

POLICY INNOVATION

LENDING

DEVELOPMENT

ENERGY SOLUTIONS

# Restoring Neighborhoods Webinar: Preservation Strategies

# About NHT

*The National Housing Trust protects, improves and maintains existing affordable housing so that low-income families can live in quality neighborhoods with access to opportunities.*

**Policy Innovation**

**Lending**

**Real Estate Development**

**Energy Solutions**



# National Preservation Working Group (PWG)

- NHT convenes and facilitates the PWG, a national coalition of housing owners, developers, advocates, tenant associations, & state & local housing agencies dedicated to the preservation of multifamily housing for low-income families.
- PWG holds monthly calls & quarterly meetings, & disseminates information daily related to federal legislation & regulations related to affordable housing preservation.
- PWG advocates for resources & legislation in support of preservation before Congress & the Administration through in-person meetings, testimony, letters, and comments.



# Local Approaches to Preservation

- No “one size fits all” to local preservation strategies, but there are common factors among communities with a strong commitment and effective approach to preservation:
  - Strategic, comprehensive approach (i.e.: preservation collaborative);
  - Data collection and analysis;
  - Policies & programs that address specific needs of the community.



# Local Preservation Collaboratives

Network	Convener Type	Convener	Members
<b>Colorado</b>	State HFA	Colorado Housing Finance Agency (CHFA)	Colorado Housing and Finance Authority (CHFA), Colorado Department of Local Affairs-Division of Housing (DOLA-DOH), HUD, USDA, local governments such as City and County of Denver, Adams County, City of Colorado Springs, City of Golden, and local housing authorities
<b>Massachusetts</b>	Nonprofit	Community Economic Development Assistance Corporation (CEDAC)	HUD, Department of Housing and Community Development, the City of Boston, and other public and quasi-public agencies involved in preservation
<b>Portland, OR</b>	Nonprofit/CDFI	Network for Oregon Affordable Housing	Oregon Housing and Community Services, Portland Housing Bureau, HUD's Portland Office
<b>Washington, D.C.</b>	Nonprofit and D.C. government	Coalition for Nonprofit Housing and Economic Development (CNHED) and D.C. government	HUD, D.C. HFA, D.C. Department of Housing and Community Development, D.C. Housing Authority, D.C. Office of the Tenant Advocate
<b>Cook County, IL</b>	CDFI	Community Investment Corporation (CIC)	City of Chicago, the Chicago Housing Authority, the HUD regional office, and the Illinois Housing Development Authority



