January 8, 2026

# Housing Insights

**Prepared for Housing Directors Advisory Committee, Metropolitan Washington Council of Governments**

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# Background

# History of the DC Preservation Catalog

- Database of assisted housing created by National Low Income Housing Coalition 2006-08
  - Reviewed similar efforts in other jurisdictions and national and local data sources on affordable housing
  - Data to be comprehensive, integrated, locally monitored, and preservation-oriented
- Now maintained by Urban Institute and The Coalition to support the DC Preservation Network
- Similar national data are now available from the National Housing Preservation Database (NHPD), which was created in 2011
  - 358 DC properties in NHPD vs. 657 in DC Preservation Catalog/Housing Insights

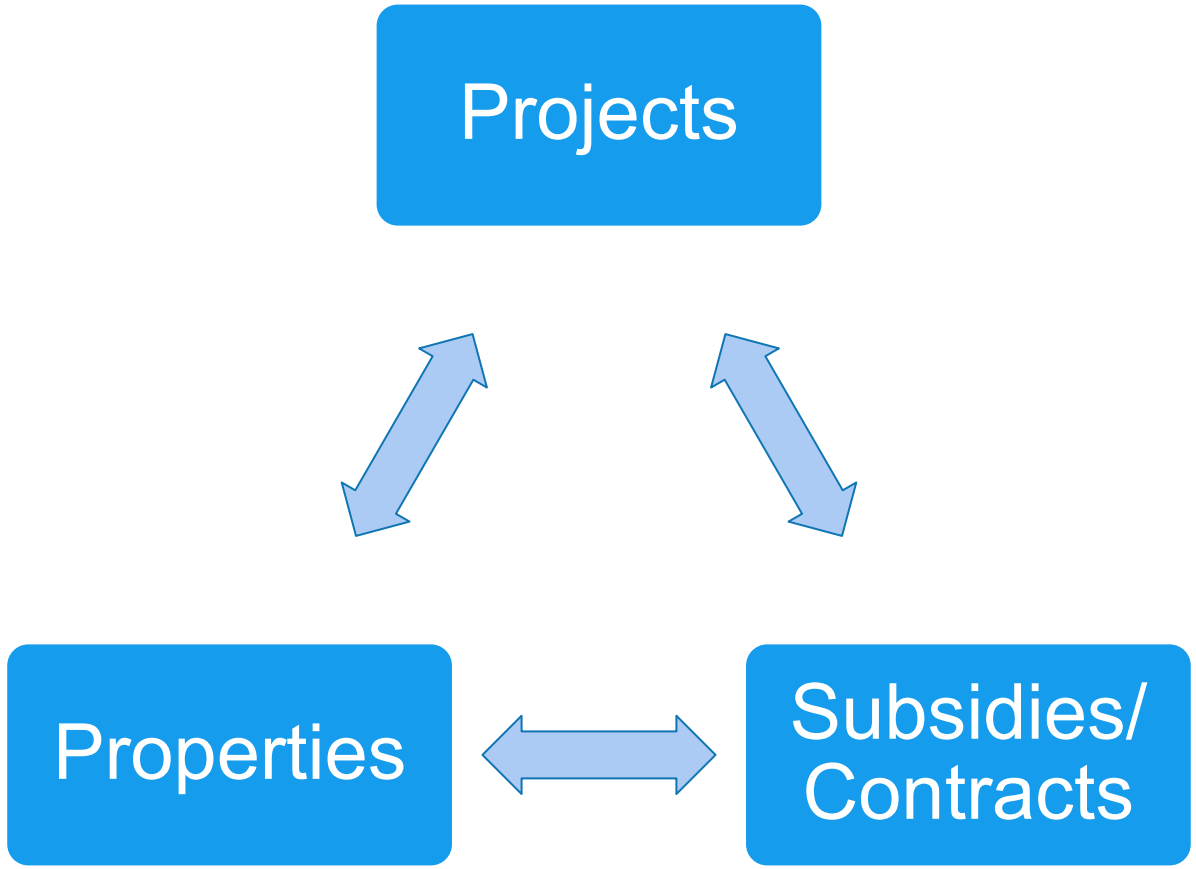
# HUD Data Sources

- Multifamily Assistance and Section 8 Contracts database (updated monthly)
- Insured Multifamily Mortgages database (quarterly)
- Physical Inspection Scores (3-6 mos)
- LIHTC database (annual)
- 202 Direct Loans (occasional)
- Picture of Subsidized Households (occasional)

