

CONNECTICUT AFFORDABLE HOUSING MARKET INVENTORY STUDY

Prepared for:
CONNECTICUT HOUSING FINANCE AUTHORITY

Prepared by:
BFJ PLANNING, in association with URBANOMICS



NOVEMBER 2013

AFFORDABLE HOUSING MARKET INVENTORY STUDY

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November 12, 2013

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EXECUTIVE SUMMARY

This Affordable Housing Market Inventory Study seeks to guide the future actions of the Connecticut Housing Finance Authority (“CHFA” or “the Authority”) by determining the current housing inventory, supply and demand for affordable homeownership and rental housing. Undertaking this process involved the use of numerous, federal, State and regional data sources, as well as research of larger economic trends to fully understand Connecticut’s position within the region and nation. Given this preponderance of data, it is important to keep in sight the “big picture,” or what the analysis ultimately means for the CHFA and its programming. This section summarizes the report’s key findings and how they affect the Authority’s role in the state housing market.

In understanding and utilizing the findings of this Affordable Housing Market Inventory Study, it is important to have a firm grasp of what the study is, and what it is not. In calculating housing demand for both homeownership and rental housing, this study used a methodology approved by the U.S. Department of Housing and Urban Development (HUD). At a basic level, this method looks at the affordability of housing by comparing the income of households with the cost of housing – consisting either of rent or (for homeowners) a combination of mortgage, insurance and property tax payments.

On the housing costs side, extremely precise data are available at a local level. For sales prices, the study utilized town-level 2012 median sales prices, while for rents, the HUD Fair Market Rents (FMRs) were compiled by zip code.

On the income side, the source of data was area median income (AMI), which is published annually by HUD for every metropolitan area and non-metropolitan county in the U.S. It is the most common benchmark to determine eligibility for federal housing programs and is used by CHFA in the State’s housing assistance program. Households earning between 80% and 120% of AMI are considered moderate-income, and below 80% of AMI are low-income. Within the low-income category, households with incomes below 50% of AMI are “very low income,” and those below 30% of AMI are “extremely low income.”

AMI is adjusted by family size and the income limits are set, taking into consideration at 80% of the AMI that amount at which 30% of a four-person family’s income equals 100% of a two-bedroom FMR. AMI differs from median household income because AMI is normalized based on a constant family size and bedroom mix, whereas Census median household income is based on a household size that can vary greatly by town, and is less current than HUD AMI.

However, it is important to note that AMI is not available on a town level (see Figure 2.1), but only on a metropolitan area or non-metropolitan county level. To attain AMI at the smallest possible geographic level, this study used the 12 HUD Metro Fair Market Areas (HMFAs), as shown in Figure 2.3. These areas generally consist of one or more central cities and their immediate surrounding suburban areas.¹ As Figure 2.3 illustrates, the size of

¹ Litchfield and Windham Counties are not within a metropolitan area, and thus not within an HMFA; however, they are effectively treated as individual HMFAs for the purposes of affordability analysis.

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HMFA's varies significantly in Connecticut; the Hartford-West Hartford-East Hartford HMFA is comprised of some 50 towns, while the Colchester-Lebanon HMFA contains only two.

For this report, the primary implication of the lack of availability of town-level AMI is that housing costs by **town** are compared to income by **region**. This means, for example, that housing affordability in the City of New Haven is based on the cost of housing for that particular municipality, versus the median income for the larger region. Clearly, income levels in the City can be expected to differ significantly from its surrounding suburban communities; however, the precise magnitude of the difference is unknown. However, it can be assumed that the comparison of local-level cost data to regional-level income data creates some issues of accuracy. Therefore, the housing need numbers (both ownership and rental) determined by this report should be considered a preliminary, or first phase, of affordability analysis. It is recommended that CHFA research the application of HUD's established methodology to calculate AMI for each Connecticut town, to provide a fully accurate basis of comparison.

Another key factor in assessing the findings of this report is that it does not take into account household mobility. People choose where to live for a number of reasons, only one of which is housing affordability. Households may be able to afford homes in the town where they live, but opt to move to a less affordable municipality because of such factors as job access, quality of schools, neighborhood conditions, social network, etc. Because such variables are impossible to quantify, this study analyzes only the

ability of households to afford housing in the town in which they currently reside.

Finally, this study makes no findings on the condition of affordable housing in the state of Connecticut. Although Census data suggest that substandard housing is not a major issue in the state, some portion of the affordable units may be in disrepair and in need of reinvestment, which could affect their continued affordability.

Overall Connecticut Picture

In the past decade, Connecticut's population growth has lagged the nation's and the rate seen by other Atlantic coastal states, and that slow growth is expected to continue to 2020. Based on 2012 projections prepared by the Connecticut State Data Center of UCONN, the state's population can be expected to increase from 3.57 million in 2010 to 3.69 million by 2020, or by 0.4% annually.² Within the timeframe of CHFA's strategic plan, the UCONN projections indicate that Connecticut's population will grow from 3.61 million in 2013 to 3.66 million in 2017, adding a total of 47,700 new residents at 0.4% annually.

This flat-to-low population growth will not occur uniformly across the state. It is expected to continue to be concentrated in the three most urbanized counties of Hartford, Fairfield and New Haven, and within those counties, to occur in suburban areas, rather than the central cities.

² This projection is consistent with an earlier 2005 forecast by the U.S. Census Bureau calling for 0.3% annual growth.

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Nor will Connecticut's population growth be consistent across age or income groups; the majority of the growth is expected in older households (headed by people aged 55 and older) and in wealthier households (those earning \$100,000 or more). These factors are expected to contribute to a decline in households comprised of 5 or more people, and a corresponding rise in households of 1-2 people.

Housing Demand

Homeownership

This report analyzes the market for CHFA's homeownership program, which consists of renters earning 80% to 120% of AMI who can afford a mortgage with a 3.75% downpayment and reduced interest rates (3.75%), in the municipality where they currently reside, subject to CHFA's income and sales price limits. The statewide need for CHFA's homeownership program is about **48,000** households, assuming acceptable credit and stable median single-family housing prices (see Table 5.2 for a depiction of these households by county and Figure 5.5 for a map by town). Of these 48,000 households, some 44,440 households, or 93%, are within 80% to 100% of AMI, and 3,200 households, or 6.8%, are between 100% and 120% of AMI. Almost half (42%) of the 48,000 households reside in Fairfield County, with another 52% in Hartford, New Haven and New London Counties combined.

Table 5.2 and Figure 5.5 depict the households within CHFA's homeownership market who are in **need** of affordable housing, based on HUD's affordability definitions. There may be households who do not meet that standard, yet would find CHFA's lower downpayment and interest rates attractive, and thus represent a

key component of **demand** for its programs. This may be especially true in the inner cities, where a combination of relatively low home prices and AMI based on regional rather than municipal income levels, seems to imply little unmet need for affordable ownership housing. In fact, 23% of CHFA's single-family mortgages are issued in the cities of Hartford, New Haven, Bridgeport and Waterbury.

Rental

CHFA's rental programs target rent-constrained households earning 80% or less of AMI. For these households, the study estimates that the effective current (2012) market is about **43,000** renter households. This represents total households at or below 80% of AMI who cannot afford current HUD Fair Market Rents, minus households that already own homes, minus publicly assisted households. As shown in Table 5.4 and Figure 5.10, CHFA rental market households are clustered in New Haven, Hartford and Fairfield counties, but the vast share of needs are not in the major inner cities of New Haven and Hartford, but in their suburban areas. Again, this largely reflects AMIs based on regional income levels, as well as substantial inner-city public housing and comparatively low rents.

Housing Supply

As in much of the country, Connecticut's housing market is primarily focused on single-family homes. Multifamily housing is present – and at a higher rate than nationwide – but much of it is medium-density (2- to 3-family homes), with higher-density apartment buildings limited mainly to the large cities and urbanized suburbs.

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The state has a higher homeownership rate than the U.S. as a whole, but a greater percentage of homeowners rely on a mortgage to buy their homes. Given the difficulty in qualifying for mortgages in the wake of the 2008 recession, this factor may be problematic for many owners, especially first-time homebuyers.

While many housing problems present elsewhere in the country are not a factor in Connecticut, affordability is an issue, as discussed above, with a higher proportion of residents in the state having to spend more than 30% of their monthly household income on housing costs than do U.S. residents overall.

For publicly assisted housing, Connecticut has nearly 90,000 units of State-documented multifamily assisted housing units, about 75% of which are in Hartford, New Haven and Fairfield Counties. However, this total likely undercounts the true number of affordable units, as it does not include locally designated affordable or moderate-income housing (i.e. affordable units achieved through developer incentives or zoning code provisions), or privately rented housing units charging below-market rents.

To determine a rough estimate of the number of available rental units in Connecticut that are below current (April 2012) HUD Fair Market Rents, the study compiled the gross rents for each town, based on the 2007-2011 five-year averages from the Census Bureau American Community Survey (ACS). This information is presented in ranges: less than \$200, \$200 to \$299, \$300 to \$499, \$500 to \$749, \$750 to \$999, \$1,000 to \$1,499 and \$1,500 and above. Next the gross rents were compared with the April 2012 FMR for each town, to get a count of the units for each town that are below the FMR. It

should be noted that the FMR is an exact number, whereas the gross rents are presented in ranges. Therefore, some approximation was necessary to estimate the portion of units below the FMR.

Once a total number of units below FMR was determined for each town, the number of assisted units (based on CHFA data) was subtracted from that total, to get a net number of below-market rental units. Next, this net was multiplied by the rental vacancy rate for each town (based on 2007-2011 ACS) to determine how many of the net below-market rental units are actually available. These available units were summed to reach a total statewide number of approximately **11,500** available rental units that are below FMR. This number represents 2.7% of the total 422,776 occupied rental units in Connecticut.

In addition to these multifamily units, CHFA issues almost 24,000 single-family home mortgages throughout the state, clustered primarily around Connecticut's cities and urbanized areas, particularly Hartford, New Haven, Waterbury and Bridgeport.

A capacity analysis was conducted assessing the amount of undeveloped land in Connecticut that also falls within the Office of Policy and Management's Priority Funding Areas (PFA). In general, these areas are those that are designated as an Urban Area or Urban Cluster in the 2010 Census; are within a half-mile of existing or planned transit stations; are accessible by local bus service; and are served by existing or planned water and sewer.

Based on this analysis, there is significant capacity for additional multifamily housing to be developed in the state. Connecticut's

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older cities present major opportunities for redevelopment, with infrastructure in place to serve large historical populations (except for Stamford, which instead has a large amount of excess office inventory that could be transitioned to residential use). Given the state's recent and projected population trends of smaller households and fewer families with children, housing that is part of transit-oriented development (TOD) may be particularly attractive. Looking at new development, nearly 210,000 acres of land is available statewide that corresponds to established growth management goals and objectives, and that would allow multifamily housing either as-of-right or by special permit.

Conclusion

The income analysis of existing housing costs and the affordability of households to pay for homeownership and rental housing indicate a need for CHFA ownership and rental programs. As shown by the analysis, some **48,000** renter households at 80% to 120% of AMI cannot afford to purchase housing, while about **43,000** renter households at or below 80% of AMI who do not reside in assisted housing cannot afford existing FMRs. Thus, the total market for CHFA's affordable housing programs is about **91,000** units.

Connecticut clearly has an unmet need for affordable housing, both rental and ownership. This is a more critical issue in the short-term, given that demand for affordable housing is not expected to increase significantly to 2020 because of minimal anticipated population growth. Also, the large number of publicly assisted units already present in the inner cities, and much lower rents in those communities, make the affordable housing market there competitive. It is worth noting that while prospective homebuyers

in the inner cities may therefore have more choices in affordable housing, they could find CHFA's homeownership programs quite attractive. As discussed, the needs analysis of this report does not take into account the detailed conditions of existing rental units.

Homeownership affordability is a more acute problem for inner-ring suburbs (except for Fairfield County, where there is unmet need in both the inner cities and the suburbs). These geographies represent opportunity areas for CHFA to focus near-term resources.

In the longer-term, given predicted growth in the 55+ population and the demonstrated tendency of its residents to age in place, there may be opportunities for CHFA to serve the elderly market. However, much of the projected increase in Connecticut's elderly population will occur in higher income brackets, who are more likely to be homeowners. Statewide on average, 25% of the increase in elderly households to 2020 is anticipated to occur among those with annual money incomes over \$125,000. That portion rises as high as 48% in Fairfield County, indicating differing future needs among the elderly population across the state.

EXECUTIVE SUMMARY

INTRODUCTION

In March 2013, the CHFA issued a Request for Proposals (RFP) to conduct a housing market study, as part of its 5-Year Strategic Plan (2013-2017) to determine the supply and demand of affordable housing in the state and to help guide the Authority's future actions. The study was intended to quantify the current inventory, supply and demand for affordable homeownership and rental housing. The last study of supply was completed in 2000, and was used to identify the number of new or rehabilitated units of affordable housing required to meet demand of the state's low- and moderate-income households. The current study would provide an up-to-date assessment of statewide housing supply and demand.

Project Background

The study comes at a critical time for CHFA, as improving housing prospects on the national and state level, together with State actions to promote affordable housing and reorganize housing-related functions, will create both opportunities and challenges. In the first quarter of 2013, U.S. home prices rose at their highest rate in almost seven years, providing evidence of an economic recovery from the overall downturn that began in 2008. The prices reflect an improved housing market within the past year, as the absorption of foreclosed properties – as well as increasing rents, low mortgage rates and rising consumer confidence – has released demand for housing. This demand is not matched by housing supply, however, as the inventory of homes for sale remains low.³

While increasing housing prices and low inventory can create problems for the prospective buyer – particularly a first-time

³ Timiraos, Nick. "Home Sales Power Optimism." *The Wall Street Journal*. May 29, 2013.

homebuyer – there are indications that easing lender standards are opening the door for buyers to obtain mortgages. The Mortgage Bankers Association's Mortgage Credit Availability Index rose 7.2% in May 2013 from a year earlier, suggesting that greater flexibility from lenders is allowing buyers more access to mortgages.⁴

Within Connecticut, the economic picture remains weak, but is widely expected to improve over the next few years. According to the Bureau of Economic Analysis, the state's gross domestic product slipped by 0.1% in 2012, making it the only state in the country with a contracting economy for the year. However, many experts in the state believe Connecticut's economy is poised for growth. Approximately 6,300 jobs were added in the state in April, according to its most recent employment report, while commercial real estate is improving, and a number of businesses have expanded recently in Connecticut.⁵ In fact, recent housing data show strong momentum. In May, home sales in the state increased 17% year-over-year, with prices up 0.3%, according to a report by RE/MAX New England. While the state continues to face economic challenges that affect the housing market, such as slow job growth, the stronger sales numbers indicate a more positive outlook overall.⁶

⁴ Kalfus, Marilyn. "Lenders Easing Grip on Mortgages: Strong Borrowers Benefiting from Relaxed Standards." *Orange County Register*. Published in the *Hartford Courant*, August 11, 2013.

⁵ Varnon, Rob. "State's Economy Ranked Last." *Stamford Advocate*. June 7, 2013.

⁶ Just, Olivia. "Housing Market Looking Brighter." *Stamford Advocate*. June 20, 2013.

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Against that backdrop, CHFA is also experiencing significant institutional changes. Legislation adopted by the General Assembly in mid-June 2013 increased the aggregate amount of mortgage purchases and loans that the Authority can make that are not insured or guaranteed by certain State and Federal entities, from \$1.5 billion to \$2.25 billion. The increase will allow the CHFA to continue making commitments to purchase mortgages in order to provide additional construction mortgages and permanent financing for housing in the state.

In addition, the adopted State budget for fiscal years 2014-2015 includes \$136 million in capital funding to develop or rehabilitate affordable housing, \$60 million in bonding as part of the State's 10-year commitment to preserve and upgrade public housing and \$20 million to develop 100 new units of supportive housing.

Meanwhile, the General Assembly approved legislation authorizing a consolidation of Connecticut's housing functions into one central office, the Department of Housing, which will be the lead agency for statewide housing planning. With this consolidation, housing programs from the Department of Economic and Community Development, the Department of Social Services, the Office of Policy and Management and the Department of Mental Health and Addiction Services will be transferred into the new agency. CHFA will retain all of its programs, as well as responsibility for preserving and rehabilitating State-sponsored public housing under the \$300 million 10-year plan. The reorganization, while not directly affecting the Authority's programming, will have some impact on its general interaction with State government, and addressing the needs of the State's public housing stock will be a challenge.

Study Process

Work on the market inventory study began in mid-April 2013 with the hiring of a consultant team, BFJ Planning and Urbanomics. The approximately four-month study involved significant data collection, as well as overall coordination with CHFA and input from market participants such as State government representatives, developers, regional planning officials and affordable housing advocates. The study is intended to make findings on housing supply and demand on a regional level, on the basis of urban versus rural differences and among different counties in the state, with the results used by CHFA to address the shortage of affordable housing for low- and moderate-income families and individuals in Connecticut.

Housing is a highly complex area of study, with a number of variables at play, which can differ substantially based on time period, geographic area and local economic and policy factors. Therefore, in undertaking this market inventory study, it is important to recognize what the study will and will not address. The study does not analyze impediments to fair and affordable housing; that topic is presently being studied by the Office of Policy and Management in conjunction with the Connecticut Fair Housing Center. Rather, as discussed above, the main focus of this study is to understand the overall supply and demand of affordable housing in Connecticut, identify the gap between them and recommend potential strategies and programs to address that gap.

It is also important to note that a statewide housing study requires a certain level of aggregation which, while allowing for clear comparisons, can also act to dilute localized impacts. In undertaking this study, CHFA sought to understand housing supply and demand

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across various geographies, ranging from the state level to the town. This multi-geographical approach helps to address the effects of aggregation, as variables which may not have come through on a large scale may be reflected on a more intrastate or local level.

