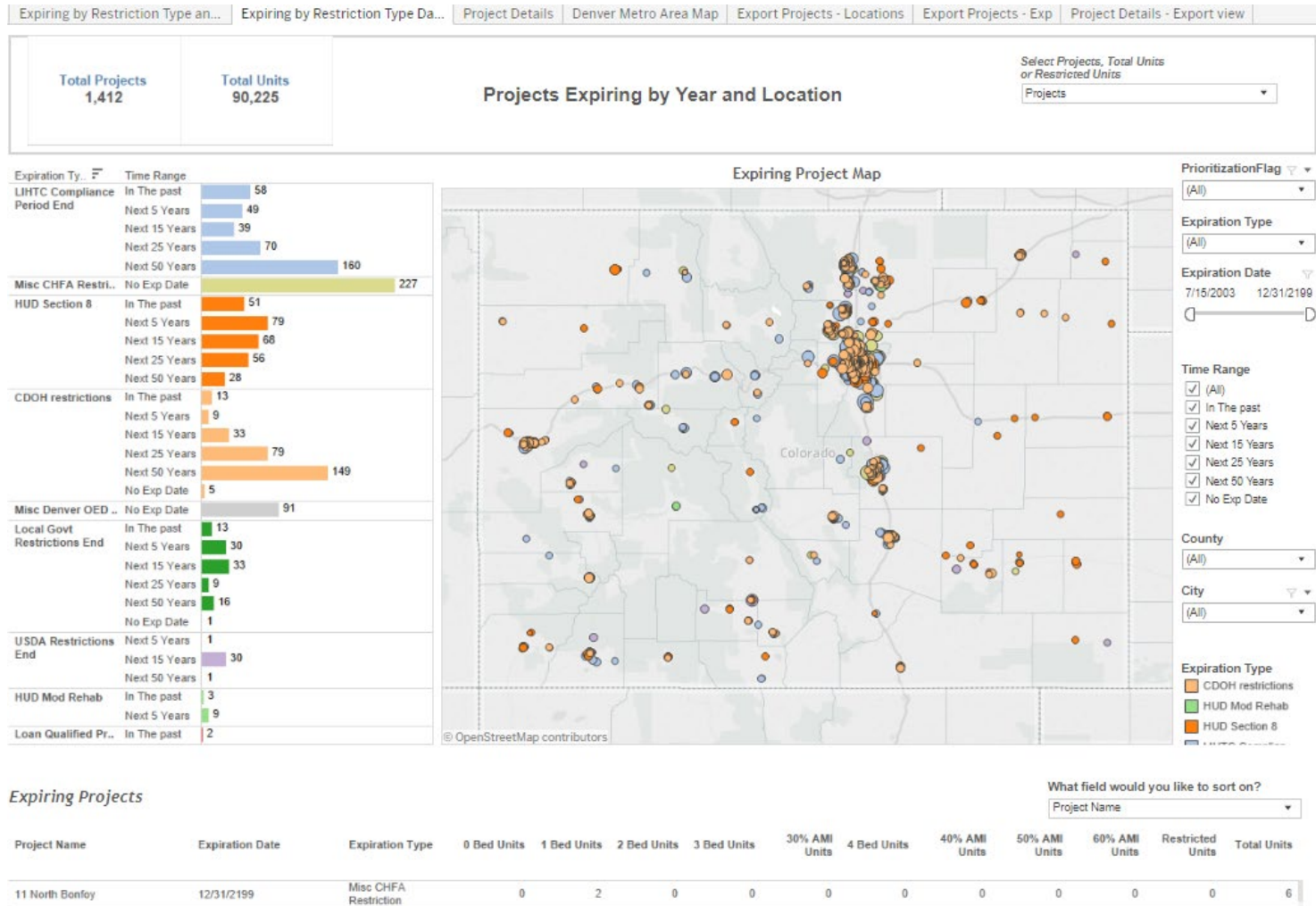
# Florida Housing & the Shimberg Center

Assisted Housing Inventory: Property List

Shim ID	FHFC Key	HUD REMS	Public Housing Development #	Florida DOR Parcel	Development Name	Street Address	City	Zip Code	County	County Size	Housing Programs	Total Units	Assisted Units	HUD/RD Rental Assistance Units	FHFC Funded
1213	-	800003897	-	3926002000	Alachua Apts	13605 NW County Road 235	Alachua	32615	Alachua	medium	Rental Assistance/HUD	70	70	70	-
112	-	-	-	3563000000	Alachua Villas	14000 NW 154TH AVE	Alachua	32615	Alachua	medium	Section 515	35	34	0	-
1356	-	800004435	-	3926020000	Sherwood Oaks Apartments	13400 NW 140th St	Alachua	32615	Alachua	medium	Rental Assistance/HUD	54	54	54	-
503	-	-	-	4976004000	Archer Homes	13363 SW 161ST WAY	Archer	32618	Alachua	medium	Rental Assistance/RD;Section 515	24	24	18	-