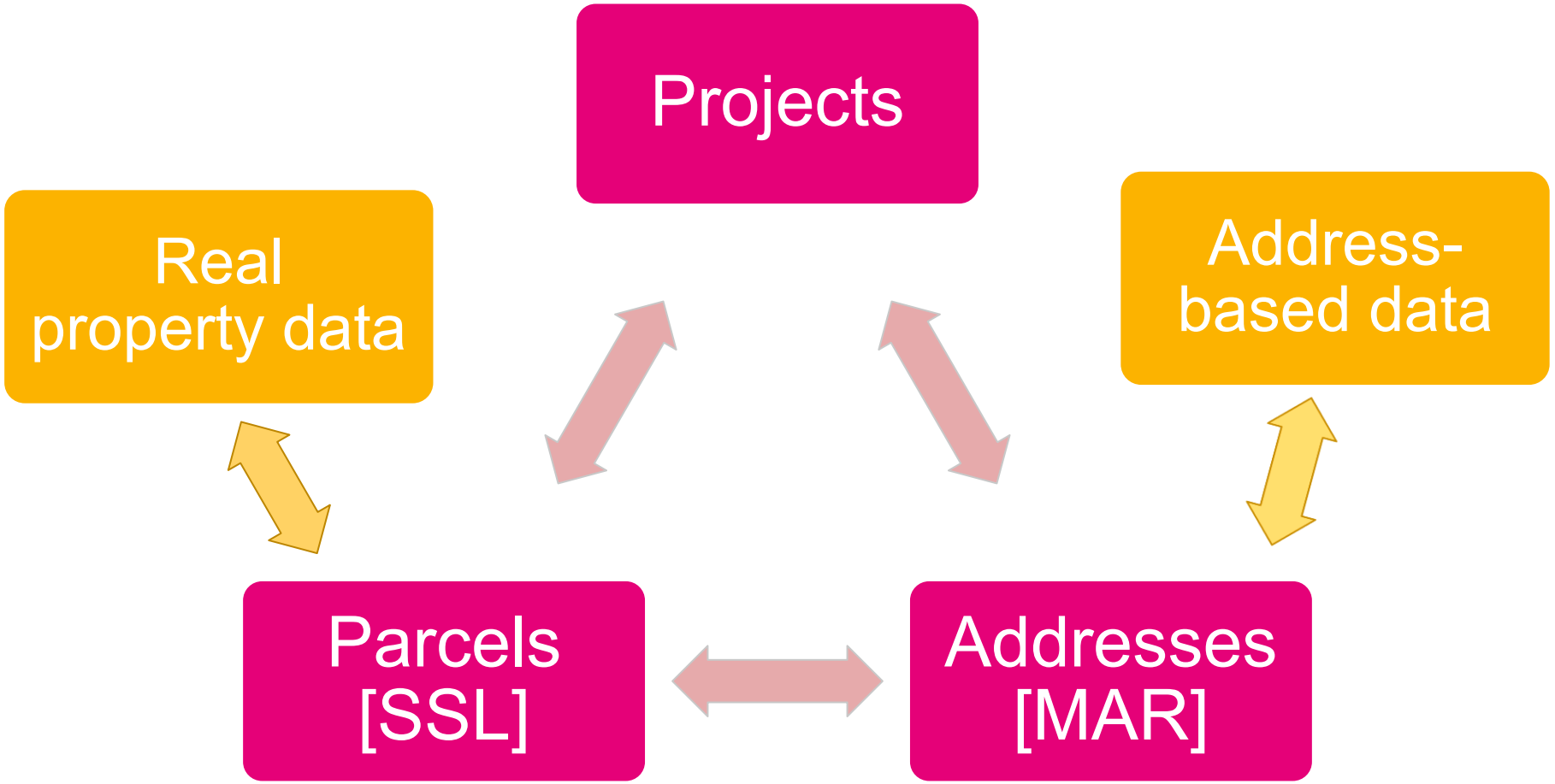
# Local Data Sources

- DC Housing Production Trust Fund
- DC Housing Preservation Fund
- DC Local Rent Supplement Program
- Additional data on LIHTC awards
- Limited Equity Cooperatives
- Real property data
- TOPA filings

# Linking Records: First Stage



# Linking Records: Next Stage



*[DC's] preservation goals should help guide the development of the criteria to determine which affordable housing should be prioritized for preservation and what methods and tools DC should use to carry out the preservation strategy.*

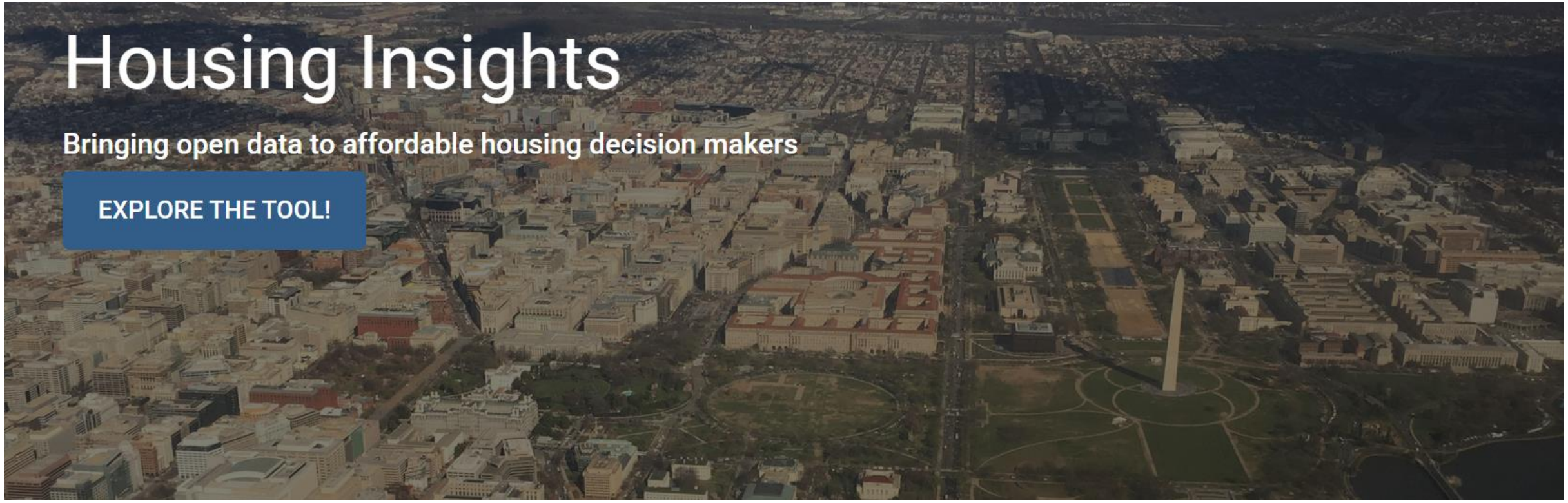
# Maintaining Economic Diversity and Affordability

## A Strategy for Preserving Affordable Rental Housing in the District of Columbia

**DC Preservation Network**
**Preservation Strategy Working Group**

**December 2014**

· URBAN · INSTITUTE ·




*Launched in 2017, Housing Insights was a collaborative effort by Urban Institute, The Coalition (formerly CNHED), Code for DC, and the DC Department of Housing and Community Development. It was funded by the Civic Tech and Data Collaborative, with support from Living Cities, Code for America, and the National Neighborhood Indicators Partnership.*

# The Problem

Those fighting to preserve affordable housing have to make difficult decisions about where to spend resources. While different groups generally agree on the list of factors to consider in preservation efforts, groups vary in how they prioritize these factors. Having access to common data lets us have a shared starting point for a more productive conversation. Data, moreover, provides context to decisions, helps prioritize limited funds and energy, and ensures affordable housing efforts are proactive rather than reactive.

