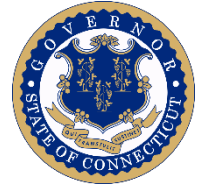




Melissa McCaw  
Secretary

STATE OF CONNECTICUT  
OFFICE OF POLICY AND MANAGEMENT



Ned Lamont  
Governor

December 30, 2021

Senator Rick Lopes, Co-Chair of the Housing Committee  
Legislative Office Building, Room 2400  
Hartford, CT 06106

Representative Brandon McGee, Co-Chair of the Housing Committee  
Legislative Office Building, Room 5009  
Hartford, CT 06106

Senator Saud Anwar, Vice Chair of the Housing Committee  
Legislative Office Building, Room 2100  
Hartford, CT 06106

Representative Frank Smith, Vice Chair of the Housing Committee  
Legislative Office Building, Room 5006  
Hartford, CT 06106

Senator Paul Cicarella, Ranking Member of the Housing Committee  
Legislative Office Building, Room 3402  
Hartford, CT 06106

Representative Joe Polletta, Ranking Member of the Housing Committee  
Legislative Office Building, Room 4200  
Hartford, CT 06106

Honorable Leaders of the Housing Committee:

Pursuant to Section 62(a) of Public Act 21-2, June Special Session, please find the enclosed report on a housing data inventory and information on work underway pursuant to said section 62.

Section 62(a) of Public Act 21-2, June Special Session, requires the Office of Policy and Management (OPM), within available appropriations, to aggregate data related to existing federal and state housing programs in the state to analyze the impact of such programs on economic and racial segregation. The Act states that such review shall include, but need not be limited to, data relating to:

- 1) Housing development programs;
- 2) Housing affordability initiatives;
- 3) Communities where low-income housing tax credits and rental assistance are spent, and
- 4) Specific neighborhood racial and economic demographics.

In addition, in collecting and measuring such data, the Secretary of the Office of Policy and Management shall implement tools such as the dissimilarity index and the five dimensions of segregation used by the United States Bureau of the Census.

If you have any questions, please contact Undersecretary Jeffrey Beckham, [j.beckham@ct.gov](mailto:j.beckham@ct.gov) (860-970-8254), of my office.

Sincerely,

A handwritten signature in blue ink that reads "Melissa McCaw". The signature is fluid and cursive, with the first name "Melissa" and last name "McCaw" clearly distinguishable.

Melissa McCaw  
Secretary, OPM



## Analysis of the impact of federal and state housing programs on economic and racial segregation

Report for Section 62(a) of Public Act 21-2

January 1, 2022

Office of Policy and Management

Melissa McCaw, Secretary



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## Introduction

Section 62(a) of Public Act 21-2, June Special Session, requires the Office of Policy and Management (OPM), within available appropriations, to aggregate data related to existing federal and state housing programs in the state to analyze the impact of such programs on economic and racial segregation. The Act states that such review shall include, but need not be limited to, data relating to:

- 1) Housing development programs;
- 2) Housing affordability initiatives;
- 3) Communities where low-income housing tax credits and rental assistance are spent, and
- 4) Specific neighborhood racial and economic demographics.

In addition, in collecting and measuring such data, the Secretary of the Office of Policy and Management shall implement tools such as the dissimilarity index and the five dimensions of segregation used by the United States Bureau of the Census.

Section 62(a) of Public Act 21-2 further requires OPM, not later than January 1, 2022, and biennially thereafter, to submit a report, in accordance with the provisions of section 11-4a of the general statutes, to the joint standing committee of the General Assembly having cognizance of matters related to housing. Such report shall include a summary of any findings and recommendations relating to the data collected pursuant to Section 62(a) of Public Act 21-2, June Special Session.

This report serves to summarize findings related to the requirements of Section 62(a) of Public Act 21-2 through January 1, 2022 and recommendations to continue to implement the provisions of this act. Based on the implementation outline below, we anticipate providing a second report on January 1, 2023, ahead of the required biennial schedule.

## Implementation outline

OPM have developed the following plan to effectively meet the requirements of Section 62(a) of Public Act 21-2, June Special Session.

- 1) **Aggregate data:** First, OPM and the Department of Housing (DOH) developed an inventory to describe data available related to existing federal and state housing programs. The inventory will facilitate access to data and analysis of the impact of these programs on racial and economic segregation and is included as Exhibit A to this report.
- 2) **Analysis of impact:** Second, OPM, in consultation with DOH, will develop a plan to employ the services of an independent, third-party consultant to conduct the analysis of the aggregate data. The plan may include, but need not be limited to, issuing a request for proposals to enter into a personal services agreement and the identification of data collected or possessed by DOH or other agencies that meets the requirements of Section 62(a) of Public Act 21-2. Working with a third-party consultant will enable OPM to identify resources with specific expertise in tools such as the dissimilarity index and the five dimensions of segregation identified in Massey and

Denton (1988).<sup>1</sup> A third-party consultant will also support independent, rigorous analysis of the impact of state and federal housing programs.