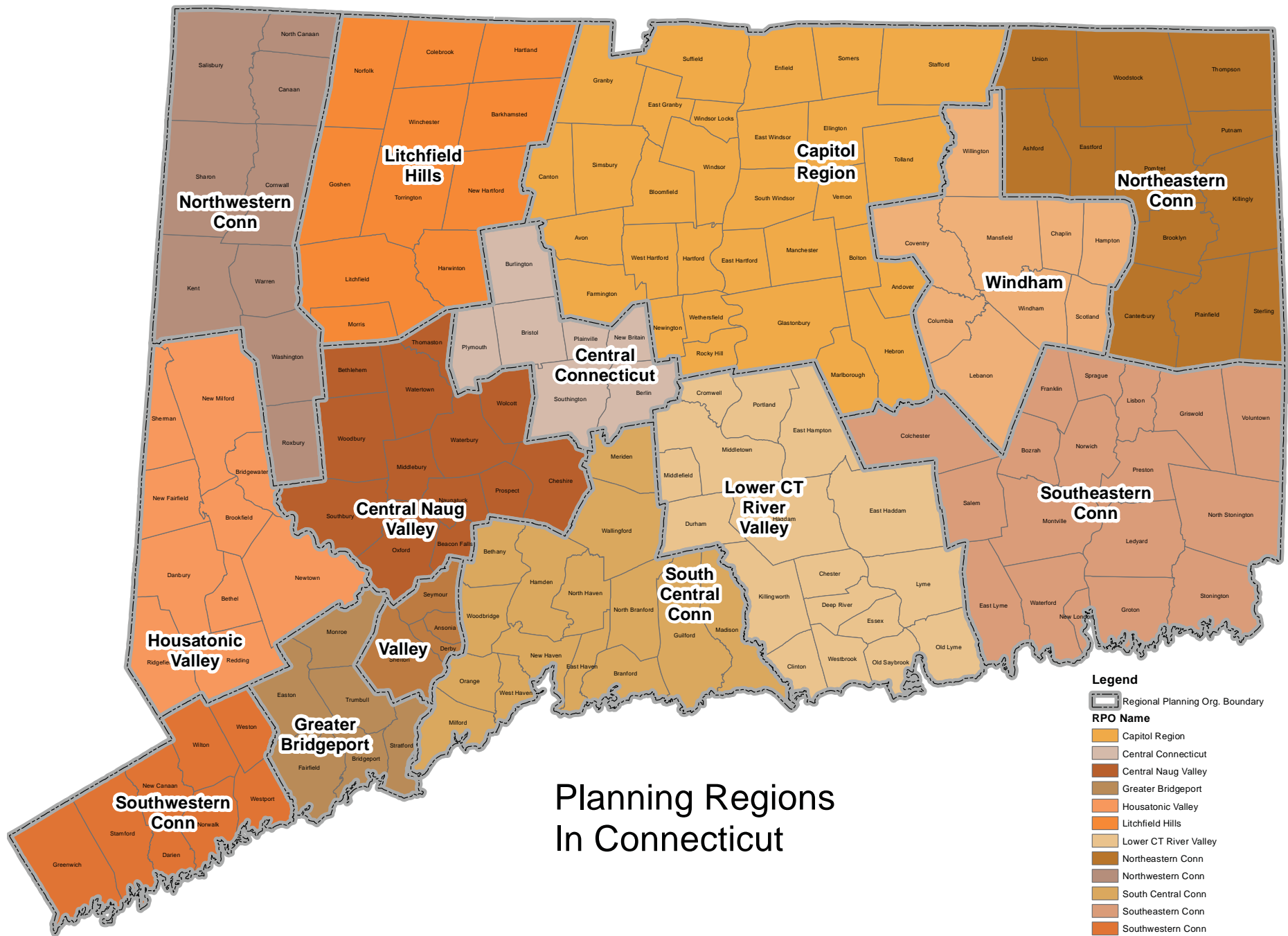
This study looks at housing factors for the following geographies (see Figures 2.1 through 2.5 for maps):

- Connecticut as a whole
- Towns (169)
- Planning Regions (14)
- HUD Metro Fair Market Areas (HMFAs) (12)
- Counties (8)
- Urban Towns vs. Rural Towns: Municipalities are designated urban if 50% or more of their land area is considered “urban” by the U.S. Census Bureau, and are designated rural if less than their land area is considered “urban.”⁷
- Non-metropolitan areas: These are areas not within a Metropolitan Statistical Area (MSA). In Connecticut, this encompasses Litchfield and Windham Counties.

⁷ Towns designated as rural may include land areas that are considered urban, as shown in Figure 2.5, and may exhibit housing aspects similar to urban towns. However, for the purpose of aggregation, they are designated rural because the urban land area falls below a 50% threshold.

For brevity and ease of comparison, the body of this report generally presents data at the statewide, county or town level, as well as the HMFA level when appropriate. The report’s appendix contains detailed data for all geographies.



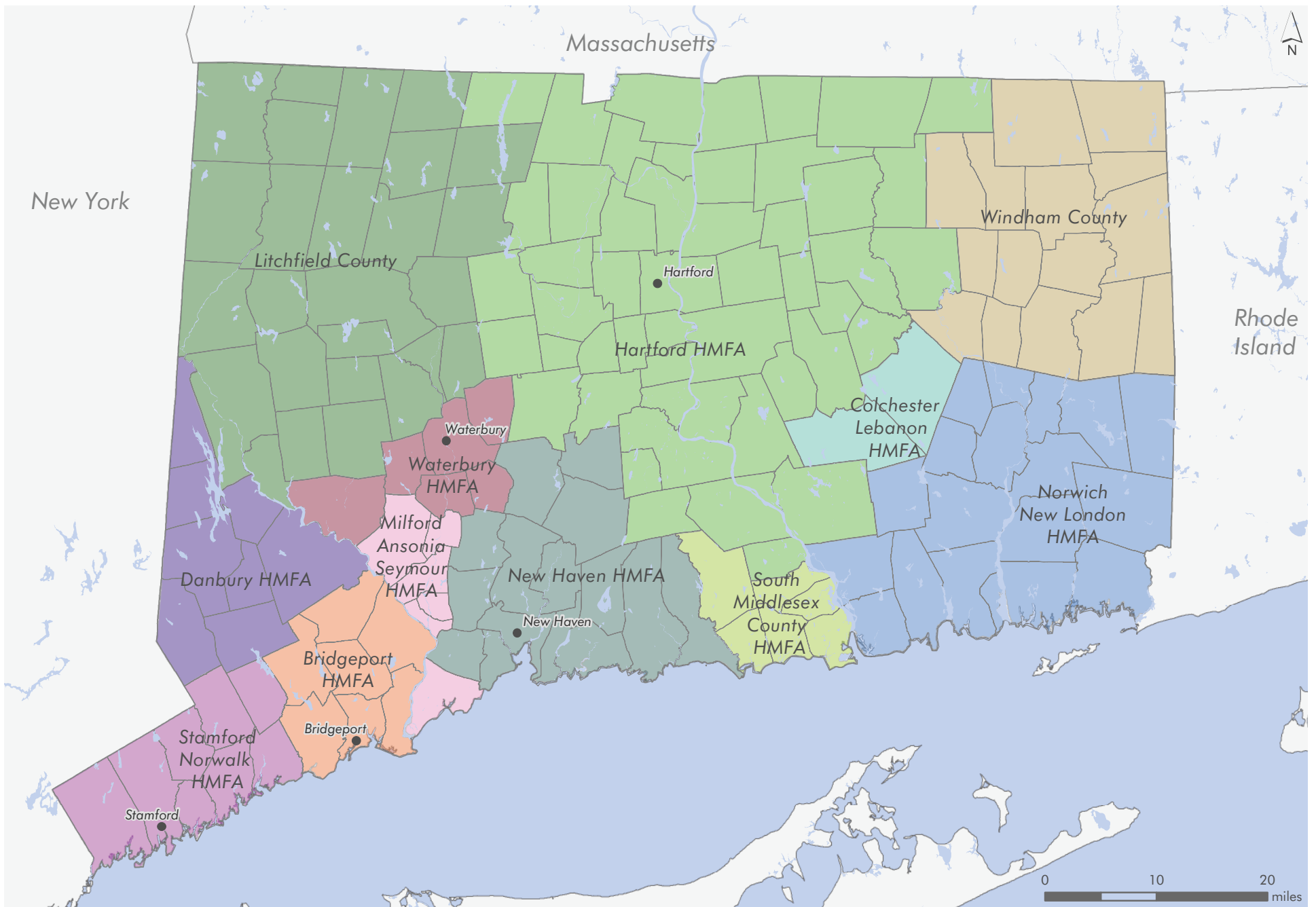


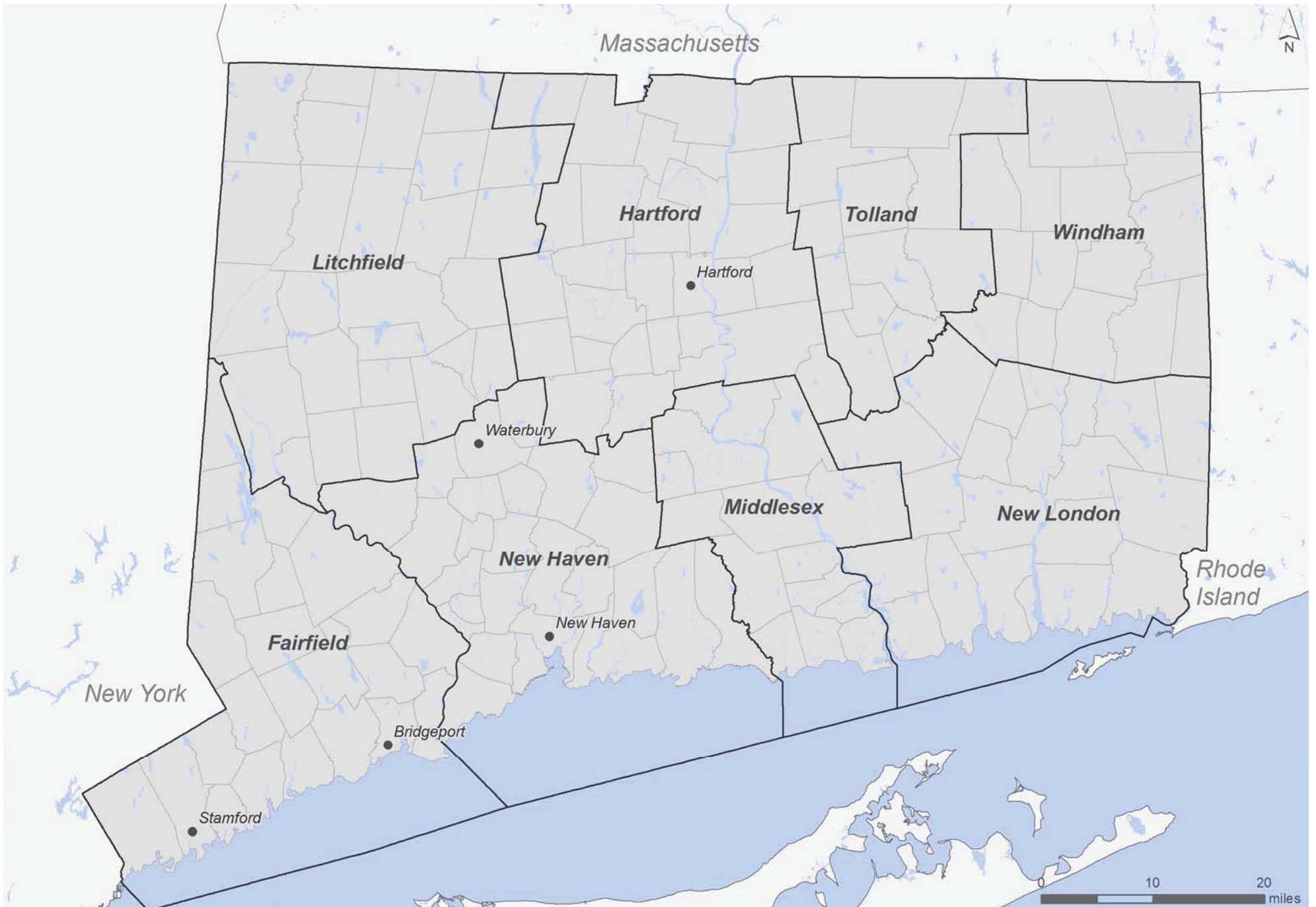
Planning Regions In Connecticut

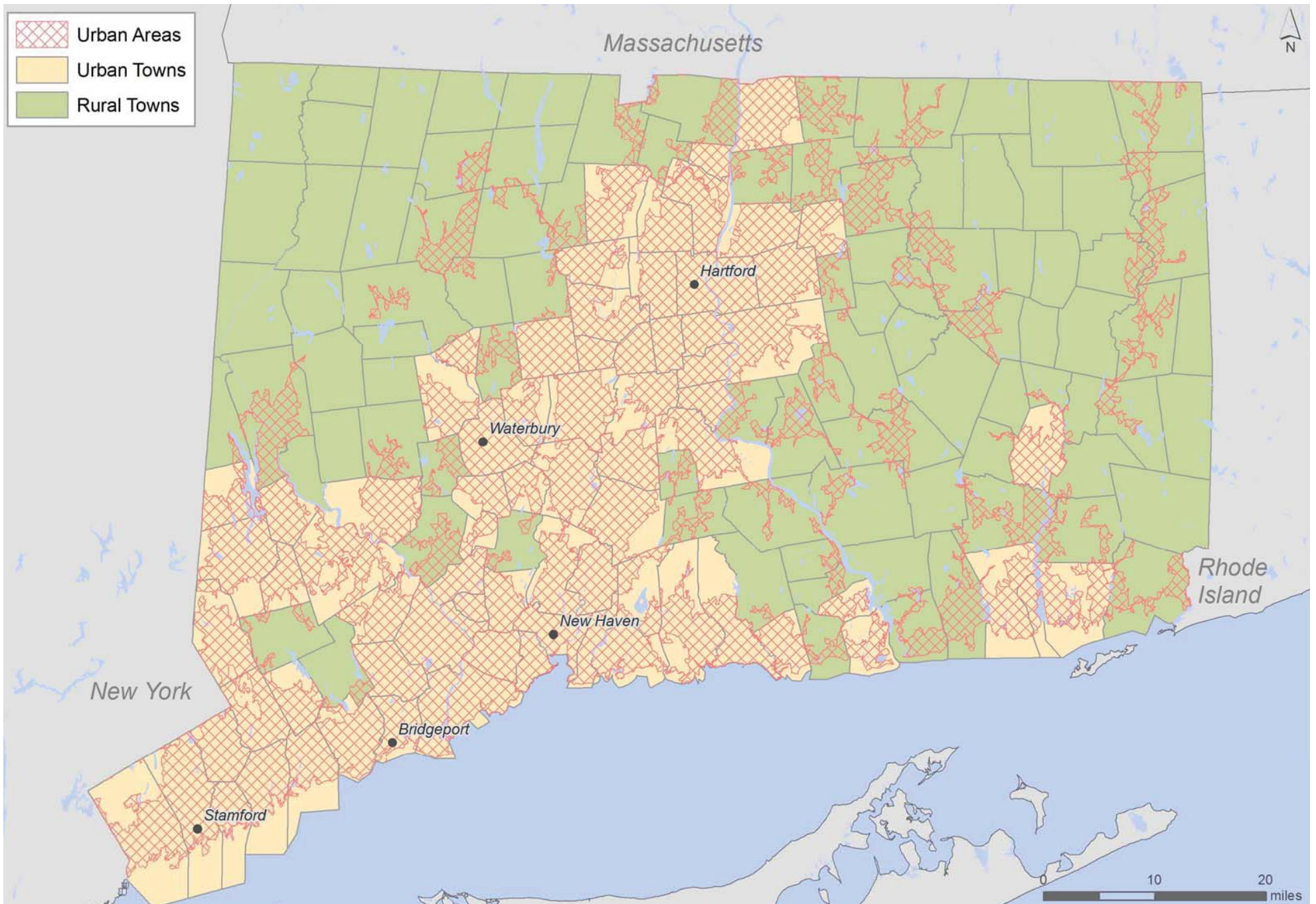
Prepared by the State of Connecticut Office of Policy & Management

FIGURE 2.2: RPO PLANNING REGIONS IN CONNECTICUT









DEMAND ANALYSIS

This demand analysis begins by examining recent trends in population and household formation in Connecticut, to set the basis for determining the current demand for affordable housing by families and individuals at various geographic levels, as well as for forecasting future demand. With this foundation, the analysis projects the state's future population and related household matrices. Next, an income analysis determines the number of low- and moderate-income family and individual households as a portion of existing and future households, based on Area Median Income (AMI) estimates by the U.S. Department of Housing and Urban Development (HUD). This demand analysis will be compared with the supply analysis to identify the number of new or rehabilitated affordable housing needed to meet current and future demand.

Like most New England and Middle Atlantic states, Connecticut has grown more slowly than the nation in the past decade. Despite a vast coastline relative to its inland area – of note, as coastal counties have grown rapidly in the U.S. – the state's population increased by only 5% between 2000 and 2010, growing at about half the national rate and one-third below the Atlantic coastal rate. Nearly 90% of Connecticut's settlement is defined as urban, with four large metropolitan areas – Hartford-West Hartford-East Hartford, Bridgeport-Stamford-Norwalk, New Haven-Milford and Norwich-New London – accounting for 3.27 million of Connecticut's 3.57 million residents. The rural population, located mainly in two non-metropolitan counties – Litchfield and Windham – has been declining for some time, though Litchfield attracts a large second home population not counted among year-round residents.

