

The D.C. Preservation Catalog:

A Picture of D.C.'s Subsidized Stock

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Preservation Catalog & Project Monitors in D.C.

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D.C. Preservation Catalog

I. Elements of the Preservation Catalog

- Comprehensive
- Integrated
- Subsidized
- Affordable
- Rental (and rental-like)

II. Why It's Important

- Preserving subsidized housing
- Establishing a baseline
- Understanding overlap

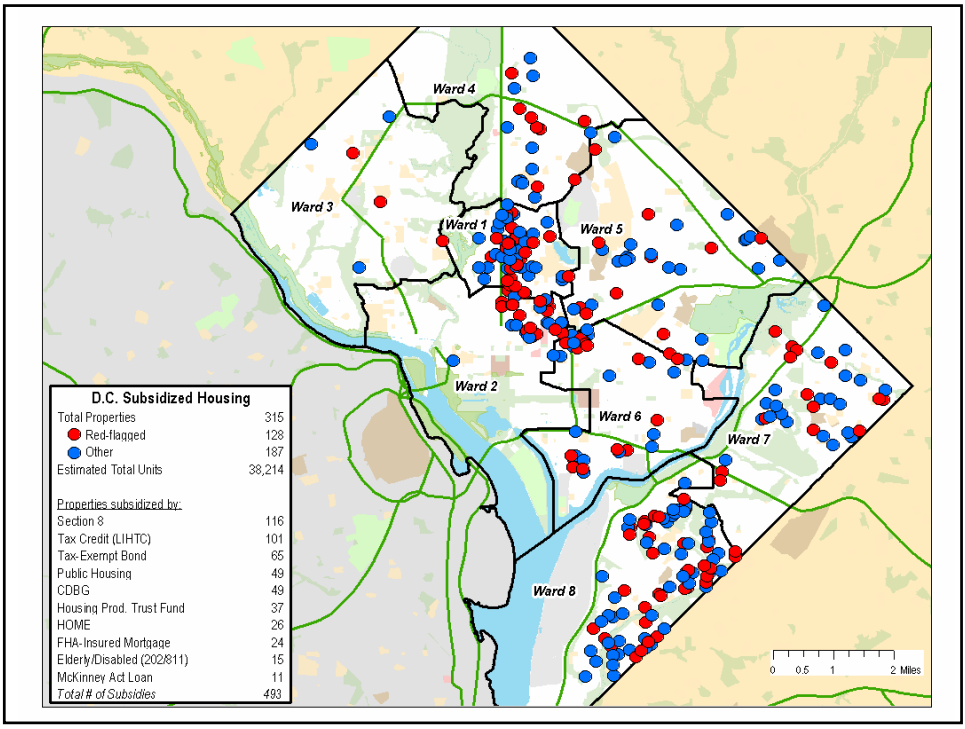
III. Why It's Imperfect

- Discrepancies among data sources
- Missing, incomplete, and uncertain data



Preservation Catalog & Project Monitors in D.C.

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Overview of Affordable Housing Stock

	Properties	
	(Including Public Housing)	
With 1 Subsidy	161	52%
With 2 Subsidies	77	25%
With 3 Subsidies	29	9%
With 4 Subsidies	15	5%
With 5 Subsidies	5	2%
With 6 Subsidies	1	0%
Subsidy Unknown	23	7%
Total	311	100%

	Also Subsidized By...										
	Section 8	FHA Mortgage	202/811	Tax Credits	Public Housing	CDBG	HOME	Trust Fund	T. E. Bond	McKinney Act	Only Subsidy
Section 8		13%	13%	24%	1%	9%	3%	4%	19%	2%	45%
FHA Mortgage	88%		0%	12%	0%	0%	0%	12%	12%	0%	6%
202/811	100%	0%		0%	0%	0%	0%	0%	0%	0%	0%
Tax Credits	28%	2%	0%		3%	25%	7%	15%	61%	6%	28%
Public Housing	2%	0%	0%	6%		4%	4%	0%	8%	6%	90%
CDBG	22%	0%	0%	51%	4%		6%	10%	53%	10%	27%
HOME	15%	0%	0%	27%	8%	12%		15%	19%	4%	54%
Trust Fund	14%	5%	0%	41%	0%	14%	11%		35%	8%	38%
T. E. Bond	34%	3%	0%	95%	6%	40%	8%	20%		9%	0%
McKinney Act	18%	0%	0%	55%	27%	45%	9%	27%	55%		9%

	Properties (Excluding Public Housing)	With Last Known Affordability Period Ending...			Date Unknown for All Subsidies
		Before 2010	2010-2015	After 2015	
With 1 Subsidy	118	28	29	40	21
With 2 Subsidies	75	5	16	48	6
With 3 Subsidies	28	1	2	25	0
With 4 Subsidies	14	3	0	10	1
With 5 Subsidies	4	0	1	2	1
Total	239	37	48	125	29

- Of the 28 singly-subsidized projects expected to expire before 2010...
 - Most have project-based Section 8 contracts set to expire that may or may not be renewed.
 - A handful have tax credits, and owners may have the opportunity to opt-out of their extended use periods.
 - Many are working with a technical assistance provider.
 - These projects represent roughly 3,000 units.
- 8 of the remaining 9 projects that may expire before 2010 have lost or will lose project-based Section 8 contracts. There is already evidence that local programs will preserve some measure of affordability in at least 4, but we don't yet know the terms or dates.
- For the deeply-targeted project-based Section 8 program, 55% of the 11,700 assisted units are covered by contracts that are set to expire before 2010.