# 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.

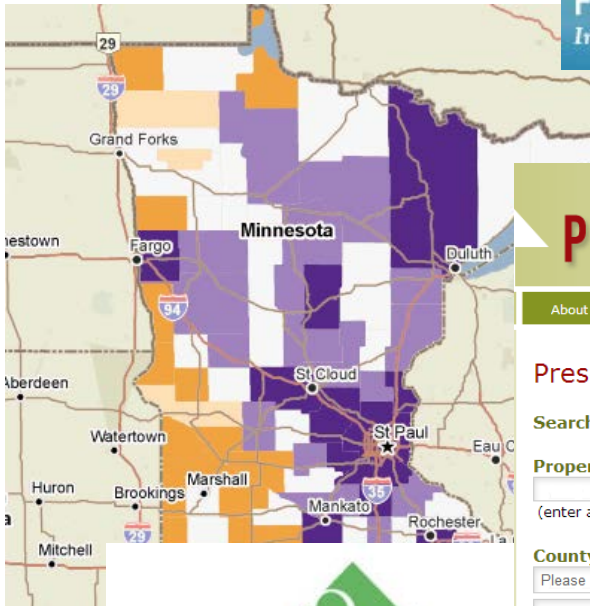
Property Name	Property Address	City	State	Zip	County	CD	Subsidy End Date	Total Units	Active Subsidies	Owner	Owner Type
			NM								
⊗ NM HOUSING FUND PHASE II - S U	3912 Sunbird Dr NW	Albuquerque	NM	87120-3747	Bernalillo	1		1	1	NEW MEXICO HSG FUND	For Profit
⊗ ALTA VISTA APTS* (2)	4200 Spanish Bit NE	Albuquerque	NM	87111-4263	Bernalillo	1	08/01/2039	270	2		
⊗ FRANKLIN VISTA IV APTS* (2)	705 Curry Ct	Anthony	NM	88021-8238	Dona Ana	2	05/17/2049	21	2	FRANKLIN VISTA IV APARTMENTS LP	For Profit
⊗ 737 LA JOYA STREET	737 La Joya St	Espanola	NM	87532-2878	Rio Arriba	3	06/12/2017	50	1		
⊗ VILLAGE SAGE APARTMENTS* (2)	5951 Larson Loop	Santa Fe	NM	87507-4701	Santa Fe	3	01/01/2052	60	2		
⊗ NEAL & 6TH	509 6th St N	Socorro	NM	87801-4226	Socorro	2		2	1	HARLAN J. & PAMELA A. WEISS	For Profit
⊗ FRANKLIN VISTA II APARTMENTS	851 Hettinga Rd	Anthony	NM			2		28	1	FRANKLIN VISTA II LTD	For Profit
⊗ Vigil / Hanna	2120 Hot Springs Blvd	Las Vegas	NM	87701-3448	San Miguel	3		267	1	Housing Authority of the City of Las Vegas	
⊗ LUNA LODGE PROJECT (UBUNTU)	9119 Central Ave NE	Albuquerque	NM	87123	Bernalillo				1		
⊗ VILLAS OF BRIAR RIDGE	102 Bent Tree Rd	Roswell	NM	88201	Chaves				1		
⊗ CERRILLOS / SANTA CRUZ	2 Val Verde Dr	Santa Fe	NM	87508	Santa Fe	3		200	1	Housing Authority of the County of Santa Fe	
⊗ ARTESIA PROPERTIES	1601 W Centre Ave	Artesia	NM	88210-3507	Eddy	2	09/22/2044	40	3	ARTESIA PROPERTIES LIMITED PARTNERSHIP	For Profit
⊗ MESQUITE VILLAGE	412 S Avenue F	Texico	NM	88135-9662	Curry	3	12/31/2016	20	1	MESQUITE VILLAGE LP	For Profit
⊗ VILLA LAS VEGAS	200 Mountain View Dr	Las Vegas	NM	87701-4613	San Miguel	3	12/31/2016	60	1	VILLA LAS VEGAS LP	Non-Profit
⊗ VISTA GRANDE APARTMENTS	12801 Copper Ave NE	Albuquerque	NM	87123-1649	Bernalillo	1	03/01/2045	96	2	VISTA GRANDE APTS LP	For Profit

<http://www.preservationdatabase.org/>



# State Databases

## FLORIDA HOUSING DATA CLEARINGHOUSE *Improving Housing Decisions*



## Preserve Oregon Housing

- About Us
- Loans | Programs
- Preservation Database
- Resources | Facts

### Preservation Database - Search

Search by...

**Property Name**  
  
(enter any part of the property name)

**Company Name (Owner)**  
  
(enter any part of the company name)

**County**  
Please select...  
Please select...  
Please select...  
Please select...  
Please select...  
(select up to five)

**City**

**Zip Code**  
  
(5 digits)

**Year Built (Between)**  
YYYY to YYYY

**Status**  
Please select...

**Overall Expiration Date HUD PRBA Contract**  
MM/DD/YYYY to MM/DD/YYYY

**Subsidy Program Type**  
Please Select...



# Local Preservation Program & Policies

- Portland's 11x13 Preservation Campaign identified and successfully preserved 11 properties (over 700 units) through commitment, goal setting, and resource dedication.
- DC's TOPA (Tenant Opportunity to Purchase Act) grants residents the right-of-first-refusal when a rental property is for sale.
  - Though not designed specifically as a preservation tool, it functions as one.
- Preservation Ordinances in Denver, Chicago, Seattle, Portland, and other cities nationwide.







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