Evidence suggests that the growth of Connecticut's metropolitan area population has been driven by natural increase, with births outnumbering deaths, but some net in-migration has added new residents, consisting more of foreign-born immigrants and domestic minority relocation that is offset by white out-migration. In 2010, the state as a whole was predominantly white, at 77.6% of total, more so than the Northeast and the nation overall, though less than neighboring Massachusetts. Hispanics now comprise 13% of all Connecticut residents, and Black non-Hispanics are 10% of the total. Over the decade, resident growth was strongest among the Hispanic population, some of whom are also white.

Connecticut residents, like neighboring upstate New Yorkers, appear to have a lower rate of housing mobility, with one of the highest proportions of households in the nation remaining in the same house over time. This tendency may be partly explained by the state's concentration of wealth and older ages. Based upon the five-year (2007 -2011) sample of the *American Community Survey*, the Census Bureau estimates that the median household income of Connecticut residents stands at \$69,243, or 31% higher than the national average and 28% above the state's 2000 level. As to age of inhabitants, Connecticut had 14.2% of its population aged 65 years and older in 2010, above the national average of 13% and on par with such retirement destinations as Hawaii and Arizona. Both factors tend to reduce housing mobility.

In 2010, there were 1.49 million housing units in Connecticut, with the housing stock increasing faster over the past decade than population growth, or by 7.4%. Statewide, an average of 307 housing units exist per square mile, less than half the density of

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New York and one-quarter below that of Massachusetts. Households, which are equivalent to occupied housing units, totaled 1.36 million in 2010, having grown by only 4.5% in the decade, or below the rate of housing expansion. Figure 3.1 shows the density of Connecticut’s households by town on a square-mile basis.

3.1 Population Forecasts: Statewide

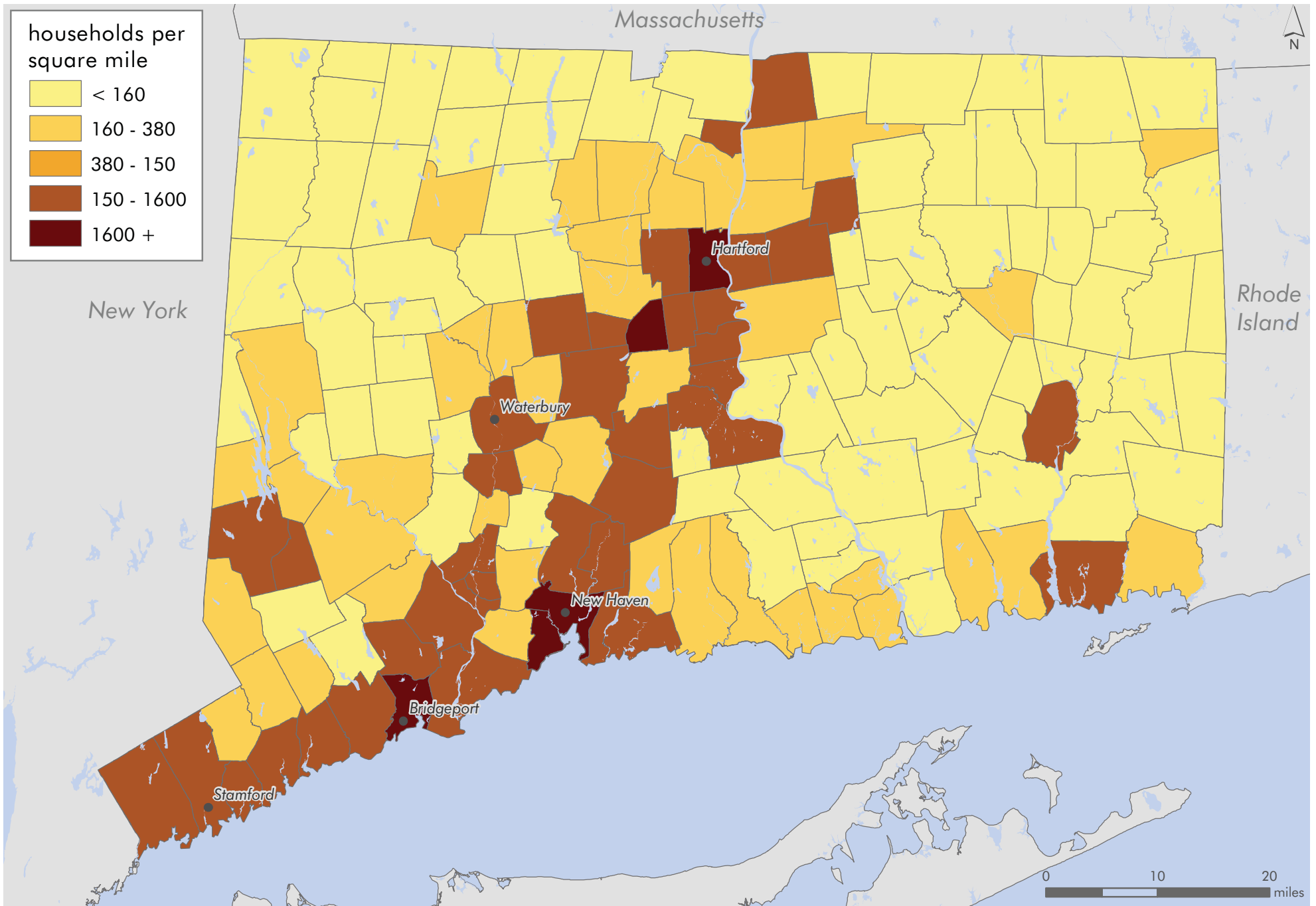
Between 2010 and 2020, the Census Bureau anticipates the U.S. population to grow by 1% annually, reaching 340 million inhabitants. Comparable forecasts are not available at the state level, but a prior 2005 interim projection by the Bureau forecasted Connecticut’s population to increase by 0.3% annually to 2020. A

2012 projection for the state by county and town has been prepared by the Connecticut State Data Center of UCONN to assist state agencies, nonprofits and local governments in planning, analysis and decision-making related to potential population changes. The projections, which have been thoroughly vetted, were created based upon multiple data sources, including state and locally derived fertility rates. As Table 3.1 shows, the UCONN projection series anticipates the resident population of Connecticut will increase from 3.57 million in 2010 to 3.69 million by 2020, or grow by 0.4% annually. These projections have been adopted by town and county for purposes of this study (see Section 3.2, below).

Table 3.1: Population Growth in Connecticut, 2000 to 2010

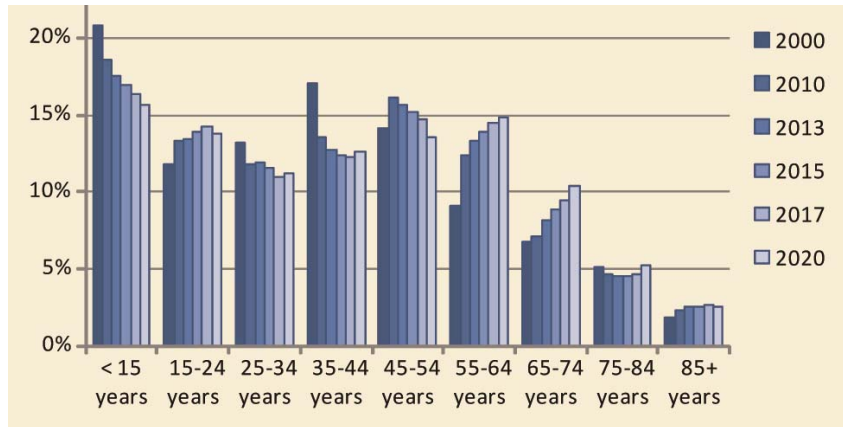
Age Group	Connecticut Population Forecast					
	2000	2010	2013	2015	2017	2020
0 to 14 years	709,075	664,942	636,303	616,894	600,347	578,196
15 to 24 years	404,198	478,732	486,184	505,369	522,855	511,279
25 to 34 years	451,640	420,377	431,840	420,355	404,179	413,288
35 to 44 years	581,049	484,438	459,571	450,873	450,617	467,227
45 to 54 years	480,807	575,597	566,888	554,847	538,938	499,854
55 to 64 years	308,613	443,452	481,267	508,153	531,477	550,096
65 to 74 years	231,565	254,944	295,849	322,378	347,034	383,173
75 to 84 years	174,345	166,717	164,196	165,134	170,450	192,554
85 years & over	64,273	84,898	92,083	94,840	95,940	95,314
Total	3,405,565	3,574,097	3,614,181	3,638,843	3,661,837	3,690,981
Households	3,297,626	3,455,945	3,493,343	3,516,252	3,537,521	3,564,281
Group Quarters	107,939	118,152	120,834	122,577	124,283	126,706

Source: U.S. Bureau of the Census, 2000 & 2010; UCONN Population Projections, 2013-2020



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Chart 3.1: Connecticut Age Groups as Portion of Total Population



Source: U.S. Bureau of the Census and Urbanomics

For the timeframe of CHFA’s strategic plan, the UCONN projections indicate that the state population will grow from 3.61 to 3.66 million, adding 47,700 new residents at 0.4% a year. From 2010-2013, the gain is expected at 40,100 new residents. By age, growth will occur in cohorts 55 and older, offset by declines of those aged 25-54 and under 15 years. For those aged 65-74 years, the annual growth rate is expected to exceed 5%. Along with expansion of the mature and retiring labor force, the young workforce of 15-24 years will also grow, but many of these residents may still be enrolled in school. From the perspective of Connecticut’s economy and workforce status, the trends are not favorable, as the state’s dependency ratio is expected to increase from 59% to 62% of youth (under 18) and elderly (65 and over) residents to working-age (18-64) population from 2010-2020.

As mentioned, household formation has increased in Connecticut over the past decade, albeit at a rate slower than housing development. For the 2013-2017 strategic plan period, as Table 3.2 shows, the state’s households are projected to maintain an average household size of 2.53 residents but expand by nearly 15,000 in total. Between 2010 and 2013, a gain of 21,900 households is expected as average household size declines marginally from 2.54 persons. More than all of the current and projected gains – or a total of 89,500 – will occur among households headed by persons aged 55 years and older, while households in the prime house-buying age groups of 25-44 years will decline by some 22,700. By county and town, the trends will differ considerably.

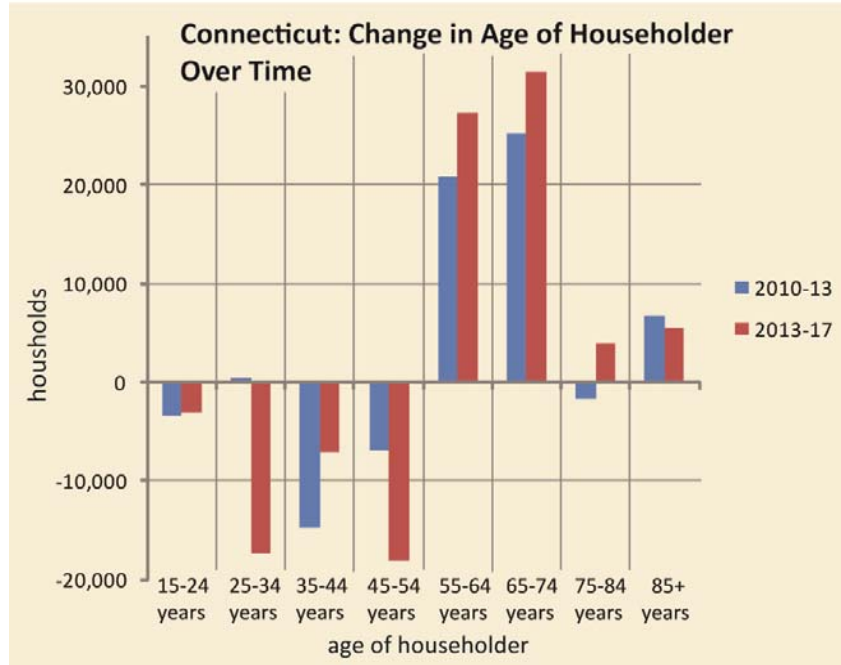
Table 3.2: Household Formation in Connecticut by Age of Head of Household, 2000 to 2017

Age Groups	Connecticut Household Forecast			
	2000	2010	2013	2017
0 to 14 years	0	0	0	0
15 to 24 years	43,643	40,031	37,054	34,703
25 to 34 years	203,956	182,892	185,848	171,382
35 to 44 years	303,666	264,281	253,864	253,137
45 to 54 years	270,775	317,081	310,159	292,206
55 to 64 years	183,051	249,263	266,098	287,267
65 to 74 years	145,012	150,027	170,700	194,858
75 to 84 years	113,906	106,320	103,871	106,507
85 years & over	37,848	50,222	54,453	56,718
Total	1,301,857	1,360,117	1,382,046	1,396,777
Ave Hsld Size	2.53	2.54	2.53	2.53

Source: U.S. Bureau of the Census and Urbanomics

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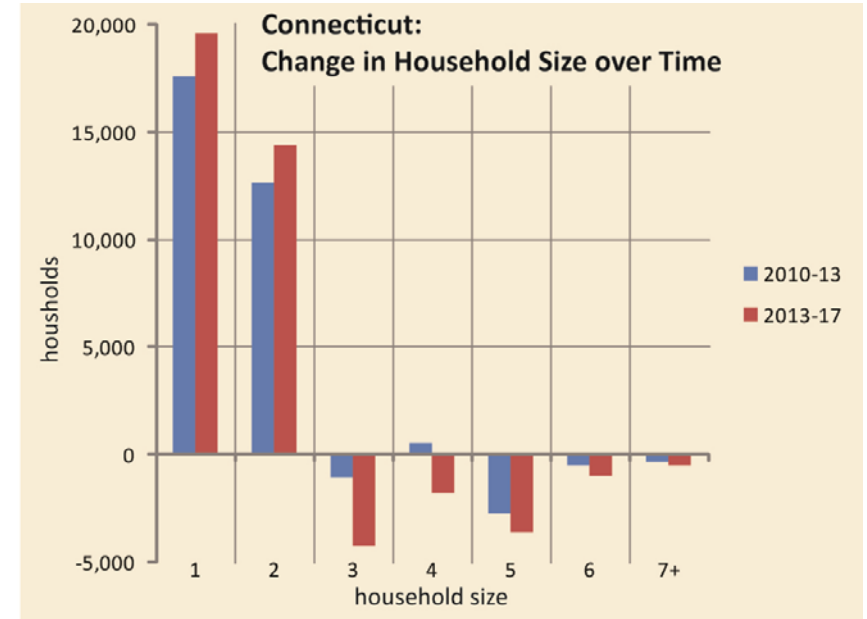
Chart 3.2: Change in Age of Connecticut Householders



Source: U.S. Bureau of the Census and Urbanomics

Age of household headship largely determines household size as the reproductive years of family formation eventually meld into empty-nester years when older-headed households resemble younger households in smaller size. Table 3.3 presents the expected size distribution of the state’s households over the 2010-2017 period. As the table and Chart 3.3 show, households with five or more persons are expected to decline in number, while those with one and two persons will grow the most. By 2017, three in every eight household residents in the state will be in a single- or two-person household.

Chart 3.3: Change in Connecticut Household Size



Source: U.S. Bureau of the Census and Urbanomics

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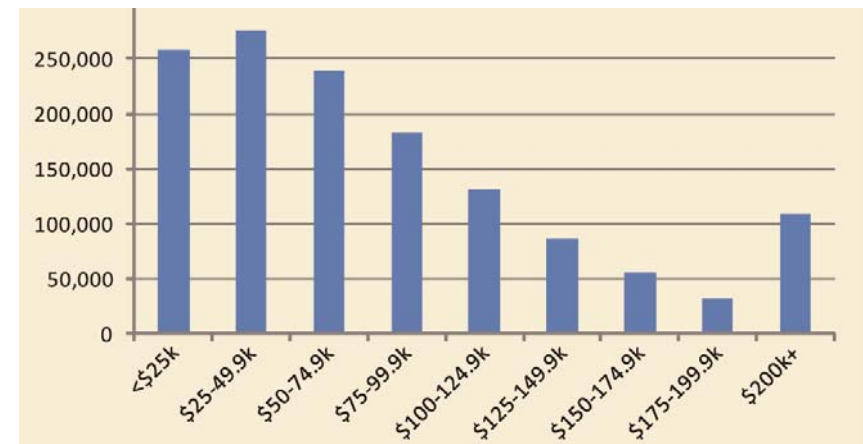
Table 3.3: Connecticut Household Forecast by Size of Household, 2010-2017

Size of Household	Connecticut Households			Population in Households		
	2010	2013	2017	2010	2013	2017
1 person	372,034	380,118	378,836	372,034	380,118	378,836
2 persons	445,411	458,625	474,755	890,822	917,249	949,510
3 persons	222,470	223,544	223,406	667,410	670,632	670,218
4 persons	199,236	200,615	202,920	796,944	802,461	811,679
5+ persons	120,966	119,144	116,861	728,735	722,874	727,301
Total Households	1,360,117	1,382,046	1,396,777	3,455,945	3,493,335	3,537,544