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How to Interpret & Use the D.C. Preservation Catalog

Red-flag status. There is uncertainty surrounding projects listed in the YES section.

Classification of the owner. Properties owned by nonprofits are thought to represent the least risk.

Recent physical inspection scores (REAC). A score below 60 or a "c*" code indicates the property may be in physical distress.

Ward: 1 **Red-Flagged Properties** Yes **Preservation Catalog for the District of Columbia**

Project: KENYON APTS **Address:** 1372 KENYON ST NW **Recent Physical Inspection Score:** 55 **Score:** 55 **36**

Owner: KENYON LTD, PARTNERSHIP **Type:** Limited Dividend **Manager:** NRM ASSOCIATES, INC. **Code:** c **c**

TA Provider: DOCH **Notes:** Project also listed by DOHFA with no information related to funding. **Date:** 7/29/2005 **9/22/2004**

Subsidy/Program	Assisted Units	Total Units	Start of Affordability	End of Affordability	Data Source	Data Note
Housing Production Trust Fund	18	18			Affordable Housing Pipeline (4th Q, 2007)	Period of affordability dates are unknown.
SB State Agency	18	18	6/10/1993	6/30/2007	HUD - Multifamily Assistance and Section 8 Co	(5/1/07)

Name of technical assistance provider, if any.

Details on each known subsidy, including the number of assisted units, start and end dates of affordability, and notes specific to each. Subsidies that are thought to expire before July 25, 2008 are in red.

Notes on the overall status of the project. This information often comes from TA providers now but represents a great opportunity for Project Monitors to contribute.

Full document at <http://nlihc.org/doc/dcpreservationcatalog.pdf>

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Preservation Catalog for the District of Columbia July 2007

This document represents the efforts of the National Low Income Housing Coalition¹ and NeighborhoodInfo DC to catalog the federally- and locally-subsidized rental stock and limited-equity cooperatives in the District of Columbia.² This Preservation Catalog lists each such property and provides detailed information, to the extent that it is available, on each subsidy that ensures the property is reserved for low-income households.

Objectives

The objectives in compiling the Preservation Catalog are fivefold: (1) To increase awareness of projects at-risk of exiting the affordable housing stock in the District; (2) By increasing awareness, to contribute to the preservation of affordable housing; (3) To serve as an accurate and ongoing accounting of the total affordable housing stock in the District, so that changes can be measured through time (4) To provide guidance to state and local groups attempting to create a Preservation Catalog of their own affordable rental stock, and; (5) To learn from the compilation and maintenance of the database in order to assess the resources that would be required to build a national Preservation Catalog.

Methodology

Focusing exclusively on the District of Columbia, research staff assimilated information on affordable housing projects from several publicly available HUD datasets. We supplemented this information with data provided by HUD's HOME staff, the D.C. Housing Authority, and the D.C. Housing Finance Agency.³ Information on many additional projects came from the D.C. Office of Planning and Economic Development's *Affordable Housing Pipeline* quarterly report. In addition to these datasets, the Preservation Catalog is more complete and accurate as a result of the input of many local advocates and technical assistance (TA) providers who supplied information largely captured in the 'TA Provider' and 'Notes' fields.⁴

Every attempt has been made to ensure that the Preservation Catalog reflects the most accurate information possible. However, due to the nature of affordable housing finance, many projects appear in more than one data source. And due to the nature of large federal databases, information on the same project often differs from one source

¹ NLIHC's compilation of the Preservation Catalog was made possible thanks to a three-year grant from the John D. and Catherine T. MacArthur Foundation.

² It should be noted that temporary housing, such as emergency and transitional homeless shelters, and affordable homeownership units, with the exception of subsidized limited equity cooperatives, are excluded from the Catalog. Also excluded are rental units that are 'naturally' affordable to low-income households without the benefit of an ongoing federal or local subsidy.

³ The files incorporated into this Preservation Catalog were either current as-of, or downloaded on, the following dates: Multifamily Assistance and Section 8 Contracts (as of 5/1/07); Insured Multifamily Mortgages (as of 3/31/07); Low Income Housing Tax Credits (as of 2/20/07, reflecting projects placed in service through 2004); Active 202/811 Loans and Active 236 Projects (downloaded 3/22/07); HOME (as of 3/31/07); Affordable Housing Pipeline (4th Quarter 2006); DCHFA Multifamily Project Pipeline Status Report (4/1/05 & 2/13/07); Section 8 Moderate Rehab (as of 3/6/06); and Public Housing (retrieved from the DCHA website on 4/17/07).