# Our Solution

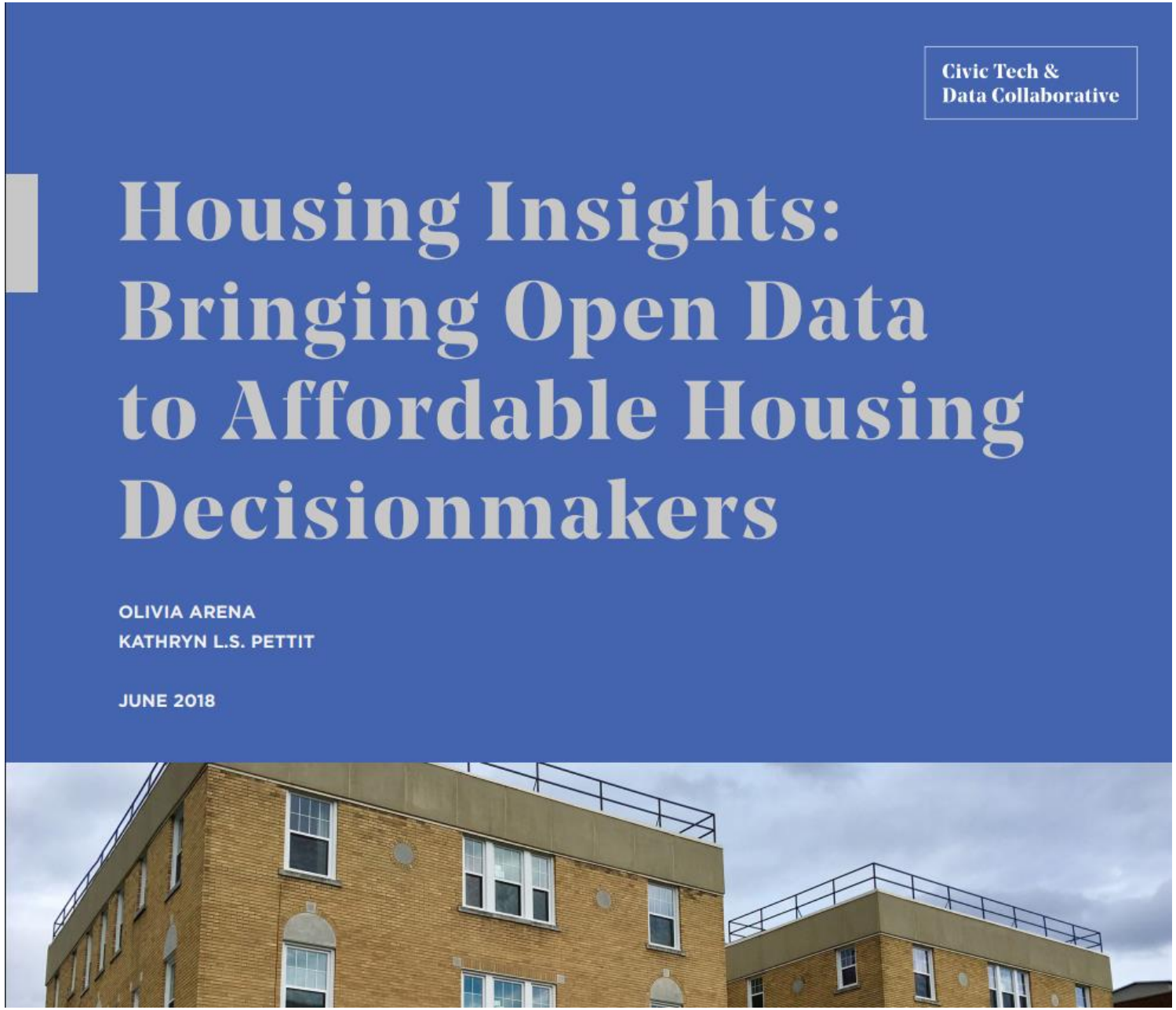
Housing Insights builds on the great work of the Preservation Catalog to bring context to the fingertips of the affordable housing community. Housing Insights assembles essential information on all subsidized affordable housing in DC and connects it to relevant outside data such as public transit, property tax assessments and neighborhood characteristics to make it easy to consider all the relevant factors when prioritizing and coordinating work.

Decision makers and advocates for affordable housing use Housing Insights to:

- Identify projects that are at-risk or difficult to replace
- Understand trends in neighborhood demographics
- Access complete information on individual projects needed for action and intervention

Whether you are involved in the efforts to preserve affordable housing in DC or simply are an interested member of the public, we welcome you do Housing Insights and invite you to explore the tool!

*Collaboratives should recognize the importance of local commitment and capacity to implement a project. The [DC] mayor's prioritizing affordable housing preservation created an opportunity for buy-in around a civic tech tool to assist decisionmaking.*



# HousingInsights.org

# Welcome to Housing Insights!

The Housing Insights tool provides data about subsidized affordable housing projects and the neighborhoods that they're in.

We're looking for feedback! Please fill out this short survey.

## Who is this for?

This data tool is designed for affordable housing advocates and government officials to better understand the state of affordable housing in Washington, DC.

## What can it do?

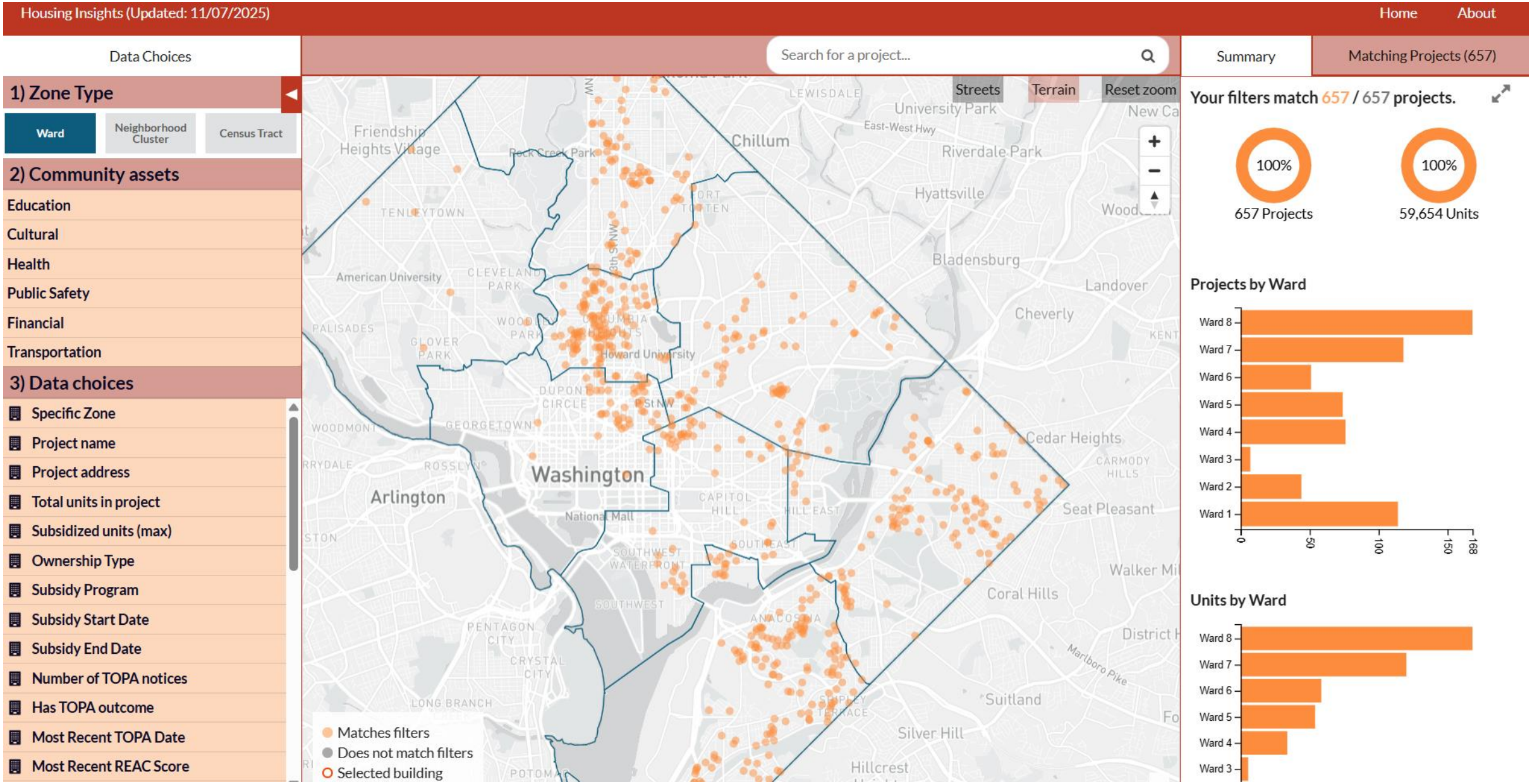
The tool provides a dynamic view of all affordable housing in the city. You can filter the projects to view summary statistics of projects that meet certain criteria, and view neighborhood data overlayed on top of the map. You can also view details of specific projects.