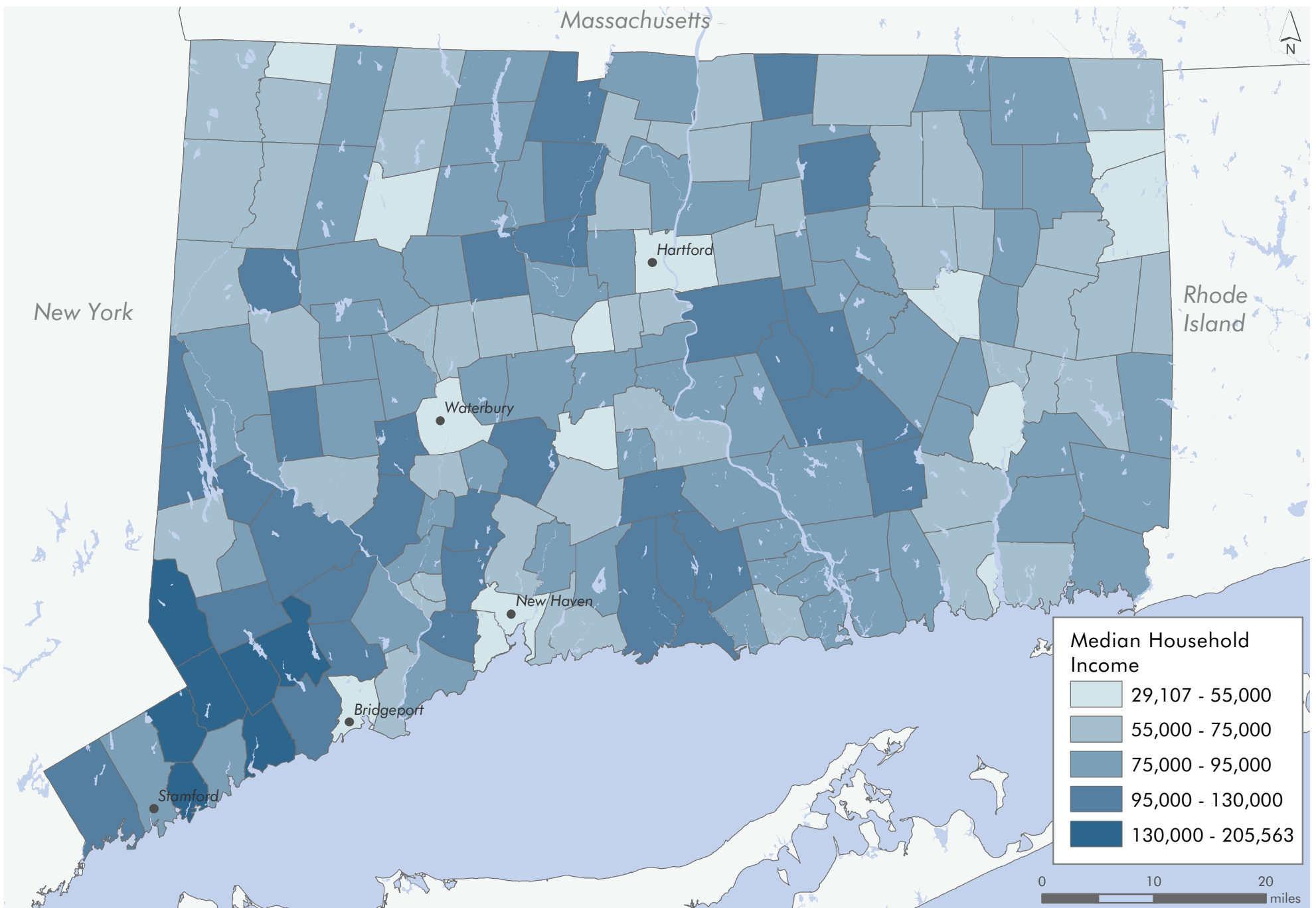
Source: U.S. Bureau of the Census and Urbanomics

Across all age of head and size characteristics of households in Connecticut, household income appears to be on the rise. The state's median household income of \$66,000 in 2010 is projected to increase to \$75,000 by 2017, lifting about 5% of all households above the median income level. Older-headed and smaller households are included among those expanding in higher income brackets. As Table 3.4 and Charts 3.4 and 3.5 show, households with annual incomes of \$150,000 or more will be the most populated in 2017, while all those with incomes above \$100,000 will comprise nearly 37% of the state's total. Moreover, as the Census excludes household income from assets, such as equities or real property, the income profile of Connecticut households should be considered conservative. As Figure 3.2 shows, household incomes are highest in portions of Fairfield County, while Bridgeport, New Haven, Hartford and Waterbury show much lower incomes.

Chart 3.4: Connecticut Households by Income, 2010



Source: U.S. Bureau of the Census and Urbanomics



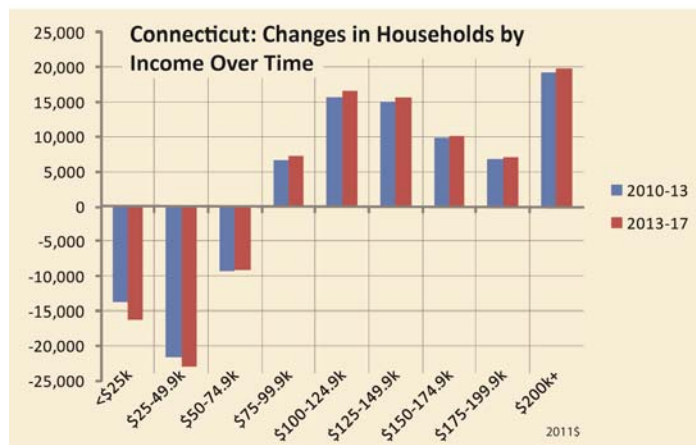
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Table 3.4: Connecticut Household Forecast by Income Distribution, 2010-2017

Income of Household	Connecticut Households			% of All Households		
	2010	2013	2017	2010	2013	2017
<\$25000	254,734	247,144	232,315	18.7%	17.9%	16.6%
\$25-49.9K	273,137	262,054	244,112	20.1%	19.0%	17.5%
\$50-74.9K	237,344	231,816	222,246	17.5%	16.8%	15.9%
\$75-99.9K	181,666	185,226	188,733	13.4%	13.4%	13.5%
\$100-124.9K	129,950	139,930	151,935	9.6%	10.1%	10.9%
\$125-149.9K	85,909	95,617	107,893	6.3%	6.9%	7.7%
\$150K +	197,377	220,258	249,543	14.5%	15.9%	17.9%
Total Households	1,360,117	1,382,046	1,396,777	100.0%	100.0%	100.0%
Median Hsld Income	\$66,000	\$69,600	\$75,000			

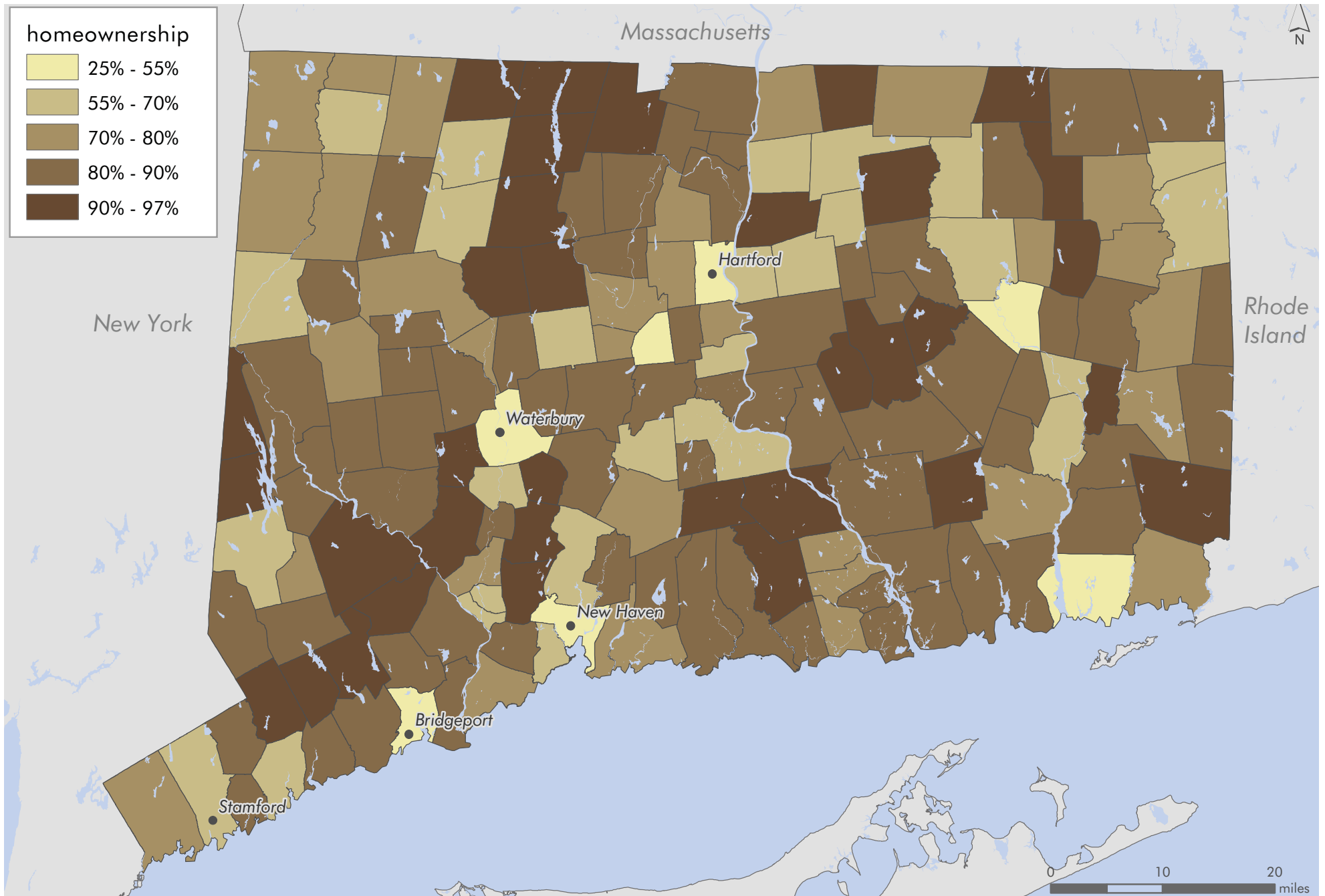
Source: U.S. Bureau of the Census and Urbanomics

Chart 3.5: Change in Connecticut Household Income Over Time



Source: U.S. Bureau of the Census and Urbanomics

Connecticut has a high proportion of home ownership among its households and, despite trends in aging and shrinking household size, this preference is expected to continue. Between 2010 and 2017, more than all of the growth in household formation will be reflected in the rise in owner occupancy, which is expected to increase by some 42,700 households or rise from 68.5% to 70%. However, in income brackets below \$100,000, the number of homeowner households is anticipated to decline, and between \$50,000 and \$100,000 the number of renters will rise. The very lowest income brackets are expected to decline in tenure and number overall (see Table 3.5 and accompanying charts, below). Figure 3.3 shows that homeownership is highest in the more rural areas of the state, and lowest in the older central cities.



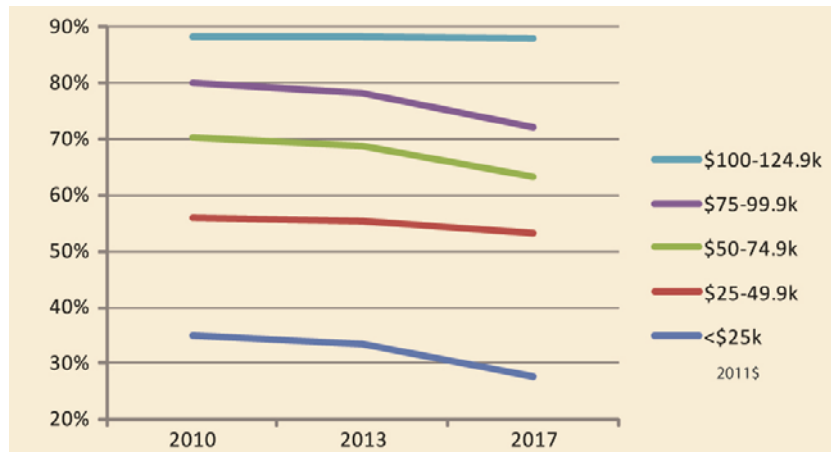
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Table 3.5: Connecticut Household Forecast by Tenure & Income Bracket, 2010-2017

Households by Income Bracket	2010		2013		2017	
	Owner	Renter	Owner	Renter	Owner	Renter
<\$25000	89,452	165,282	83,829	163,316	74,977	157,337
\$25-49.9K	152,516	120,621	145,252	116,802	133,999	110,113
\$50-74.9K	167,188	70,156	160,732	71,084	150,831	71,415
\$75-99.9K	145,515	36,151	145,968	39,258	145,469	43,264
\$100-124.9K	114,653	15,297	123,479	16,451	134,038	17,897
\$125-149.9K	78,383	7,526	87,982	7,635	100,369	7,525
\$150K +	184,553	12,824	206,812	13,446	235,298	14,244
Total Households	932,260	427,857	954,054	427,992	974,982	421,796

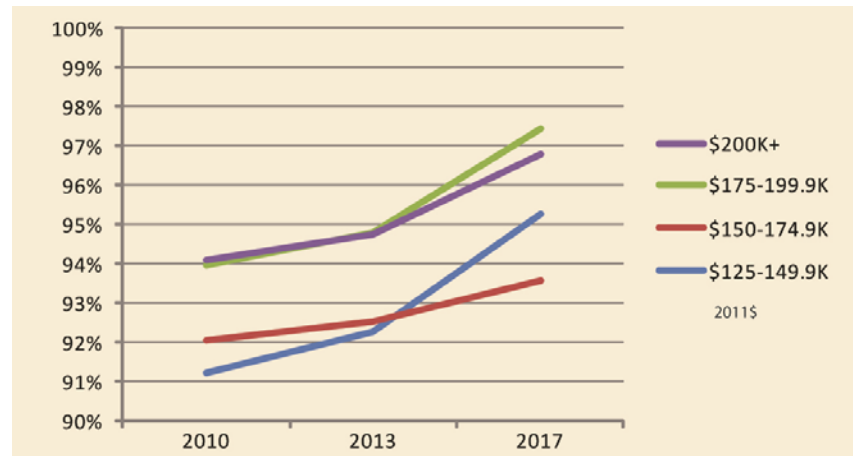
Source: U.S. Bureau of the Census and Urbanomics

Chart 3.6: Change in Homeownership by Income: Under \$100,000



Source: U.S. Bureau of the Census and Urbanomics

Chart 3.7: Change in Homeownership by Income: \$100,000+



Source: U.S. Bureau of the Census and Urbanomics

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3.2 Population Forecasts: County Level

Tables 3.6 through 3.10, following the figures, provide population forecasts on a county basis by a range of matrices. As shown in Table 3.6, Fairfield, Hartford and New Haven Counties are projected to experience the greatest absolute population growth, collectively increasing by 88,103 persons, or approximately 75% of the state's total growth for the decade. Tolland and Windham Counties are expected to post the greatest gains by percentage.

In terms of households, again, Fairfield, Hartford and New Haven Counties are forecast to show the most gains, adding a combined total of 24,210 households, or about two-thirds of the statewide growth, for the CHFA strategic planning period (2013-2017). Household size, which is projected to decline marginally for the state as a whole, is also expected to shrink in all counties except for Fairfield and Hartford. Meanwhile, Fairfield and Windham Counties should show larger average household sizes for each of the three years of 2010, 2013 and 2017, while Hartford, Litchfield, Middlesex and New London Counties will see smaller households than the state average (see Tables 3.7 and 3.8).

Median household income is predicted to rise in all counties from 2013 to 2017, with Fairfield and Tolland Counties projected with the highest medians, although Middlesex County is expected to show the strongest income gain by percentage (approximately 18%, versus a range of 7% to 9% for all other counties). This trend reflects an increase across all counties in households earning more than \$100,000 a year, with a corresponding decrease in those households making under \$25,000 annually (see Table 3.9).

From 2010 to 2017, each county is expected to see growth in its homeowner population, ranging from 2.8% for Fairfield County to 7.8% for Middlesex County. Litchfield, Middlesex and Tolland Counties will show the greatest proportion of owners, with each of these three counties expected to see more than three times as many homeowners than renters by 2017 (see Table 3.10).