⁴ Data and comments collected by NeighborhoodInfo DC were partially updated as recently as May 2007.

Preservation Catalog for the District of Columbia July 2007

to another. Where sources conflict, we have been able to resolve some discrepancies using Internet searches, phone calls, and a limited driving tour of the District's housing market. Admittedly, however, some of the information represents our "best guess," which explains why we are soliciting feedback from users (see Comments/Feedback section).

Organization of the Document

Following this brief introduction are detailed descriptions of the 315 subsidized rental projects and limited equity cooperatives operating in the District. These projects are first grouped by the Ward in which they are located and then by whether or not they have been "red flagged." Within these groups, properties are organized alphabetically by name.

A property is red-flagged if it meets one of the following criteria: a subsidy is believed to be expired or is expected to expire within the next year (July 25, 2008); there is uncertainty regarding the timing or the number of affordable units associated with a project's only subsidy; the tenure of a project – rental, co-op, or condo – is unclear; the project's development status is unknown (e.g., vacant and under construction); or concern for a property's affordability has been expressed by a technical assistance provider.

The red-flag indicator is intended to identify projects for which more information is required and does not necessarily imply that their affordability status is imminently threatened. Users of the Preservation Catalog may want to first focus on these red-flagged projects if they are interested in identifying at-risk developments or if they would like to help us resolve some of the ambiguity and inconsistencies that remain in the Catalog.

Caveats

This Preservation Catalog reflects the most current information available on the affordable rental stock in D.C. as of July 2007. As such, and given the multiple processes by which housing can enter and exit the affordable stock, the Catalog represents only a snapshot of an ever-changing picture. Users of the database should attempt to fully understand its limitations and critically evaluate the information provided herein before engaging in any analysis.

Comments/Feedback

The Preservation Catalog will be most useful to D.C. housing advocates if it reflects the best available information on all subsidized rental projects and co-ops in the District. As such, we would like to solicit corrections, additions, deletions, and general feedback from users of the data in an effort to make the Preservation Catalog as comprehensive and as accurate as possible. Such feedback should be forwarded to Keith Wardrip, research analyst at NLIHC (keith@nlihc.org; 202.662.1530 x245).

Ward: 1 Red-Flagged Properties Yes **Preservation Catalog for the District of Columbia**

Project: 1440 Columbia Rd NW	Address: 1440 Columbia Rd NW	Recent Physical Inspection Scores	Score:			
Owner: Type:	Manager:		Code:			
TA Provider: Harrison Institute	Notes: 22 units, tenant owners putting together redevelopment plan, vacant because of fire years ago, DHCD acquisition and rehab (8/23/06). Contact indicates that it's currently still rental (7/19/07).		Date:			

Subsidy/Program	Assisted Units:	Total Units:	Start of Affordability:	End of Affordability:	Data Source:	Data Note:
CDBG	17	17			Affordable Housing Pipeline (4th Q. '06)	Period of affordability dates are unknown.

Project: Campbell Heights	Address: 2001 15TH ST NW	Recent Physical Inspection Scores	Score:			
Owner: Campbell Heights Associates	Type: Profit Motivated		Manager: OP Property Management, LLC	Code:		
TA Provider: DCCH	Notes: No further contact with building by HCS.		Date:			

Subsidy/Program	Assisted Units:	Total Units:	Start of Affordability:	End of Affordability:	Data Source:	Data Note:
Other S8 New	170	171	3/1/2003	2/29/2008	HUD - Multifamily Assistance and Section 8 Contracts (5/1/07)	

Project: CAPITOL MANOR	Address: 1436 W ST NW	Recent Physical Inspection Scores	Score:	54	28	
Owner: Capital Manor Cooperative	Type: Limited Dividend		Manager: Security Management, Inc.	Code:	c	c*
TA Provider: Harrison Institute, Jair Lynch	Notes: 57 total assisted units: 17 or 19 contract units, 2 regular vouchers, rest enhanced. Recouped interest deduction payment, repaid section 236; fully renovated and operating (8/23/06).		Date:	10/20/2000	6/24/1999	

Subsidy/Program	Assisted Units:	Total Units:	Start of Affordability:	End of Affordability:	Data Source:	Data Note:
S8 Loan Mgmt	19	102	10/1/2006	6/30/2007	HUD - Multifamily Assistance and Section 8 Contracts (5/1/07)	

Project: CAS ASSOCIATES	Address: 1461 Girard ST NW	Recent Physical Inspection Scores	Score:			
Owner: Dev. Corp. of Columbia Heights	Type: Non-Profit		Manager: Dev. Corp. of Columbia Heights	Code:		
TA Provider: DCCH	Notes: Contact indicates that HPTF funds are being used to rehab as a 9-unit cooperative (60% AMI) (7/18/07).		Date:			

Subsidy/Program	Assisted Units:	Total Units:	Start of Affordability:	End of Affordability:	Data Source:	Data Note:
Other S8 Rehab	9	9	10/31/2006	4/29/2007	HUD - Multifamily Assistance and Section 8 Contracts (5/1/07)	Contact verified opt-out (7/18/07).