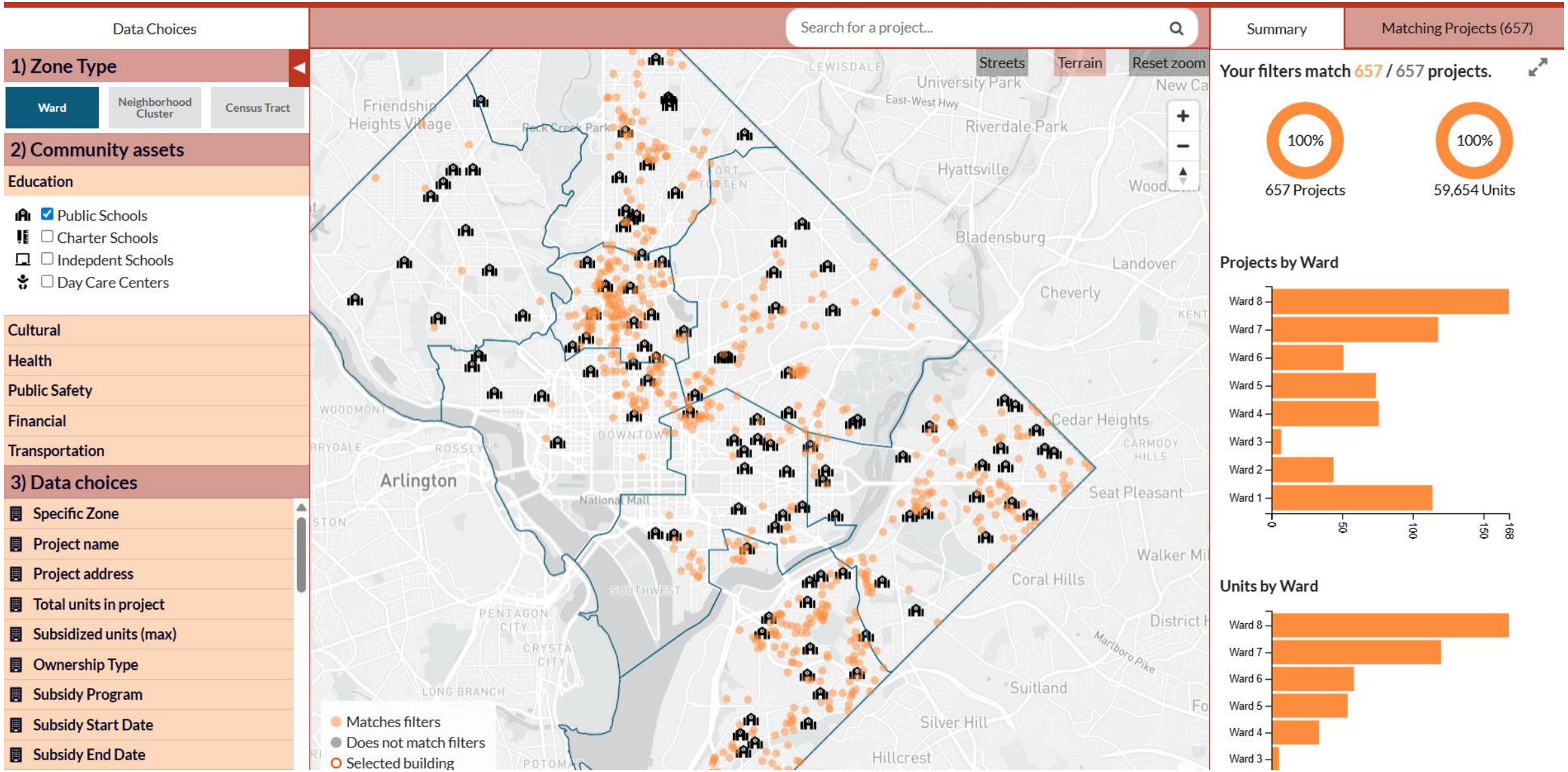
## Where is the data from?