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Table 3.6: Population Growth in Connecticut by County, 2000 to 2020

County	Population Forecast					
	2000	2010	2013	2015	2017	2020
Fairfield	882,567	916,829	924,832	929,980	934,853	940,617
Hartford	857,183	894,014	903,861	909,763	915,257	922,079
Litchfield	182,193	189,927	191,596	192,413	193,006	193,433
Middlesex	155,071	165,676	167,637	168,866	169,935	171,300
New Haven	824,008	862,477	874,187	881,626	888,818	898,727
New London	259,088	274,055	276,469	277,766	278,825	279,896
Tolland	136,364	152,691	154,996	156,486	157,970	160,099
Windham	109,091	118,428	120,603	121,943	123,173	124,830
Connecticut State	3,405,565	3,574,097	3,614,181	3,638,843	3,661,837	3,690,981

County	Average Annual Growth Rates					
	2000-2010	2010-2013	2013-2017	2017-2020	2010-2020	2000-2020
Fairfield	0.4%	0.4%	0.4%	0.3%	0.3%	0.3%
Hartford	0.5%	0.5%	0.4%	0.3%	0.3%	0.4%
Litchfield	0.5%	0.4%	0.2%	0.2%	0.2%	0.3%
Middlesex	0.7%	0.6%	0.5%	0.3%	0.4%	0.5%
New Haven	0.5%	0.7%	0.6%	0.4%	0.5%	0.5%
New London	0.6%	0.4%	0.3%	0.2%	0.2%	0.4%
Tolland	1.3%	0.8%	0.6%	0.5%	0.5%	0.8%
Windham	0.9%	0.9%	0.7%	0.5%	0.6%	0.7%
Connecticut State	0.5%	0.6%	0.4%	0.3%	0.4%	0.4%

Source: U.S. Bureau of the Census, 2000 & 2010; UCONN Population Projections, 2013-2020

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Table 3.7: Household Forecast by County in Connecticut, 2000-2017

County	County Households			Average Household Size		
	2010	2013	2017	2010	2013	2017
Fairfield	332,141	336,018	338,107	2.70	2.69	2.71
Hartford	348,438	353,245	356,031	2.48	2.48	2.49
Litchfield	76,477	77,751	78,637	2.45	2.43	2.42
Middlesex	66,798	68,278	69,462	2.40	2.39	2.39
New Haven	330,396	336,717	341,047	2.52	2.51	2.52
New London	107,115	109,170	110,640	2.44	2.41	2.40
Tolland	54,386	55,491	56,574	2.51	2.48	2.45
Windham	44,366	45,376	46,281	2.56	2.55	2.54
Connecticut State	1,360,117	1,382,046	1,396,777	2.54	2.53	2.53

Source: U.S. Bureau of the Census and Urbanomics

Table 3.8: County Households by Size of Household in 2013 and 2017

County	2013 Households by Number of Persons						2017 Households by Number of Persons					
	1	2	3	4	5+	Total	1	2	3	4	5+	Total
Fairfield	88,988	101,092	54,783	55,209	35,946	336,018	88,117	103,191	54,649	56,714	35,436	338,107
Hartford	102,171	116,848	56,758	48,297	29,171	353,245	101,623	119,831	57,151	48,465	28,962	356,031
Litchfield	20,985	27,859	11,872	11,658	5,376	77,751	21,332	28,897	11,693	11,749	4,966	78,637
Middlesex	18,208	26,535	9,673	10,343	3,520	68,278	18,280	28,090	9,147	10,634	3,312	69,462
New Haven	95,320	111,167	56,415	46,388	27,427	336,717	94,001	116,198	57,289	47,053	26,506	341,047
New London	29,643	39,203	17,256	14,714	8,354	109,170	29,993	40,887	16,938	14,594	8,228	110,640
Tolland	12,859	20,705	9,374	7,905	4,649	55,491	13,120	21,865	9,379	7,607	4,603	56,574
Windham	11,945	15,215	7,413	6,101	4,703	45,376	12,371	15,796	7,161	6,105	4,848	46,281

Source: Urbanomics

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Table 3.9: County Households by Income Bracket & Median Income in 2013 and 2017

County	2013 Households by Income Bracket							Median Income
	<\$25000	\$25-49.9K	\$50-74.9K	\$75-99.9K	\$100-124.9K	\$125-149.9K	\$150K +	
Fairfield	52,648	54,758	48,635	39,572	32,629	22,309	85,468	\$82,600
Hartford	71,839	69,035	60,628	48,948	33,091	22,892	46,811	\$64,700
Litchfield	12,402	14,925	14,036	11,119	9,010	5,703	10,555	\$70,600
Middlesex	9,891	11,684	11,708	10,032	7,974	6,656	10,333	\$76,800
New Haven	69,153	69,963	56,158	42,962	33,592	22,834	42,054	\$63,000
New London	16,263	22,031	21,687	16,586	11,450	7,760	13,392	\$68,800
Tolland	6,668	8,557	9,915	9,393	7,814	4,946	8,196	\$81,900
Windham	8,280	11,100	9,049	6,614	4,368	2,517	3,449	\$59,100

County	2017 Households by Income Bracket							Median Income
	<\$25000	\$25-49.9K	\$50-74.9K	\$75-99.9K	\$100-124.9K	\$125-149.9K	\$150K +	
Fairfield	50,146	50,813	46,311	39,716	33,956	23,733	93,430	\$88,700
Hartford	69,242	63,509	57,849	49,978	35,816	26,035	53,602	\$69,600
Litchfield	11,743	14,130	13,146	11,055	10,008	6,528	12,027	\$75,600
Middlesex	9,173	11,081	11,119	10,003	8,515	7,694	11,877	\$83,400
New Haven	64,709	66,469	53,631	43,513	37,116	26,276	49,333	\$68,300
New London	14,045	20,205	21,186	17,938	12,726	8,948	15,592	\$74,900
Tolland	5,886	7,033	9,875	9,777	8,755	5,598	9,650	\$89,000
Windham	7,370	10,871	9,129	6,754	5,044	3,081	4,032	\$63,400

Source: Urbanomics

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Table 3.10: County Households by Tenure in 2000, 2013 and 2017

County	2010		2013		2017	
	Owner	Renter	Owner	Renter	Owner	Renter
Fairfield	232,736	99,405	236,262	99,756	239,204	98,902
Hartford	229,236	119,202	234,003	119,242	238,575	117,456
Litchfield	59,791	16,686	61,325	16,425	62,795	15,842
Middlesex	50,702	16,096	52,663	15,615	54,642	14,820
New Haven	212,794	117,602	218,230	118,486	223,608	117,438
New London	74,229	32,886	76,515	32,655	78,630	32,011
Tolland	41,205	13,181	42,306	13,186	43,557	13,017
Windham	31,567	12,799	32,749	12,627	33,971	12,310

Source: Urbanomics

3.3 Income Analysis

The effective demand for owning or renting a house in Connecticut is dependent on affordability. In turn, affordability is determined by the cost of available housing and the income of households. This section on income analysis will form the basis to measure the gap between these determinants, which will compare monthly housing costs with household income available for housing expenditures at different gradations of the area median income (AMI). Because median household incomes vary dramatically over the landscape in Connecticut, as do housing values and rental costs, the gap analysis will occur at the town level and utilize area-consistent data of reputable data sources. Findings will be summarized on a county level, while the more detailed town-level results are contained in the Appendix.

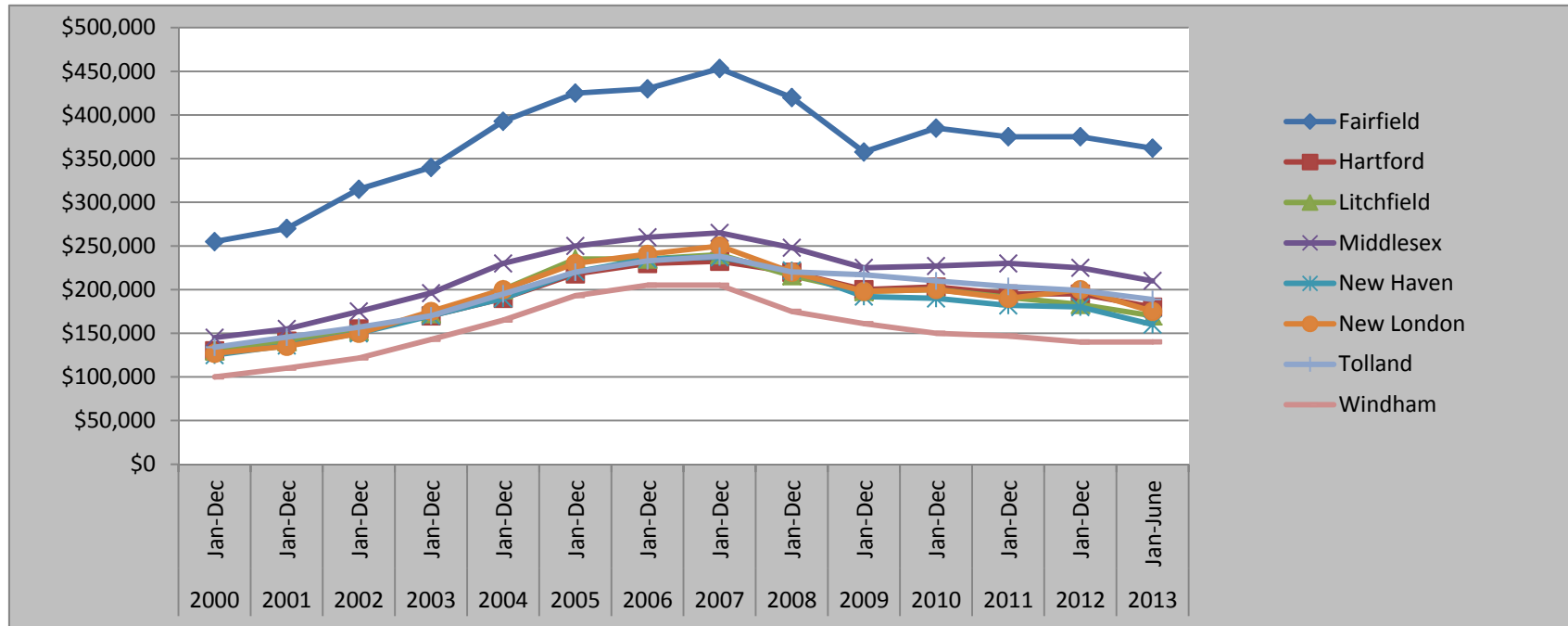
3.3.1 Housing Market Costs

Trends in Median Home Prices

The past five years have taken a toll on housing prices in Connecticut, and in the nation. Though there are signs of recovery, it will take several years for housing values to rebound to prior levels. Thus, opportunities may exist for lower-income households to purchase housing given the right incentives. Chart 3.8, below, depicts the trend in the median sales price of housing in the state over the past 12 years by county. Throughout this period, the number of homes sold fell from 50,577 in 2007 to 34,761 in 2012, or by 31%, while the median sales price declined from \$260,000 to \$208,625, or by 20% statewide. As of the second quarter of 2013, the year was on par with 2012 conditions, with 50% of all prior-year sales or 17,500, and a statewide median sales price of \$200,000.

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Chart 3.8: Median Sales Price of Residential Properties in Connecticut Counties, 2000 – Second Quarter 2013



Source: The Warren Group for CHFA

The counties most affected by the downturn in homeownership demand were Fairfield, Hartford and New Haven, each of which saw more than 3,700 fewer annual sales by 2012, though Hartford topped all county sales that year and had relatively fewer sales losses than Connecticut as a whole (Table 3.11). By midyear 2013, Fairfield and Litchfield showed stronger signs of recovery in sales and median home prices. However, despite lower home prices and a statewide inventory of some 14,000 vacant units for sale, the market for new housing clearly favors rental housing in most areas.

Fair Market Rents

A comparable time series on the cost of rental housing does not exist for Connecticut, but several periodic snapshots are available. The U.S. Department of Housing and Urban Development (HUD) now prepares an estimate of *Fair Market Rents (FMRs)* for two-bedroom units on a zip code – as well as regional – basis, for purposes of targeting the limit to which Section 8 vouchers can be applied. The Census Bureau provides self-reported measures of monthly gross rent for units, including utility costs, at the county

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and town level. While available on an annual or averaged multiyear basis, through the *American Community Survey*, the median rent data are not standardized by unit size. And for 82 towns, or nearly half of all those in Connecticut, the market reports prepared for CHFA’s Capital Plan identify contract rents for two-bedroom units in multifamily buildings, based on records of the State’s Multiple Listing Service (MLS), but they fail to report the rental year.

Table 3.11: Single-Family Home Sales & Prices by County, 2007-2013

Counties	Annual Sales			Median Home Prices		
	2007	2012	2Q 2013	2007	2012	2Q 2013
Fairfield	13,247	8,940	4,728	\$453,188	\$365,000	\$361,950
Hartford	12,947	9,140	4,523	\$232,500	\$186,000	\$180,000
Litchfield	2,879	1,894	1,001	\$240,000	\$174,000	\$170,000
Middlesex	2,661	1,639	856	\$265,000	\$225,000	\$210,000
New Haven	11,985	8,201	3,921	\$237,000	\$174,500	\$160,000
New London	3,605	2,455	1,266	\$250,000	\$198,900	\$175,000
Tolland	1,875	1,407	666	\$238,250	\$198,000	\$188,750
Windham	1,378	1,085	539	\$205,000	\$143,500	\$140,000
State	50,577	34,761	17,500	\$260,000	\$208,625	\$200,000

Source: The Warren Group for CHFA

Although HUD’s FMR metric is preferred as a comparative measure of rental costs, given the comprehensive coverage of Connecticut towns and the 2012 year of estimation for a two-bedroom unit, there are nonetheless issues with its accuracy. FMRs appear to be generally higher than Census-reported gross rents, but in wealthy towns, lower than the price of MLS two-bedroom units. As a guide

for low-income participants in Section 8 certificate and voucher programs, they reflect the cost of adequate and safe housing in the private rental market, and permit a range of acceptable choices among residential neighborhoods of an area. However, they essentially set limits on what units can be rented and do not encompass the entire private rental market.

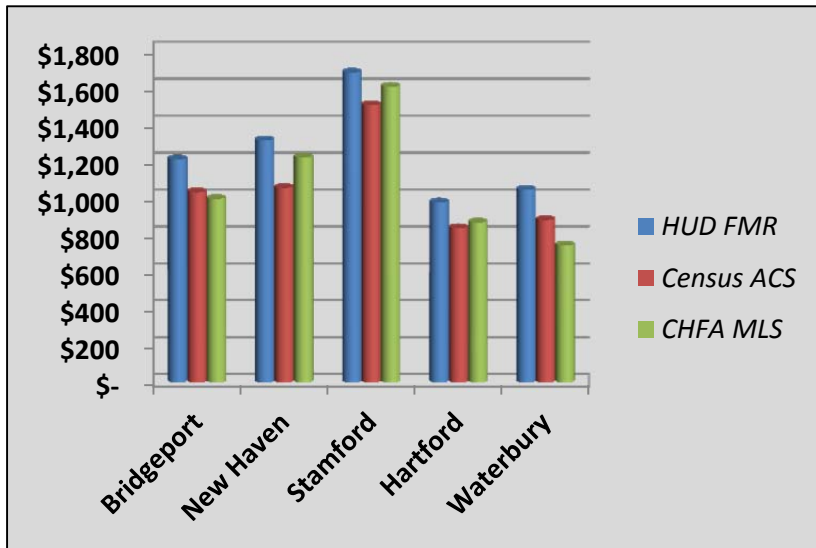
Figures 3.4 and 3.5, as well as Appendix Table 1, present the 2012 median sales price of housing and the FMRs by town. The table also shows comparative data on 2010 median rents of the Census and MLS average rents for two-bedroom units. As research shows that low-income households act rationally in choosing their housing, even when Section 8 voucher programs allow them to live in units with higher gross rents by paying the difference in costs, HUD’s FMR metric appears to be the most reasonable measure for gauging the affordability of rental housing among towns for low- and moderate-income households. Chart 3.9 depicts comparative rents for major cities in Connecticut.

3.3.2 Area Median Incomes of Households

HUD defines affordability by the area median income (AMI) of households, published annually for every county and metropolitan area in the U.S. It is the most common benchmark to determine eligibility for federal housing programs and is used by CHFA in the State’s housing assistance programs. Households earning between 80% and 120% of AMI are considered moderate-income, and below 80% of AMI are low-income. Within the low-income category, households with incomes below 50% of AMI are “very low income,” and those below 30% of AMI are “extremely low income.”

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Chart 3.9: Comparison of Monthly Housing Rents



Source: HUD, American Community Survey, MLS

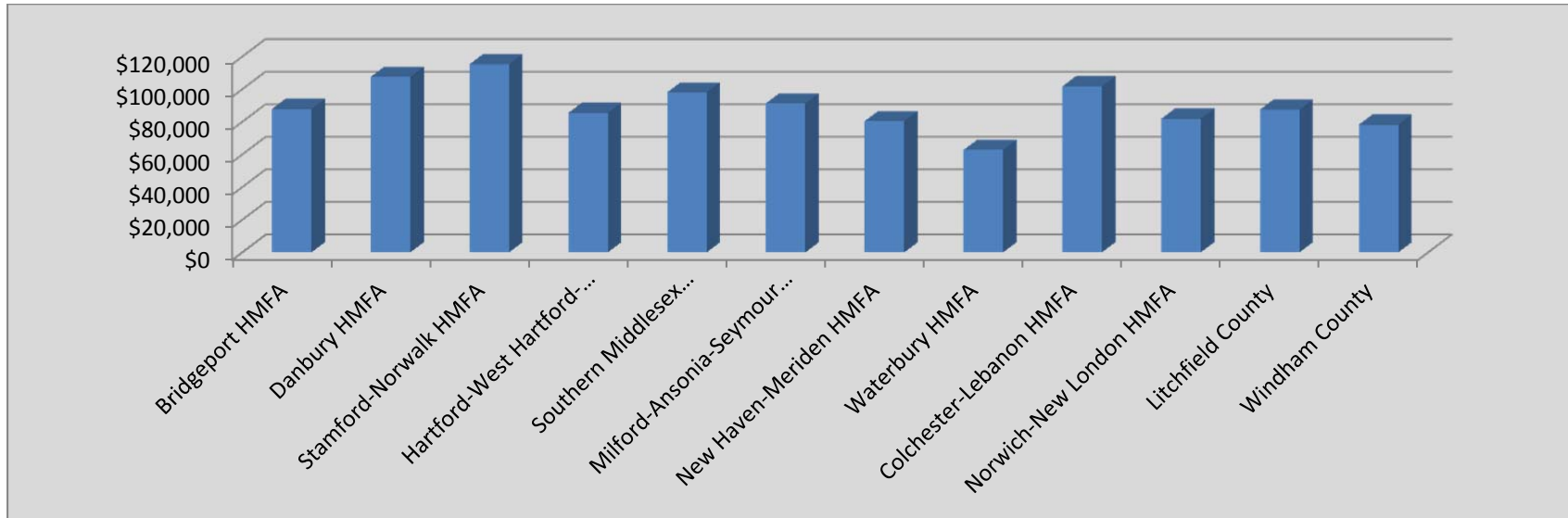
The AMI used in this income analysis is based on the 5-Year (2006-2010) and 1-Year (2010) income data of the *American Community Survey* (ACS), updated by the Consumer Price Index (CPI) through the end of 2011 and a trending factor to 2012. Produced by HUD at the metropolitan and county level, the AMI is adjusted by family size and the income limits are set, taking into consideration at 80% of the AMI that amount at which 30% of a four-person family's income equals 100% of a two-bedroom FMR. Although income limits are produced for families with fewer or more than four persons, for purposes of this income analysis, the AMI of a four-person household was selected, consistent with the size of a two-bedroom rental unit and a single-family house.

