



What – or Who – is a Project Monitor?

A Project Monitor is an individual or an organization familiar with assisted housing in the community and willing to serve as its “eyes and ears” in an effort to keep it affordable to low-income households.

How can a Project Monitor contribute to preservation efforts?

Below are some possible activities that Project Monitors might engage in, as well as some ideas for information that they might contribute. We are interested in any information about a property that can improve the usefulness of the data in identifying and preserving at-risk projects.

Possible Activities for Project Monitors

- ❑ Periodically check on the assisted properties with which you are familiar. Does the information look correct? Are you aware of any properties that should be included that aren't, or vice versa?
- ❑ Respond to emails from the organization maintaining the Preservation Catalog, when appropriate. Occasionally, your help may be needed to keep the database as accurate as possible. And when subsidized properties are threatened, Project Monitors will be alerted of the situation.
- ❑ Contact tenant associations and property owners/managers to learn more about the future of the building. Does the owner intend to keep the property affordable?
- ❑ Encourage other like-minded persons and organizations to join the growing Project Monitor network. The more “eyes and ears,” the better!
- ❑ Depending on the capacity and mission of the Project Monitor, actively participate in the preservation of threatened properties.

Information that Project Monitors Can Collect

Project Monitors would be asked to voluntarily report on observable “external” changes to the assisted properties with which they are familiar, including: signs of long-term vacancy or neglect, renovation, demolition, change of ownership, etc. Some may also have access to more “internal” information, including:

- Owner's intent to opt-out of a rental assistance contract or prepay a subsidized mortgage
- Owner's interest in selling a property
- Scores indicating a property's physical and/or financial status (REAC, etc.)
- Capital needs, plans for capital improvements, and construction/rehab history
- Current names and contact information for property owners and managers
- Type of owner (for-profit, non-profit, limited dividend)
- Number of units made affordable by each type of subsidy
- Income targeting of subsidies
- Actual unit rents
- Occupancy rate

Why is this important?

The preservation of this nation's assisted housing stock can occur only with the most accurate and up-to-date information on at-risk projects. Dedicated housing advocates who understand the importance of preserving affordable housing are the most reliable source for this kind of information.

How do I sign up?

Contact Keith Wardrip (keith@nlihc.org; (202) 662-1530 ext 245) to express your interest in becoming a Project Monitor or to make any suggestions or comments. And be sure to visit www.PreservationCatalog.org to view documents describing the overall project, as well as our case study work in the District of Columbia, Florida, North Carolina, and Washington.