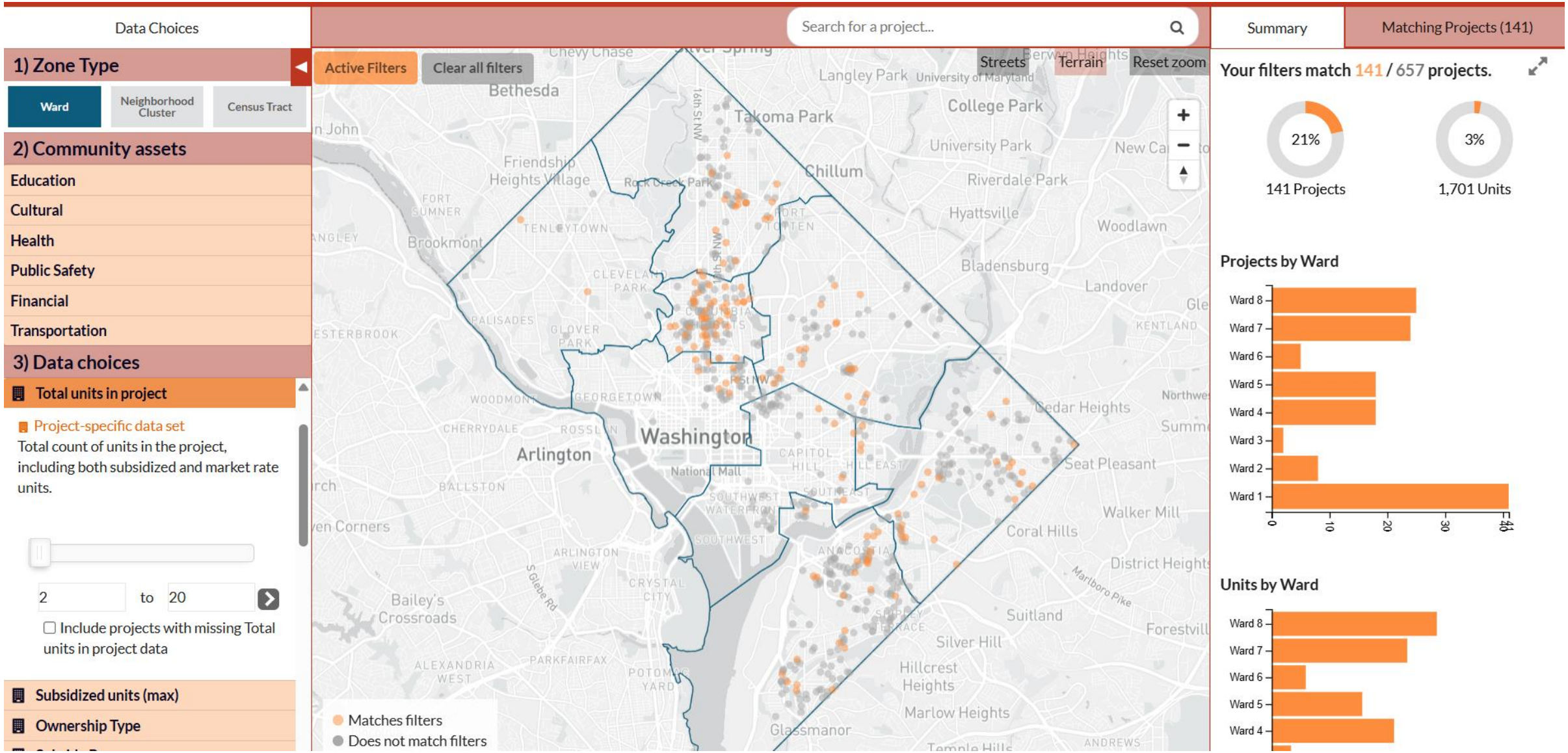
Data has been gathered from multiple sources including the DC Government, Urban Institute, HUD, and the US Census Bureau. A full listing of data sources is located on our data documentation page