Chart 3.10 shows AMI for sub-county clusters of metropolitan areas – also known as HUD Metro FMR Areas (HMFAs) – and the non-metropolitan Connecticut counties as of 2012 (FY2013). It should be noted that individual towns within each HMFA cluster are estimated by HUD to have the same median family income. Appendix Table 2 contains the full range of income limits for a four-person family from 30% to 120% of AMI by town, arrayed by county.

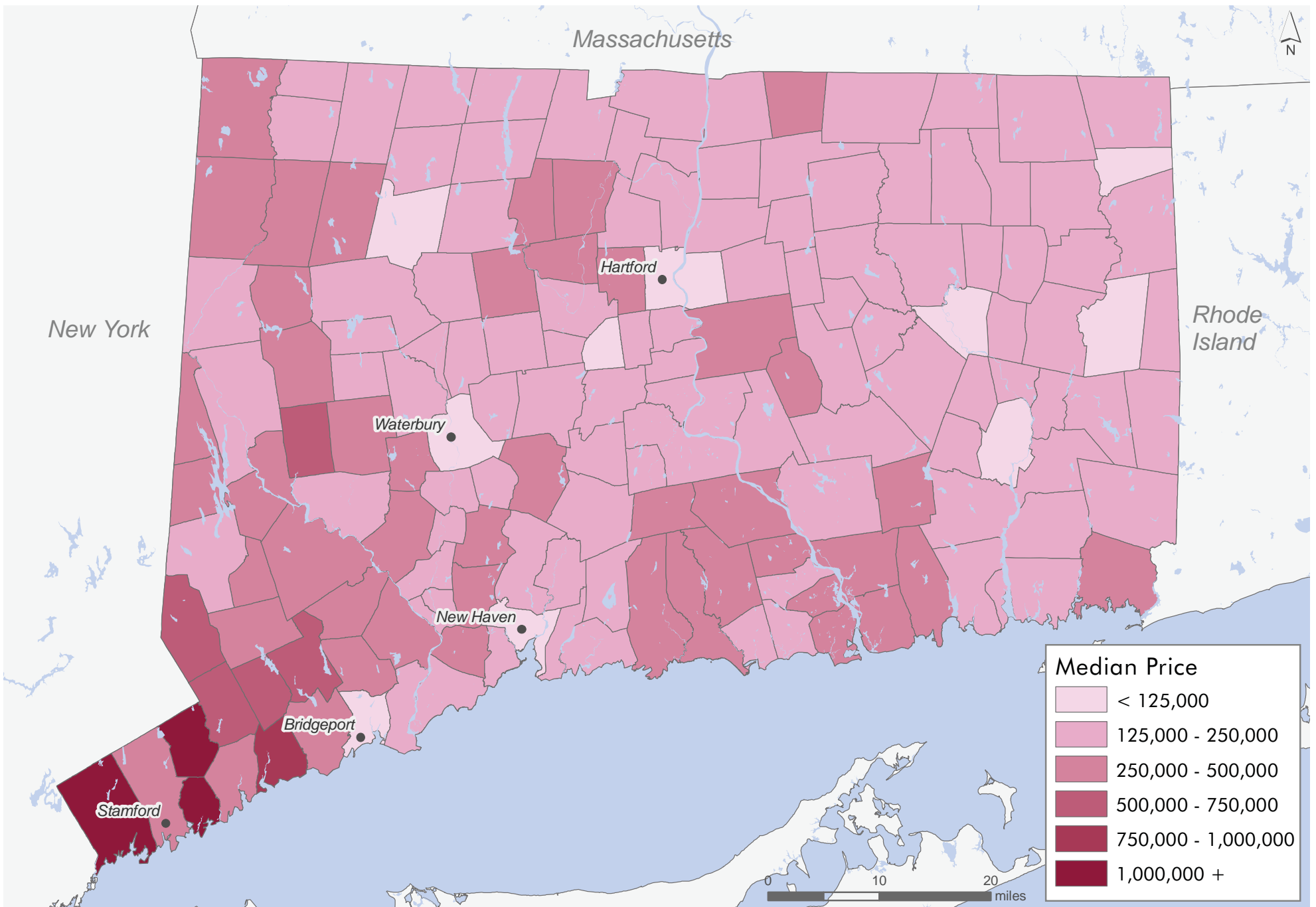
As shown, the median income of a four-person family ranged from a low of \$62,800 in the Waterbury HMFA to a high of \$115,300 in the Stamford-Norwalk HMFA. When expressed in terms of income limits of AMI, the range is much broader. For example, in Waterbury in 2012, an extremely low-income (30%) household had an annual income of \$24,800, while a moderate income (120%) household in Stamford had an income of \$138,360. Even Waterbury's moderate income of \$75,360 is below Stamford's low-income limit. When arrayed against the range of home prices, which vary greatly by area, and compared to fluctuations in local homeownership costs, an affordability gap emerges by town. This gap will be determined for all households up to 120% of AMI and then by households within the income range of CHFA programs, or 80%-120% (see Section 5).

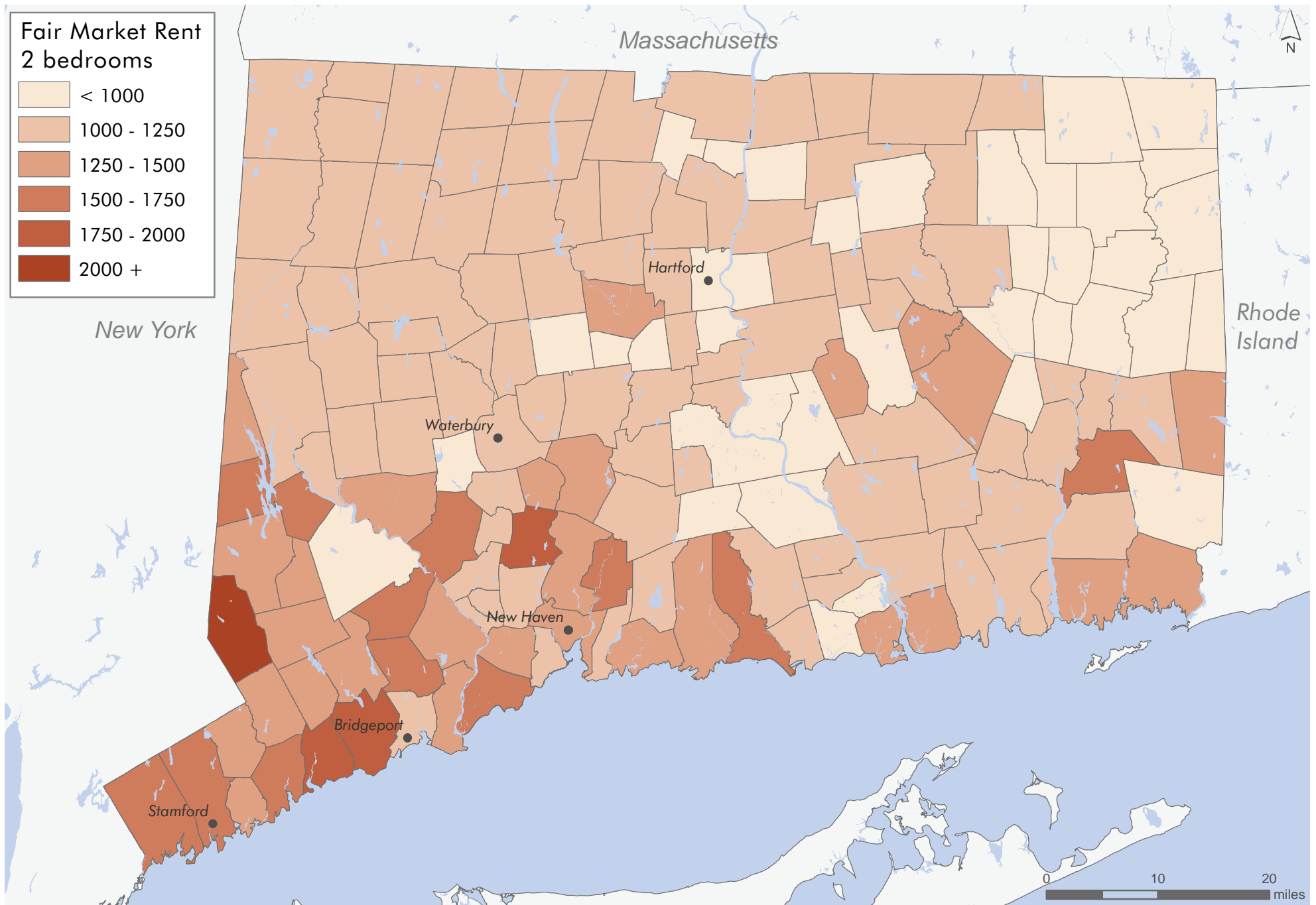
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Chart 3.10: FY2013 Median Income of a Four-Person Family in Connecticut



Source: HUD User





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SUPPLY ANALYSIS

The purpose of the supply analysis is to provide a baseline for Connecticut’s current and anticipated future housing stock. This analysis, in conjunction with the demand-side analysis discussed in the preceding section, will be the basis for the gaps analysis, which will identify the number of new or rehabilitated units of affordable housing that are required to meet existing and expected future demand for the 2013-2017 period.

This section begins with an overview of Connecticut’s overall housing stock, to provide an understanding of the market within which CHFA operates and to identify relevant trends of housing types, tenure, age and condition, as well as market activity, across the state’s various geographies. Next is an assessment of the existing supply of assisted units by type, ownership and location. The section concludes with a capacity analysis of future supply.

4.1 Overall Housing Stock

4.1.1 Housing Types

As illustrated in Table 4.1, types of housing in Connecticut are largely similar to patterns found in the U.S. as a whole. Nearly two-thirds (64.5%) of the state’s housing stock consists of single-family units, with the majority of those units detached homes. This single-family portion is slightly less than the nationwide percentage, while the share of medium-density housing (two- to three-family units) is somewhat higher. This likely reflects the state’s location in the Northeast, where greater historical population density contributed to more medium-density housing as cities and inner-ring suburbs

developed. Connecticut’s share of residential units in high-density structures is roughly comparable to the nation’s. However, as the table shows, mobile homes and non-structural housing such as boats and recreational vehicles (RVs) are not factors in the state.

Table 4.1: Housing Types, Connecticut vs. U.S.

	U.S.	CT
Total Housing Units	131,034,946	1,482,798
1-unit, Detached	80,819,811 61.7%	879,393 59.3%
1-unit, Attached	7,557,233 5.8%	77,315 5.2%
2 Units	5,023,110 3.8%	119,320 8.0%
3 or 4 Units	5,827,372 4.4%	131,827 8.9%
5 to 9 Units	6,290,644 4.8%	80,575 5.4%
10 to 19 Units	5,900,165 4.5%	55,647 3.8%
20 or More Units	10,869,077 8.3%	125,667 8.5%
Mobile Home	8,638,762 6.6%	12,642 0.9%
Boat, RV, Van, etc.	108,772 0.1%	412 0.0%

Source: U.S. Census Bureau, American Community Survey, 2007-2011

Table 4.2, below, presents housing types for the eight Connecticut counties. As shown, counties with large cities (i.e. Fairfield, Hartford and New Haven Counties) have fewer single-family housing units and a greater concentration of large apartment buildings.

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Table 4.2: Connecticut Housing Types by County

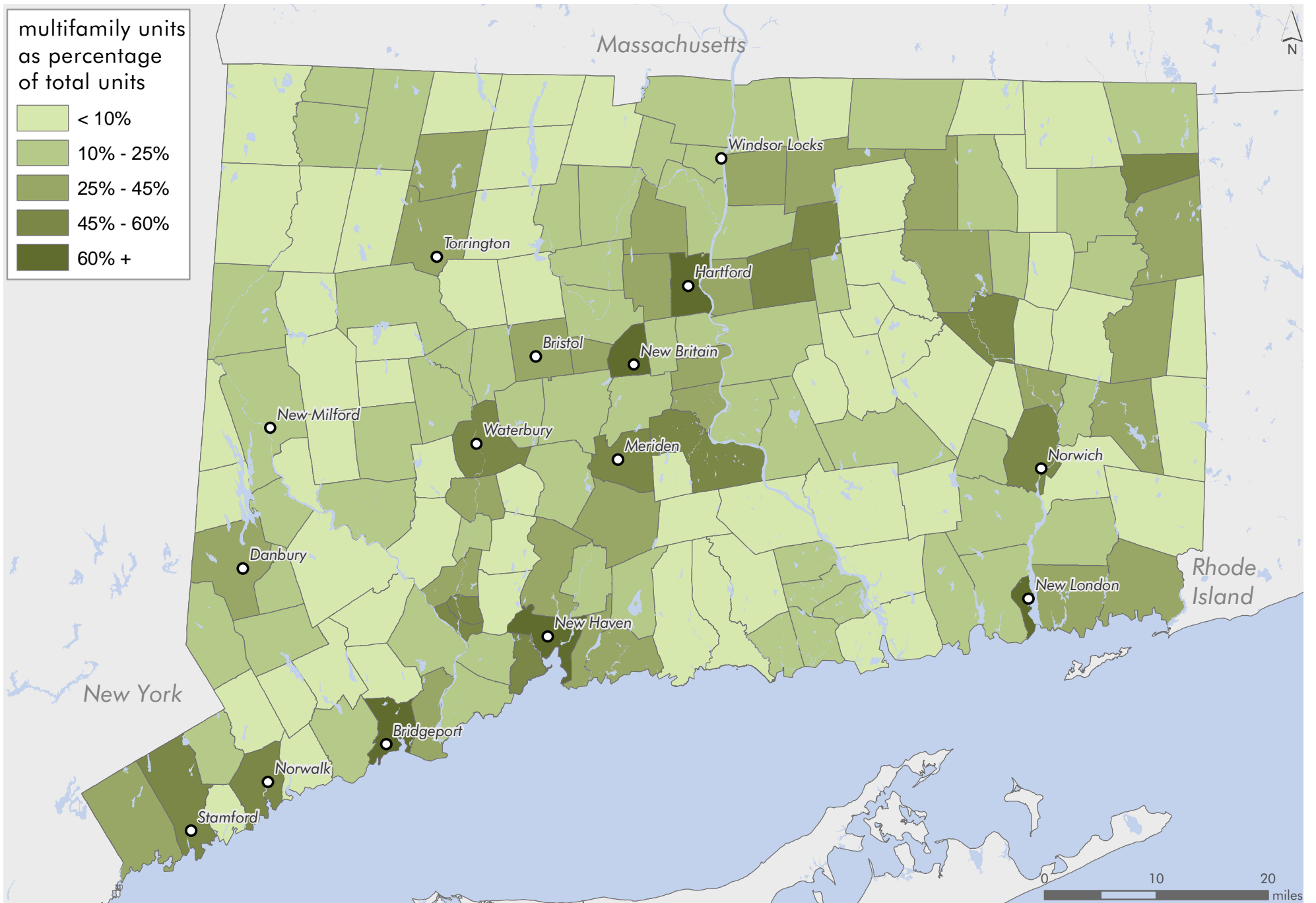
	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
Total Housing Units	359,873	373,280	87,189	74,480	360,895	120,566	57,652	48,863
1-unit, Detached	208,780 58.0%	206,455 55.3%	64,682 74.2%	53,670 72.1%	193,368 53.6%	78,932 65.5%	41,296 71.6%	32,210 65.9%
1-unit, Attached	22,405 6.2%	20,741 5.6%	3,203 3.7%	2,882 3.9%	20,603 5.7%	4,421 3.7%	1,608 2.8%	1,452 3.0%
2 Units	30,468 8.5%	28,531 7.6%	6,225 7.1%	3,584 4.8%	34,922 9.7%	9,337 7.7%	2,398 4.2%	3,855 7.9%
3 or 4 Units	31,128 8.6%	37,431 10.0%	4,672 5.4%	3,027 4.1%	39,282 10.9%	8,721 7.2%	3,817 6.6%	3,749 7.7%
5 to 9 Units	17,271 4.8%	24,002 6.4%	3,178 3.6%	3,211 4.3%	20,352 5.6%	6,146 5.1%	3,366 5.8%	3,049 6.2%
10 to 19 Units	13,173 3.7%	15,783 4.2%	1,955 2.2%	2,543 3.4%	15,120 4.2%	3,600 3.0%	2,238 3.9%	1,235 2.5%
20 or More Units	35,317 9.8%	38,275 10.3%	2,676 3.1%	4,591 6.2%	35,117 9.7%	6,370 5.3%	2,188 3.8%	1,133 2.3%