82	-	-	-	4976004000	Archer Village, Ltd	506 E. HIGH ST.	Archer	32618	Alachua	medium	Rental Assistance/RD;Section 515	24	24	20	-
7235	2652	-	-	09238-007-000	12th Road Home	1800 NW 12th Road	Gainesville	32605	Alachua	medium	Legislative Appropriation	6	6	0	x

Source: Florida Housing Data Clearinghouse

# Colorado Housing and Finance Authority



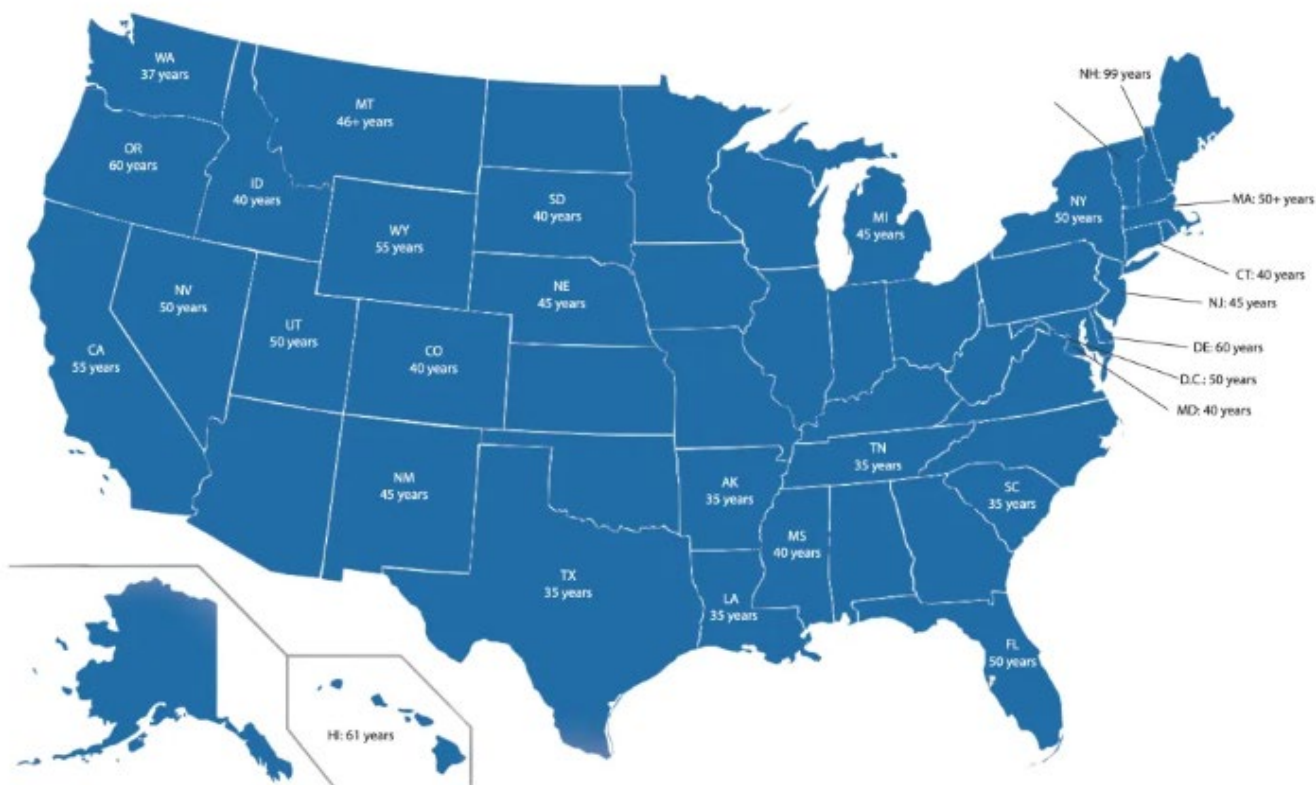
Source: Colorado Housing and Finance Authority



# Data Uses and Needs in Texas

Advocates in Texas used national data to make the case for increased affordability of Housing Credit properties. Waiting for governor to sign QAP prioritizing affordability of 45 years.

- The average extended affordability period among the 29 states that either incentivize or require long-term affordability is **50 years**.





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