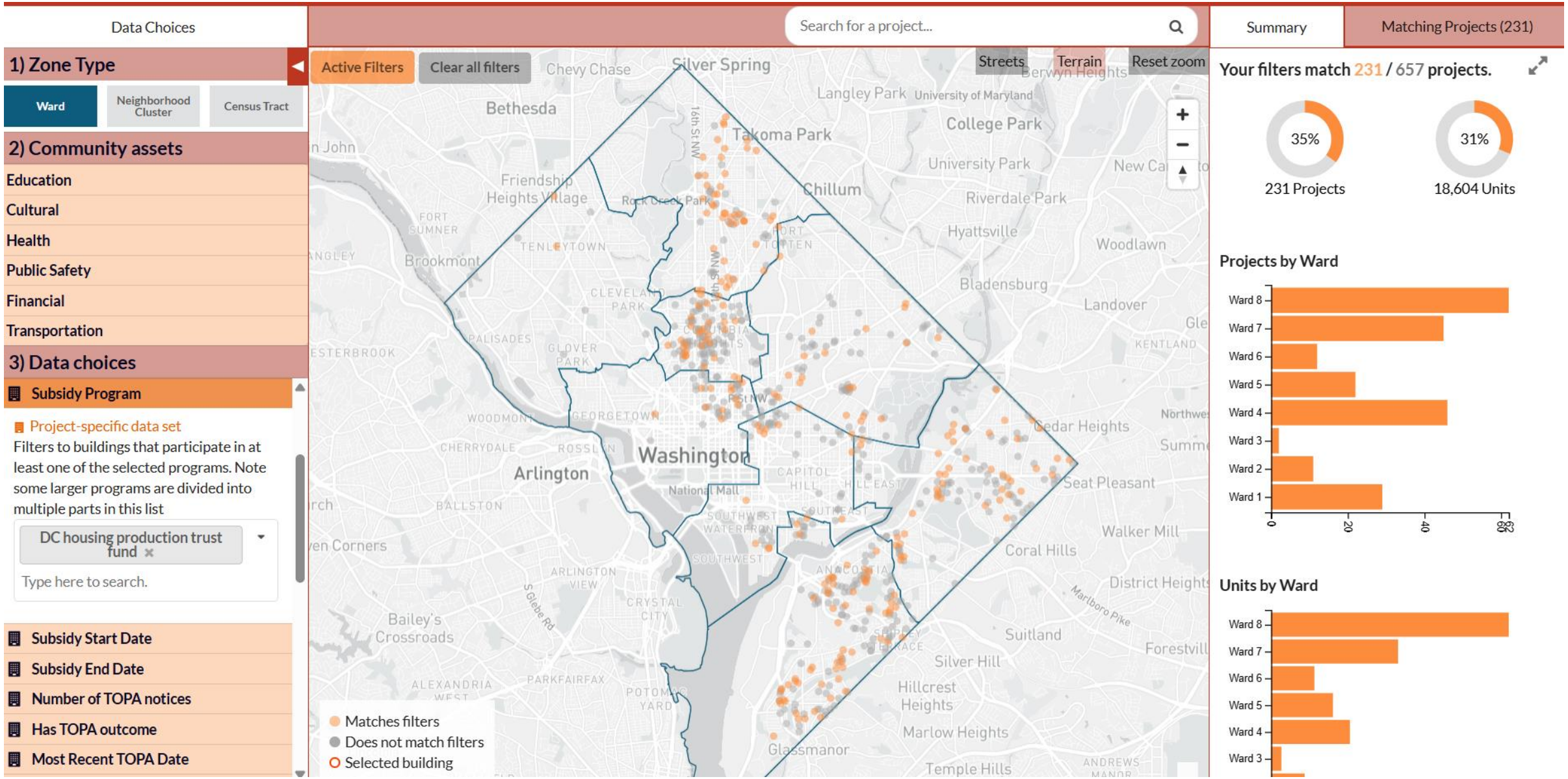
✔ TAKE A TOUR ✔ VIEW EXAMPLE ANALYSIS ✔ USE THE TOOL

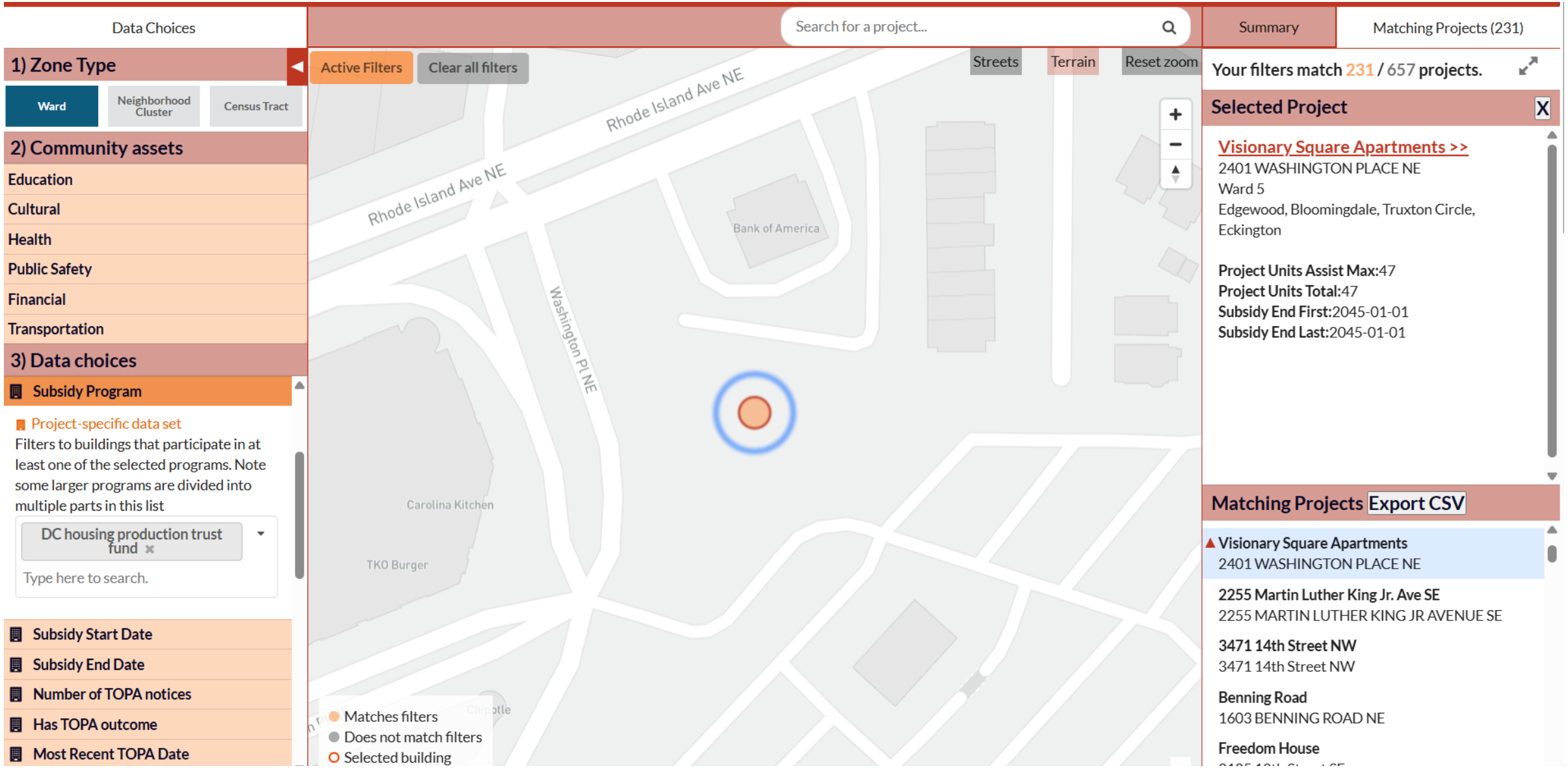
*This tool was created by this group of volunteers in collaboration with CNHED, Urban Institute, and DHCD and is maintained by Focus Consulting.*


Housing Insights (Updated: 11/07/2025)
Home
About
Data Choices
Search for a project...
Summary
Matching Projects (657)
1) Zone Type
Ward
Neighborhood Cluster
Census Tract
2) Community assets
Education
Cultural
Health
Public Safety
Financial
Transportation
3) Data choices
Specific Zone
Project name
Project address
Total units in project
Subsidized units (max)
Ownership Type
Subsidy Program
Subsidy Start Date
Subsidy End Date
Number of TOPA notices
Has TOPA outcome
Most Recent TOPA Date
Most Recent REAC Score
Streets
Terrain
Reset zoom
Washington
Arlington
Chillum
Hyattsville
Bladensburg
Landover
Cheverly
Seat Pleasant
Coral Hills
Suitland
Silver Hill
Hillcrest
Matches filters
Does not match filters
Selected building
Your filters match 657 / 657 projects.
100%
657 Projects
100%
59,654 Units
Projects by Ward
Ward 8
Ward 7
Ward 6
Ward 5
Ward 4
Ward 3
Ward 2
Ward 1
0
50
100
150
168
Units by Ward
Ward 8
Ward 7
Ward 6
Ward 5
Ward 4
Ward 3


Data Choices
1) Zone Type
Ward
Neighborhood Cluster
Census Tract
2) Community assets
Education
Public Schools
Charter Schools
Indepdent Schools
Day Care Centers
Cultural
Health
Public Safety
Financial
Transportation
3) Data choices
Specific Zone
Project name
Project address
Total units in project
Subsidized units (max)
Ownership Type
Subsidy Program
Subsidy Start Date
Subsidy End Date
Search for a project...
Streets
Terrain
Reset zoom
Matches filters
Does not match filters
Selected building
Summary
Matching Projects (657)
Your filters match 657 / 657 projects.
100%
657 Projects
100%
59,654 Units
Projects by Ward
Ward 8
Ward 7
Ward 6
Ward 5
Ward 4
Ward 3
Ward 2
Ward 1
0
50
100
150
188
Units by Ward
Ward 8
Ward 7
Ward 6
Ward 5
Ward 4
Ward 3


Data Choices
1) Zone Type
Ward
Neighborhood Cluster
Census Tract
2) Community assets
Education
Cultural
Health
Public Safety
Financial
Transportation
3) Data choices
Total units in project
Project-specific data set
Total count of units in the project, including both subsidized and market rate units.
2
to
20
Include projects with missing Total units in project data
Subsidized units (max)
Ownership Type
Search for a project...
Active Filters
Clear all filters
Streets
Terrain
Reset zoom
Washington
Arlington
Bethesda
Takoma Park
College Park
Chillum
Hyattsville
Bladensburg
Landover
Woodlawn
Seat Pleasant
Coral Hills
Suitland
Silver Hill
Hillcrest Heights
Marlow Heights
Glassmanor
Matches filters
Does not match filters
Summary
Matching Projects (141)
Your filters match 141 / 657 projects.
21%
141 Projects
3%
1,701 Units
Projects by Ward
Ward 8
Ward 7
Ward 6
Ward 5
Ward 4
Ward 3
Ward 2
Ward 1
0
10
20
30
41
Units by Ward
Ward 8
Ward 7
Ward 6
Ward 5
Ward 4