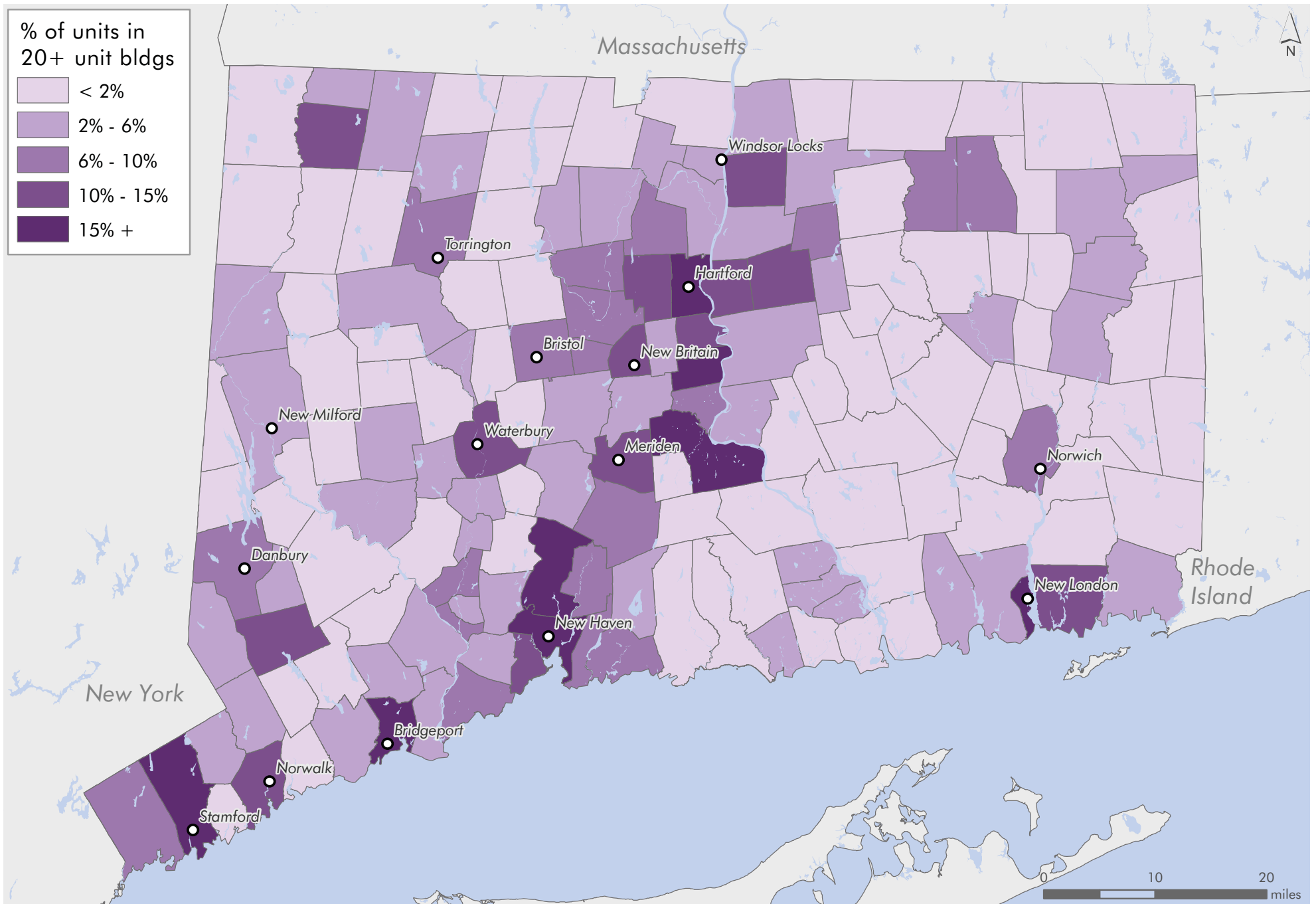
Source: U.S. Census Bureau, American Community Survey, 2007-2011

Table 4.3 provides the multifamily share of housing units for Connecticut and its eight counties, as compared with the nation as a whole. The table also presents the share of housing units within large apartment buildings (20 units or more). As indicated, the state overall has a higher multifamily share (2 or more units) than the U.S., but there are substantial differences across Connecticut. Fairfield County has a relatively comparable multifamily share to the state. However, Hartford and New Haven Counties – with large cities surrounded by urbanized areas – exhibit a greater percentage of multifamily housing, while more rural counties show a considerably lower level. A similar picture is evident when looking at the geography of large apartment buildings.

As illustrated in Figure 4.1, below, five cities in Connecticut have a multifamily housing share of greater than 60%: Bridgeport, Hartford, New Britain, New Haven and New London. However, pockets of multifamily concentrations are found in several other cities and inner ring suburbs throughout the state.

Figure 4.2 indicates the various relative amounts of units in Connecticut that are in large apartment buildings. Generally, the state's largest cities, as well as urbanized communities that are home to large college campuses (e.g. Middletown and Hamden) have a higher proportion of these buildings.





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Table 4.3: Multifamily Share, Connecticut vs. U.S.

	U.S.	CT	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
Total Housing Units	131,034,946	1,482,798	359,873	373,280	87,189	74,480	360,895	120,566	57,652	48,863
Multifamily Units	33,910,368 25.9%	513,036 34.6%	127,357 35.4%	144,022 38.6%	18,706 21.5%	16,956 22.8%	144,793 40.1%	34,174 28.3%	14,007 24.3%	13,021 26.6%
Units in Large Apartment Buildings (20+ units)	10,869,077 8.3%	125,667 8.5%	35,317 9.8%	38,275 10.3%	2,676 3.1%	4,591 6.2%	35,117 9.7%	6,370 5.3%	2,188 3.8%	1,133 2.3%

Source: U.S. Census Bureau, American Community Survey, 2007-2011

4.1.2 Tenure and Occupancy

Table 4.4, presents tenure information for Connecticut and each of its eight counties, compared with the U.S. overall. As evident, the state has a slightly higher homeownership rate than the nation, but fewer owners statewide own their homes free and clear (i.e., without a mortgage). This is consistent with higher housing prices in the Northeast region, requiring most buyers to use some form of financing when purchasing their homes. Within Connecticut, New Haven and Hartford Counties have the lowest homeownership rate, while Litchfield, Middlesex and Tolland Counties show a much higher rate than both the state and nation, with corresponding low rental rates.

As indicated in Table 4.5, Connecticut has a significantly lower vacancy rate than the country as a whole, but this rate varies

substantially. Although no county in the state demonstrates a vacancy rate higher than the nationwide level, for Litchfield, Middlesex and New London Counties, vacancies represent more than 10% of total housing units. Clearly, seasonality is a major factor; for each of these three counties, at least 40% of the vacant units are for seasonal, recreational or occupational use.

Statewide, vacancies are higher for rental units than owner-occupied homes, but Connecticut's rental vacancy rate is slightly below the nation's. Figures 4.3 and 4.4 illustrate the state's vacancy rates by tenure. These data suggest that, while the highest vacancies are found in northwestern Connecticut and in several shoreline communities, reflecting seasonality, elevated vacancy rates in the cities of Bridgeport, Hartford, New Haven and Waterbury may have greater significance.

SUPPLY ANALYSIS

Table 4.4: Tenure, Connecticut vs. U.S.

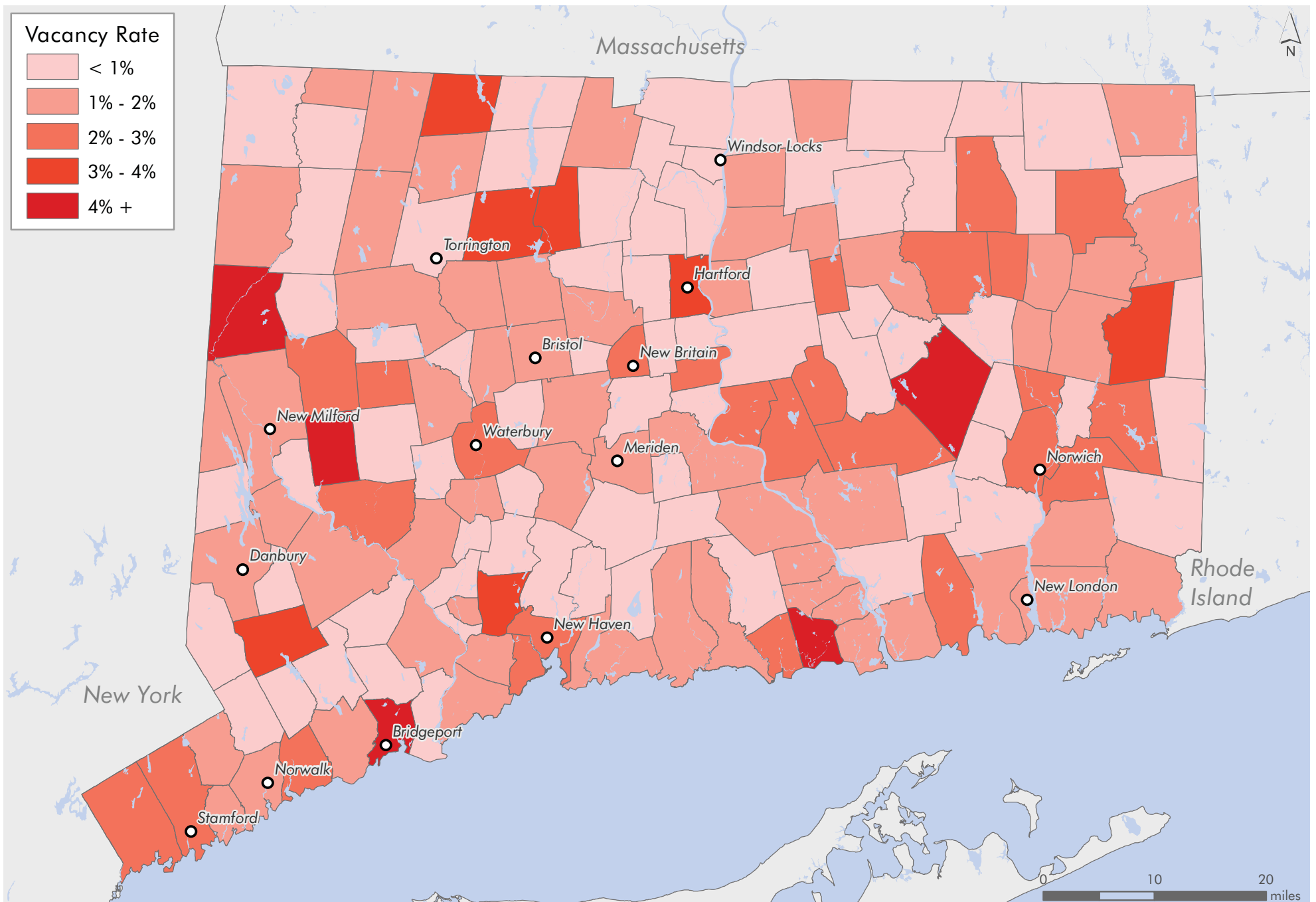
	U.S.	CT	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
Occupied Housing Units	114,761,359	1,360,115	332,139	348,438	76,477	66,798	330,396	107,115	54,386	44,366
Owner-Occupied	75,896,759 66.1%	937,339 68.9%	233,684 70.4%	230,923 66.3%	60,350 78.9%	50,865 76.1%	214,190 64.8%	74,325 69.4%	41,529 76.4%	31,473 70.9%
Owned with Mortgage/Loan	51,321,962 67.6%	670,476 71.5%	170,766 73.1%	162,282 70.3%	43,205 71.6%	36,183 71.1%	153,388 71.6%	52,150 70.2%	30,368 73.1%	22,134 70.3%
Owned Free/Clear	24,574,797 32.4%	266,863 28.5%	62,918 26.9%	68,641 29.7%	17,145 28.4%	14,682 28.9%	60,802 28.4%	22,175 29.8%	11,161 26.9%	9,339 29.7%
Renter-Occupied	38,864,600 33.9%	422,776 31.1%	98,455 29.6%	117,515 33.7%	16,127 21.1%	15,933 23.9%	116,206 35.2%	32,790 30.6%	12,857 23.6%	12,893 29.1%

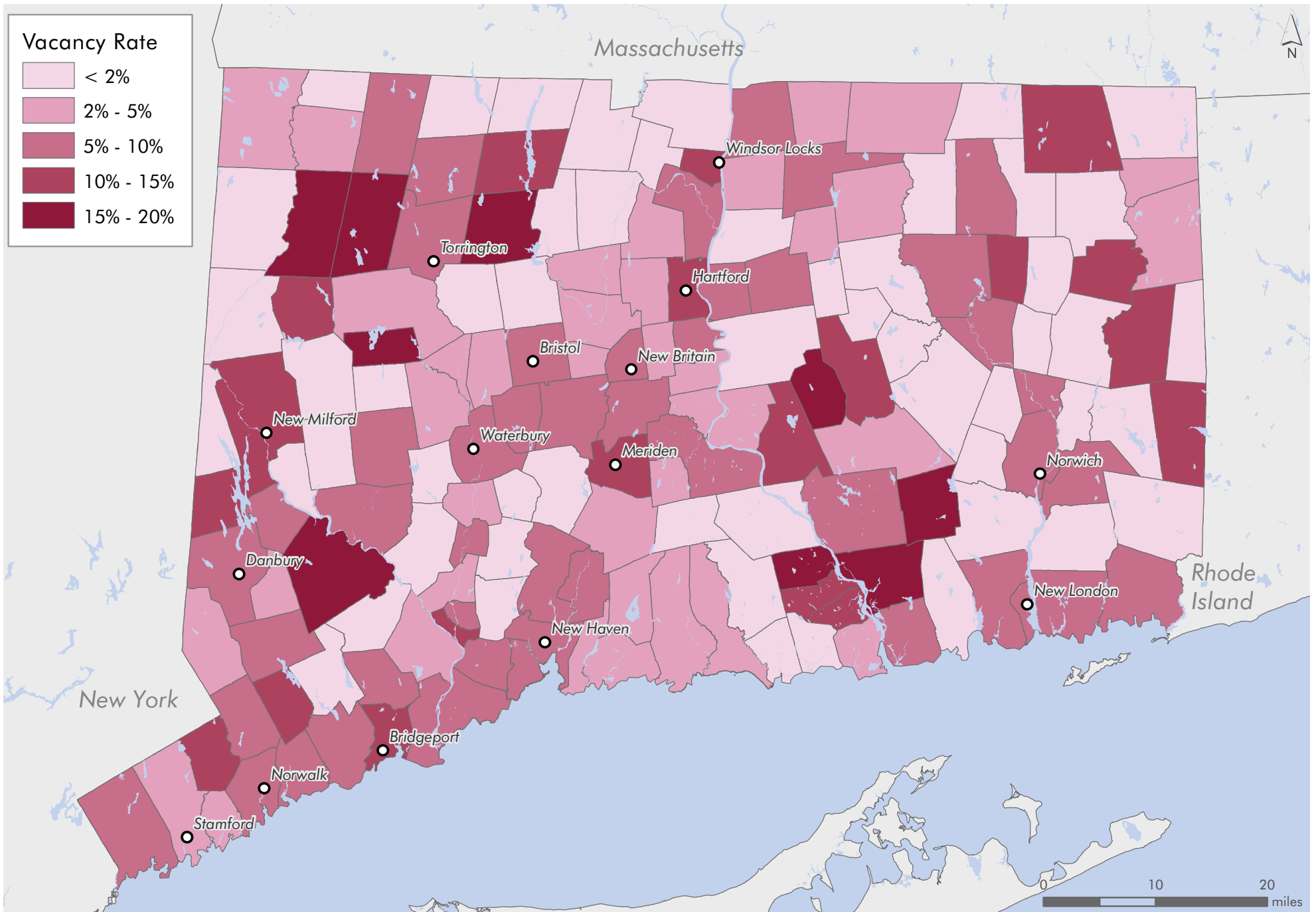
Source: U.S. Census Bureau, American Community Survey, 2007-2011

Table 4.5: Occupancy, Connecticut vs. U.S.

	U.S.	CT	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
Total Housing Units	131,034,946	1,482,798	359,873	373,280	87,189	74,480	360,895	120,566	57,652	48,863
Occupied Units	114,761,359 87.6%	1,360,115 91.7%	332,139 92.3%	348,438 93.3%	76,477 87.7%	66,798 89.7%	330,396 91.5%	107,115 88.8%	54,386 94.3%	44,366 90.8%
Vacant Units	16,273,587 12.4%	122,683 8.3%	27,734 7.7%	24,842 6.7%	10,712 12.3%	7,682 10.3%	30,499 8.5%	13,451 11.2%	3,266 5.7%	4,497 9.2%
Homeowner Vacancy Rate	2.4%	1.5%	1.8%	1.1%	1.4%	1.7%	1.6%	1.9%	0.9%	1.4%
Rental Vacancy Rate	7.8%	7.3%	7.8%	7.3%	7.4%	5.5%	7.8%	6.0%	5.2%	6.1%

Source: U.S. Census Bureau, American Community Survey, 2007-2011





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4.1.3 Adequacy

Based on Census Bureau standards, inadequate housing is not a major issue for Connecticut. The portion of units with either incomplete kitchen or plumbing facilities is at or below the national rate across the state. Overcrowdedness (units with more than one person per room) is higher in New Haven and Fairfield Counties – reflecting greater density in New Haven, Bridgeport and Stamford – but is still well below the national rate. The state’s housing stock is much older than the country overall. Age of housing can be linked to poor building conditions; however, the mere fact of a residential building being older does not mean its units are substandard.

4.1.4 Affordability

As illustrated in Table 4.6, a higher rate of Connecticut residents spend more than 30% of their monthly household income on housing costs (including mortgages or rent, taxes, utilities and fees) than the country as a whole. This is especially true for both owners, largely reflecting higher housing prices in the Northeast (see Figures 4.5 and 4.6 for affordability by tenure). It is noted that the Census definition of household income excludes unearned income from trusts, stocks and similar sources, which could be used by some residents to fund housing costs. Table 4.7 indicates the relative cost burden of Connecticut residents by county.

4.1.5 Trends in Housing Market Activity

Connecticut’s housing market was hit hard by the 2008 recession and has not fully rebounded, but there are signs of an uneven

recovery. As shown in Table 4.8, statewide list prices for single-family homes rose from 2011 to 2012, with gains in Fairfield and Middlesex Counties offsetting declines elsewhere. However, the average price per square foot fell in all counties, particularly in Litchfield County. The inventory of single-family homes was down nearly 5% for the one-year period.

The condominium picture is weaker, with overall price declines outweighing small increases in Fairfield and Middlesex Counties. As Table 4.9 shows, the average price per square foot for condos fell 4.3% statewide from 2011 to 2012, led by double-digit declines in Litchfield and Windham Counties. The state’s condo inventory was down 11.5%, with major contraction in Fairfield, New Haven and New London Counties. Lower inventory could push sales prices higher, as would-be buyers must compete for a smaller number of available homes. This contributes to a seller’s market, which can raise the difficulty of many buyers in accessing the market.