The inventory is included as an exhibit to this report, and the request for proposals and process to identify an outside consultant is planned to commence in early 2022.

## Aggregate data on federal and state housing programs in Connecticut

A necessary precondition for analysis of the impact of federal and state housing programs on economic and racial segregation is access to data on those federal and state housing programs. To that end, OPM and DOH have developed the inventory, in Exhibit A, of existing data resources, which describes several datasets and the individual elements, available through the AffordCT Housing Database. Providing access to and documentation for these data will make the analysis of impact more efficient and effective.

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<sup>1</sup> Denton, Nancy A., and Douglas S. Massey. "Residential segregation of blacks, Hispanics, and Asians by socioeconomic status and generation." *Social Science Quarterly* 69.4 (1988): 797.

## Exhibit A: Inventory of housing data

The following is a list of tables and data elements available from the AffordCT Housing Database. The database may be useful for the analysis of impact, but there should be no requirement to use these data as a resource. Details on accessing the AffordCT data are in the User Guide, available at: <https://ctaffordpublic.s3.amazonaws.com/CTAffordGuide.pdf>

### List of tables and data elements:

**SDH\_1:** This is a dataset of subsidized housing locations and details in Connecticut. It was compiled using several datasets from CTDOH, CHFA, HUD, and the National Housing Preservation Database.

Data elements include:

Column	Description
County	County
City	City
CityOld	Unformatted "City" column from raw datasets
ProjectID	Initial Indexing
SubsidyClass	Subsidy or program
SubsidySubclass	Further description of subsidy or program
StartDate	Start date of subsidy/program if applicable
EndDate	End date of subsidy/program if applicable
Total	Total number of units in development
UnitLower	Lower estimate of the number of units with given subsidy within development
UnitUpper	Upper estimate of the number of units with given subsidy within development
ProjectName	Given development name, a GUID is assigned if no name is given
Latitude	Latitude, 5 precision points
Longitude	Longitude, 5 precision points
RowID	Indexing column
Clean_Project	Grouped Project Name (see Methods on Grouping via fuzzy string matching)
Group Flag	Group Indexing column
ProjectID2	Group Indexing column

SDH\_1 includes data for the following classes and sub-classes of housing subsidies:

Subsidy	Subsidy sub-class
<b>Deed</b>	Permanent (including in perpetuity, indefinite use, lifetime, with options for transfer, sale or loan payoff)
	Specific term (number of months or years, ex. 10 years, 10 years + 5 year extension, including refinance and extension options)
	Specific date (calendar date)
<b>FHA HUD Multifamily Mortgages</b>	207/ 223(F) PUR/ REFIN HSG
	220 URBAN RENEWAL HSG
	221(D)(4) MKT RATE MOD INC/ DISP FAMS
	223(A)(7) REFI OF 223(F) APTS

	223(A)(7)/221(D)(3) MKT REFI/ MODERATE I
	223(A)(7)/221(D)(4) MKT REFI/ MODERATE
	223(A)(7)/232 REFI/ ASSISTED LIVING
	223(A)(7)/236(J)(1) REFI/ LOWER INC FAMI
	223(A)(7)REFIN OF 223F NURSING/ASSISTED
	231 ELDERLY HOUSING
	241(F)/ 221-BMIR EQUITY LOAN
	542(B) QPE RISK SHARING-RECENT COMP
	542(C) HFA RISK SHARING-RECENT COMP
<b>HOME Investment Partnerships Program</b>	HOME
<b>LIHTC</b>	LIHTC 4 and 9%
	LIHTC 4%
	LIHTC 9%
<b>Other Federal Subsidy</b>	NA
<b>Public Housing</b>	NA
<b>Rural Housing Loans Section 515</b>	515 Rural Housing
<b>Rural Housing Loans Section 538</b>	RHS 538
<b>Section 202</b>	202/162 Direct Loan for Handicapped w/PAC
	202/8 Direct Loan/ Elderly-Handicapped
<b>Section 236</b>	236(j)(1)/ Lower Income Families
<b>Section 8 Non-Voucher</b>	202/162 NC
	202/8 NC
	202/8 SR
	515/8 NC
	811 PRA DEMO
	HFDA/8 NC
	HFDA/8 SR
	LMSA
	PD/8 Existing
	PD/8 MR
	PRAC/202
	PRAC/811
	Preservation
	RAD Mod Rehab Conv
	RAD PH Conv
	Sec 8 NC
	Sec 8 SR
<b>Section 8 Voucher</b>	Section 8 Housing-Choice Voucher
	Section 8 Project-Based Voucher
	Section 8.RAD
<b>SRO</b>	NA
<b>State Subsidy</b>	CT 811
	CT Affordable