Data Choices
Search for a project...
Summary
Matching Projects (231)
1) Zone Type
Ward
Neighborhood Cluster
Census Tract
2) Community assets
Education
Cultural
Health
Public Safety
Financial
Transportation
3) Data choices
Subsidy Program
Project-specific data set
Filters to buildings that participate in at least one of the selected programs. Note some larger programs are divided into multiple parts in this list
DC housing production trust fund
Type here to search.
Subsidy Start Date
Subsidy End Date
Number of TOPA notices
Has TOPA outcome
Most Recent TOPA Date
Active Filters
Clear all filters
Streets
Terrain
Reset zoom
Matches filters
Does not match filters
Selected building
Your filters match 231 / 657 projects.
35%
231 Projects
31%
18,604 Units
Projects by Ward
Ward 8
Ward 7
Ward 6
Ward 5
Ward 4
Ward 3
Ward 2
Ward 1
0
20
40
62
Units by Ward
Ward 8
Ward 7
Ward 6
Ward 5
Ward 4
Ward 3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Type here to search.
Subsidy Start Date
Subsidy End Date
Number of TOPA notices
Has TOPA outcome
Most Recent TOPA Date
Active Filters
Clear all filters
Streets
Terrain
Reset zoom
Rhode Island Ave NE
Rhode Island Ave NE
Bank of America
Washington Pl NE
Carolina Kitchen
TKO Burger
Chipotle
Matches filters
Does not match filters
Selected building
Your filters match 231 / 657 projects.
Selected Project
X
Visionary Square Apartments >>
2401 WASHINGTON PLACE NE
Ward 5
Edgewood, Bloomingdale, Truxton Circle, Eckington
Project Units Assist Max:47
Project Units Total:47
Subsidy End First:2045-01-01
Subsidy End Last:2045-01-01
Matching Projects Export CSV
Visionary Square Apartments
2401 WASHINGTON PLACE NE
2255 Martin Luther King Jr. Ave SE
2255 MARTIN LUTHER KING JR AVENUE SE
3471 14th Street NW
3471 14th Street NW
Benning Road
1603 BENNING ROAD NE
Freedom House

# Visionary Square Apartments

## 2401 WASHINGTON PLACE NE

Street View

## Property Information

Subsidized Units

### Units

| | |
|---|---|
| **Subsidized Units** | 47 |
| **Total Units** | 47 |

### Location

| | |
|---|---|
| **Ward** | Ward 5 |
| **Neighborhood Cluster** | Cluster 21: Edgewood, Bloomingdale, Truxton Circle, Eckington |
| **ANC** | ANC 5C |
| **Census Tract** | DC Tract 91.02 |

Visionary Sc

2401 WASHING

Property Information

Subsidized Units

## Sale Activity

| Date | Activity Type | Description |
|---|---|---|
| 2013-12-31 | OTR: Property sale | OTR: Sold to Israel Senior Residences LLC; price: $2,100,000; sale type: Market. |
| 2009-06-09 | OTR: Property sale | OTR: Sold to Israel Manor; price: $400,000; sale type: Landsale. |

## TOPA Notices

No known TOPA notices!

## TOPA Outcomes

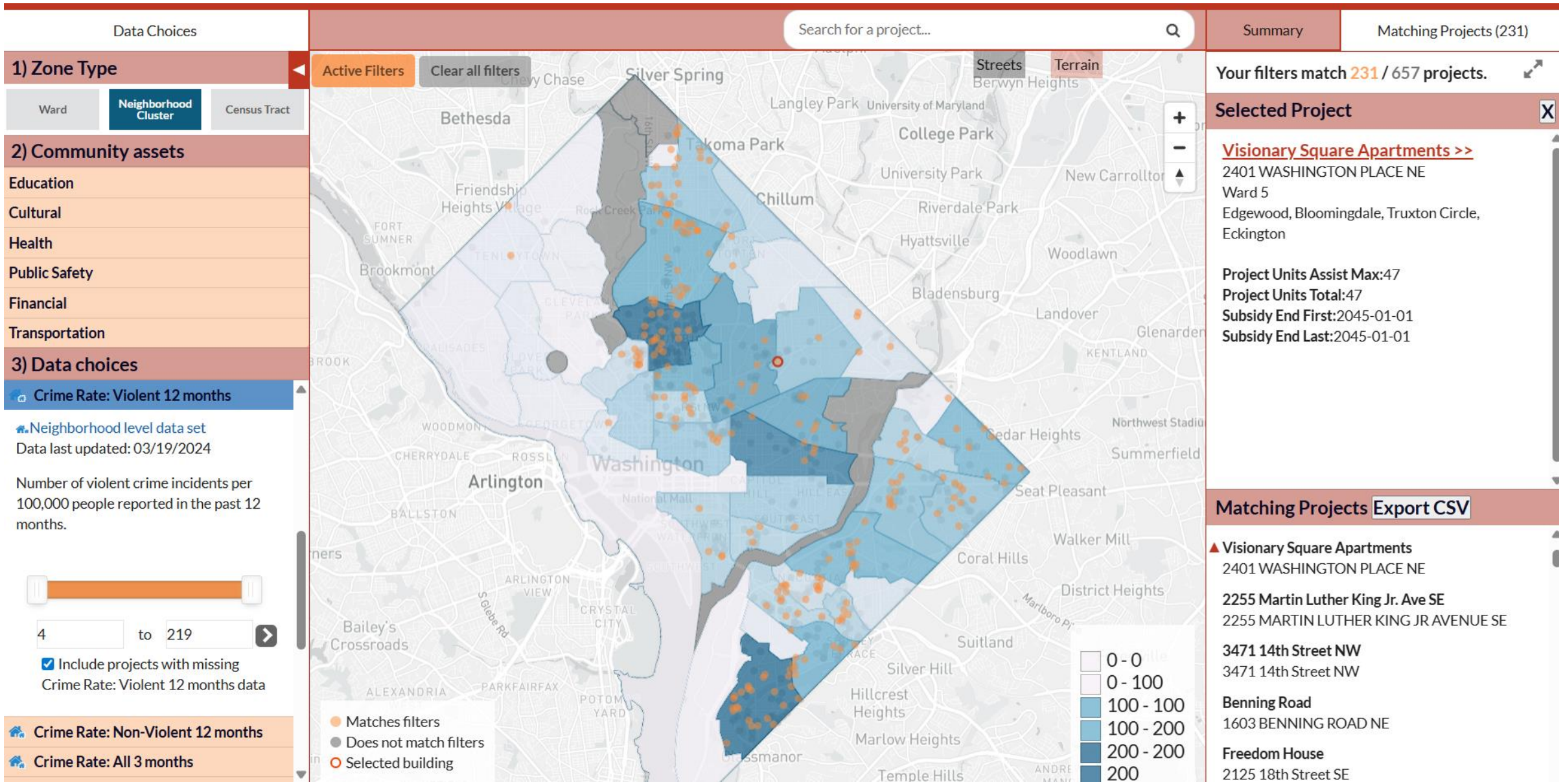
### TOPA Notice Date:

CNHED Comprehensive Analysis of DC's Tenant Opportunity to Purchase Act

## Building Subsidy Status

### Subsidies

| Scheduled End Date | Actual End Date | Start Date | Assisted Units | Program | Agency |
|---|---|---|---|---|---|
| 2045-01-01 | - | 2015-01-01 | 47 | Low income housing tax credit 9% | |
| | - | 2013-12-31 | 47 | DC housing production trust fund | DC Dept of Housing and Community Development |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Transportation
3) Data choices
Crime Rate: Violent 12 months
Neighborhood level data set
Data last updated: 03/19/2024
Number of violent crime incidents per 100,000 people reported in the past 12 months.
4
to
219
Include projects with missing Crime Rate: Violent 12 months data
Crime Rate: Non-Violent 12 months
Crime Rate: All 3 months
Active Filters
Clear all filters
Streets
Terrain
Matches filters
Does not match filters
Selected building
0 - 0
0 - 100
100 - 100
100 - 200
200 - 200
200
Your filters match 231 / 657 projects.
Selected Project
X
Visionary Square Apartments >>
2401 WASHINGTON PLACE NE
Ward 5
Edgewood, Bloomingdale, Truxton Circle, Eckington
Project Units Assist Max:47
Project Units Total:47
Subsidy End First:2045-01-01
Subsidy End Last:2045-01-01
Matching Projects Export CSV
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2255 MARTIN LUTHER KING JR AVENUE SE
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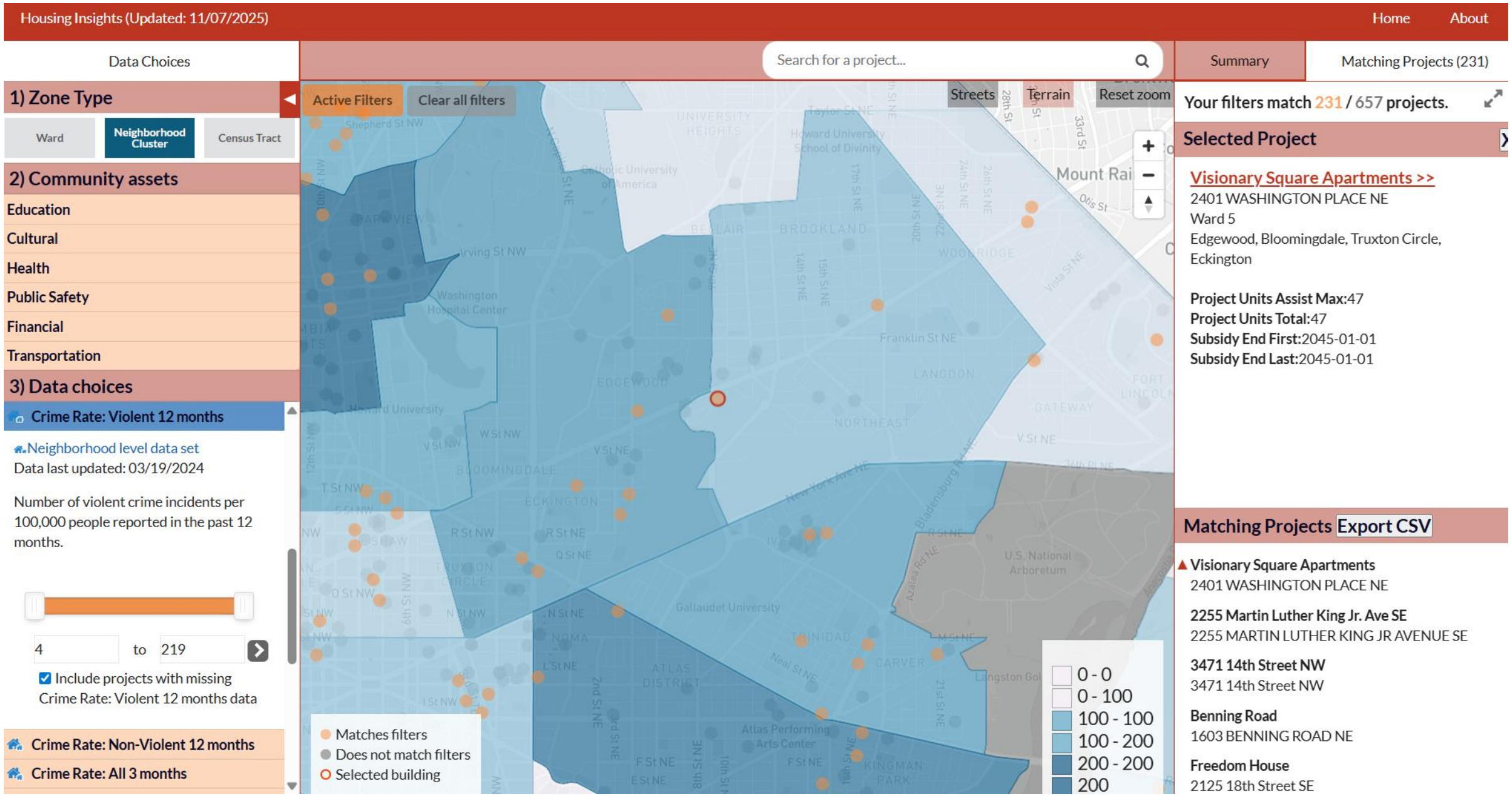
3471 14th Street NW
Benning Road
1603 BENNING ROAD NE
Freedom House
2125 18th Street SE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Active Filters
Clear all filters
Streets
Terrain
Reset zoom
Matches filters
Does not match filters
Selected building
0 - 0
0 - 100
100 - 100
100 - 200
200 - 200
200
Your filters match 231 / 657 projects.
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3471 14th Street NW
Benning Road
1603 BENNING ROAD NE
Freedom House
2125 18th Street SE

# Resources

A Strategy for Preserving Affordable Rental Housing in the District of Columbia

HousingInsights.org

Housing Insights GitHub code repository

Housing Insights: Bringing Open Data to Affordable Housing Decisionmakers

National Housing Preservation Database

# Thank you!


## Contact: Peter Tatian
## Urban-Greater DC

## ptatian@urban.org

## ☎ 202-261-5588