	CT Assisted Living
	CT Bond Financing
	CT CHDC (Community Housing Development Corporation)
	CT Congregate Housing
	CT Elderly
	CT Flex
	CT Housing for the Homeless
	CT Limited Equity Cooperative
	CT Market Rate Conversion
	CT Moderate Rental
	CT Mutual Housing
	CT Permanent Supportive Housing
	CT PRIME (Private Rental Investment Mortgage and Equity)
	CT Restrictive Covenants
	CT SURP (Small Units Rental Program)
	CT TCAP/Exchange (Tax Credit Assistance Program)
	CT Urban Homesteading

**SDH\_2:** Associated subset of SDH\_1, processed for subsidy expirations. This is panel data for select subsidies. Data elements include:

Column	Description
{'4% Tax Credit'}	4% LIHTC in given year, county
{'4% and 9% Tax Credit'}	4 and 9% LIHTC in given year, county
{'9% Tax Credit'}	9% LIHTC in given year, county
{'FHA_HUD_Multifamily_Mortgages'}	FHA Mortgages including Section 207 and 223(f) in given year, county
{'HOME_Investment_Partnerships_Program'}	HOME program in given year, county
{'Rural_Housing_Loans__Section_515'}	Section 515 in given year, county
{'Rural_Housing_Loans__Section_538'}	Section 538 in given year, county
{'Section_202'}	Section 202 in given year, county
{'Section_8_NonVoucher'}	Section 8 programs excluding HCVs in given year, county
County	Given County
Year	Given Year

**SDH\_3:** This is a CTDOH dataset that contains locations and details of future subsidized housing developments in CT. Data elements are identical to SDH\_1.

**SDH\_4:** This is a curated dataset of select ACS variables related to housing. Several fields have been aggregated and computed relative to the original ACS extract. Data elements are extracted from the Housing and Urban Development Comprehensive Affordability Strategy (HUD CHAS) database, with the addition of one variable:

Column	Description
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EDU_RATIO	Ratio of College to High School plus Some College
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**SDH\_5:** This is an extracted dataset from the HUD CHAS data on affordable housing. It includes a breakdown of income bands relative to area median income for each county in CT.

Column	Description
all	Number of HH in given county
less_30	Number of HH at or below 30% AMI in given county
30_to_50	Number of HH from 30 to 50% AMI in given county
50_to_80	Number of HH from 50 to 80% AMI in given county
80_to_100	Number of HH from 80 to 100% AMI in given county
100_more	Number of HH above 100% AMI in given county
COUNTY	County

**SDH\_6:** This is an extracted dataset from the HUD CHAS data on affordable housing. It includes cost burden at each income band. Data elements include:

Column	Description
COUNTY	County
cost_burden	Cost burden status (all households, non-burdened HH, moderate burden HH, severe burden HH)
30ami_all	Number of HH at or below 30% AMI with given cost burden status
30-50ami_all	Number of HH between 30 and 50% AMI with given cost burden status
50-80ami_all	Number of HH between 50 and 80% AMI with given cost burden status
80-100ami_all	Number of HH between 80 and 100% AMI with given cost burden status
100ami_all	Number of HH above 100% AMI with given cost burden status
30ami_per	Percent of HH at or below 30% AMI with given cost burden status
30-50ami_per	Percent of HH between 30 and 50% AMI with given cost burden status
50-80ami_per	Percent of HH between 50 and 80% AMI with given cost burden status
80-100ami_per	Percent of HH between 80 and 100% AMI with given cost burden status
100ami_per	Percent of HH above 100% AMI with given cost burden status

**SDH\_7:** This is an extracted dataset from the HUD CHAS data on affordable housing. It includes a breakdown of cost burden by racial background. Data elements include:

Column	Description
COUNTY	County
cost_burden	Cost burden status (all households, non burdened hh, moderate burden hh, severe burden hh)
white_cbal	Number of White HH with given cost burden status

black_cball	Number of Black HH with given cost burden status
hisp_cball	Number of Hispanic HH with given cost burden status
white_cbper	Percent of White HH with given cost burden status
black_cbper	Percent of Black HH with given cost burden status
hisp_cbper	Percent of Hispanic HH with given cost burden status