Table 4.6: Cost-Burdened Households by Tenure, Connecticut vs. U.S.

	U.S.	CT
<i>Owner-Occupied Housing Units</i>	75,896,759	937,339
Owners Spending > 30% of Monthly Income on Housing	22,939,951 30.2%	336,282 35.9%
<i>Occupied Housing Units Paying Rent</i>	35,928,531	397,303
Renters Spending > 30% of Monthly Income on Housing	18,535,039 51.6%	209,474 52.7%
Total	41,471,990 36.1%	545,756 40.1%

Source: U.S. Census Bureau, American Community Survey, 2007-2011

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Table 4.7: Cost-Burdened Households by Tenure, Counties

County	Owner Cost Burden		Renter Cost Burden		Total Households Cost Burden	
	Number	Percentage	Number	Percentage	Number	Percentage
Fairfield	94,868	40.6%	61,269	56.4%	145,470	43.8%
New Haven	81,258	37.9%	50,602	54.4%	142,527	43.1%
Litchfield	21,346	35.4%	57,554	51.7%	132,558	38.0%
Windham	11,076	35.2%	7,324	50.9%	28,670	37.5%
Middlesex	17,068	33.6%	6,065	49.3%	16,538	37.3%
New London	24,347	32.8%	14,431	46.7%	38,778	36.2%
Hartford	75,004	32.5%	6,767	46.0%	23,835	35.7%
Tolland	11,315	27.2%	5,462	45.5%	17,380	32.0%

Source: U.S. Census Bureau, American Community Survey, 2007-2011

Table 4.8: Connecticut Housing Sales Data, 2011 to 2012: Single-Family Homes

County	Average List Price			Inventory			Price per Square Foot		
	2011	2012	% Change	2011	2012	% Change	2011	2012	% Change
Fairfield	\$1,175,351	\$1,206,116	2.6%	6,200	5,983	-3.5%	\$309	\$299	-3.3%
Hartford	\$325,957	\$321,955	-1.2%	4,325	4,131	-4.5%	\$140	\$137	-2.4%
Litchfield	\$541,987	\$536,863	-0.9%	2,114	2,068	-2.2%	\$160	\$153	-4.4%
Middlesex	\$462,868	\$478,458	3.4%	1,461	1,390	-4.9%	\$166	\$165	-0.7%
New Haven	\$355,100	\$352,927	-0.6%	4,426	4,169	-5.8%	\$146	\$142	-2.1%
New London	\$392,907	\$376,372	-4.2%	2,230	2,127	-4.6%	\$146	\$142	-3.1%
Tolland	\$303,525	\$292,594	-3.6%	977	893	-8.6%	\$130	\$129	-0.5%
Windham	\$245,879	\$234,375	-4.7%	909	795	-12.5%	\$108	\$104	-3.8%
Statewide	\$595,641	\$604,948	1.6%	22,645	21,559	-4.8%	\$201	\$194	-3.3%

Source: Connecticut Builder, Winter/Spring 2013

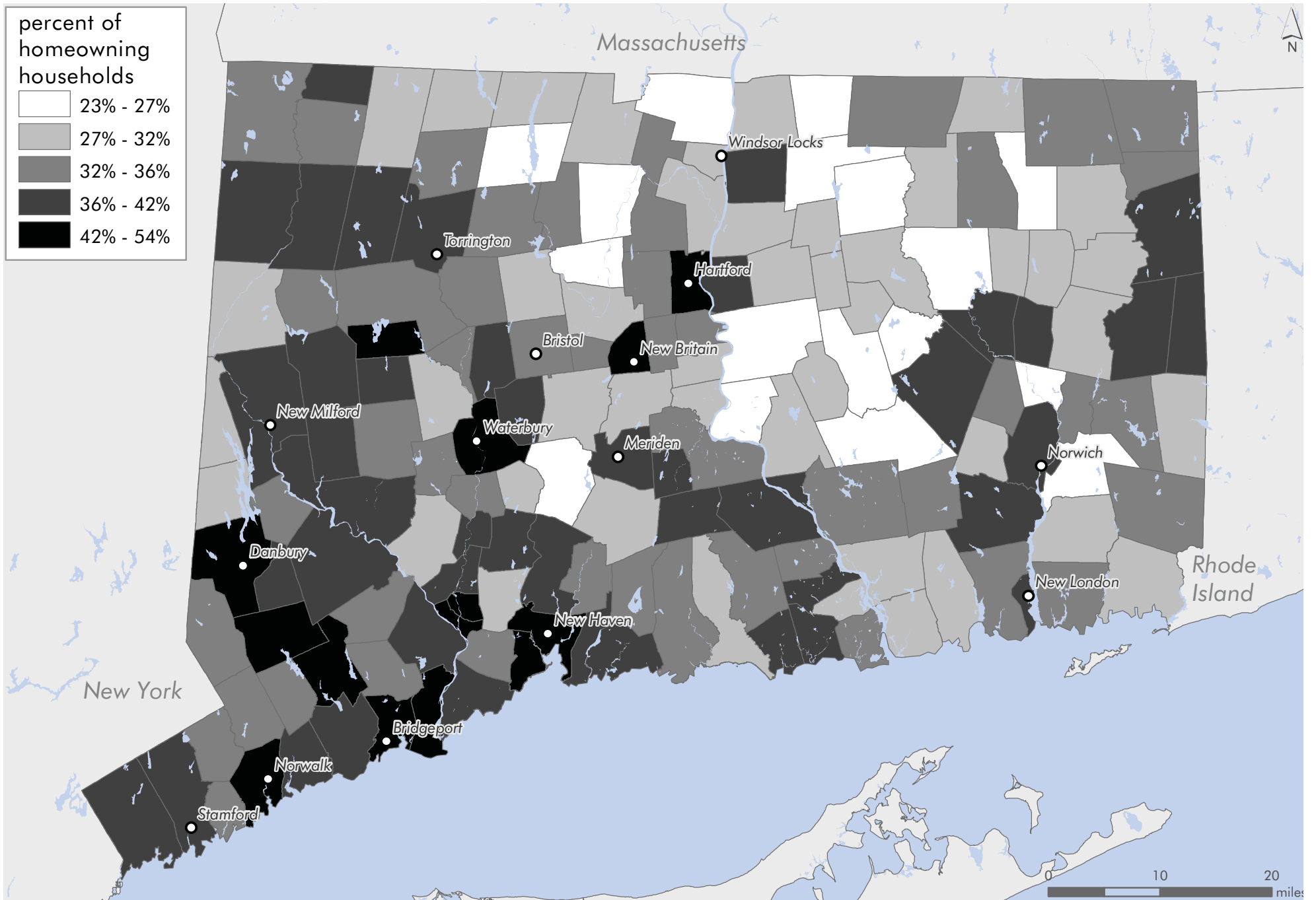


FIGURE 4.5: HOMEOWNING HOUSEHOLDS PAYING OVER 30% OF INCOME FOR HOUSING



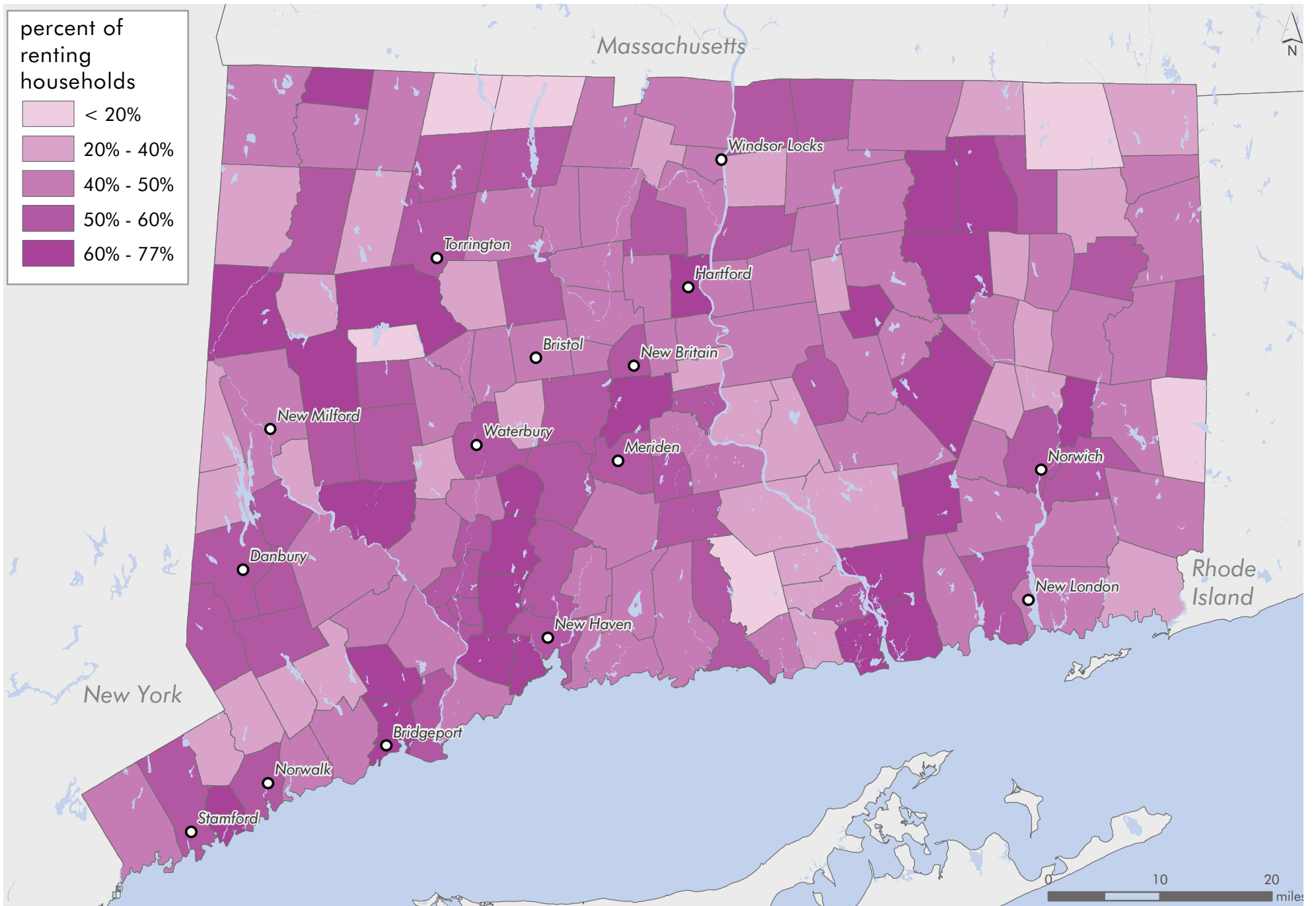


FIGURE 4.6: PERCENT OF RENTING HOUSEHOLDS PAYING OVER 30% OF INCOME FOR HOUSING



SUPPLY ANALYSIS

Table 4.9: Connecticut Housing Sales Data, 2011 to 2012: Condominiums

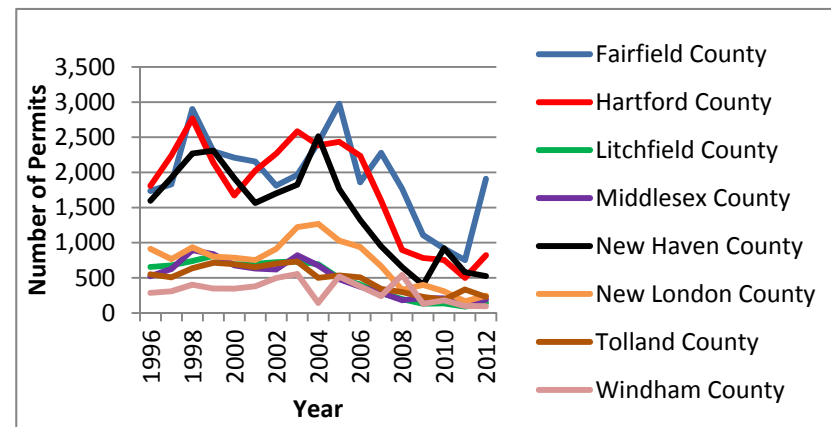
County	Average List Price			Inventory			Price per Square Foot		
	2011	2012	% Change	2011	2012	% Change	2011	2012	% Change
Fairfield	\$366,652	\$373,497	1.9%	2,114	1,797	-15.0%	\$220	\$215	-2.2%
Hartford	\$193,383	\$193,243	-0.1%	1,492	1,350	-9.5%	\$133	\$130	-2.3%
Litchfield	\$176,595	\$174,800	-1.0%	347	327	-5.8%	\$113	\$95	-16.7%
Middlesex	\$207,481	\$210,036	1.2%	345	321	-7.0%	\$138	\$127	-7.9%
New Haven	\$193,730	\$188,904	-2.5%	1,562	1,387	-11.2%	\$132	\$125	-5.8%
New London	\$231,783	\$225,785	-2.6%	403	345	-14.4%	\$142	\$128	-9.8%
Tolland	\$194,876	\$193,289	-0.8%	185	173	-6.5%	\$121	\$125	3.2%
Windham	\$156,864	\$151,052	-3.7%	95	88	-7.4%	\$103	\$88	-14.2%
Statewide	\$251,166	\$249,342	-0.7%	6,546	5,790	-11.5%	\$163	\$156	-4.3%

Source: Connecticut Builder, Winter/Spring 2013

Building Permits

As shown in Chart 4.1, the level of residential building permits issued in Connecticut has varied considerably over time and by geographic location. The most urbanized counties of Fairfield, Hartford and New Haven have consistently seen the most new permits issued, but also the greatest volatility. The chart indicates the impact of the 2008 economic recession, as residential building permit activity fell in all counties, and recovery has been uneven. According to the Home Builders & Remodelers Association of Connecticut, Fairfield County saw a 134% increase in permits from 2011 to 2012, while permits issued in New Haven and Windham Counties were each down more than 24%. The recovery appears stronger in the multifamily market, with statewide permits up 52% for multifamily housing, versus 48% for single-family homes.

Chart 4.1: Building Permits Issued by County, 1996-2012



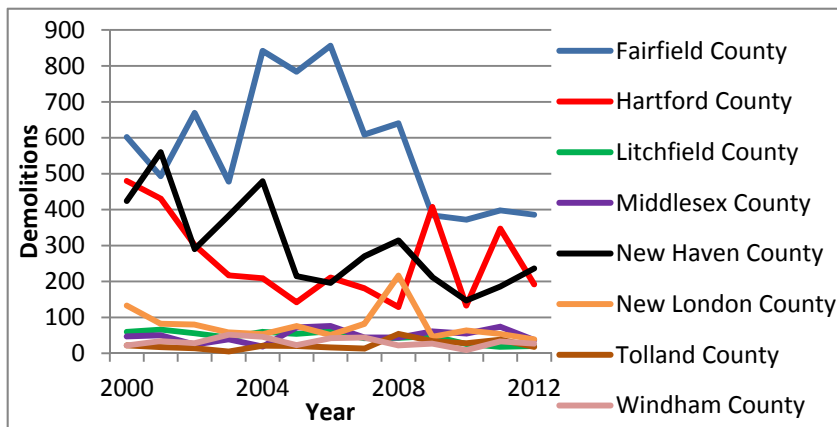
Source: U.S. Census Bureau, Building Permit Survey, 1996-2012

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Residential Demolitions

Chart 4.2 illustrates another piece of the housing development picture, residential demolitions. As with building permits, the three counties of Fairfield, Hartford and New Haven had the highest number of demolitions between 2000 and 2012, with Fairfield in particular showing a spike in the midpoint of the period. After 2008, these counties saw significantly less activity and greater variation in demolition activity. In the more rural counties of Litchfield, Middlesex, Tolland and Windham, activity was fairly steady, but at a lower level, throughout the 12-year period.

Chart 4.2: Residential Demolitions by County, 2000-2012

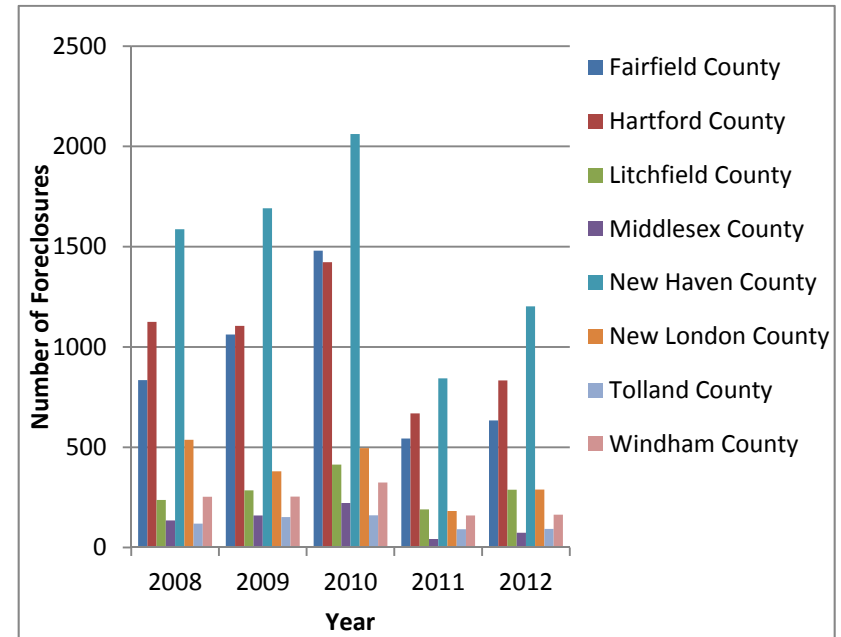


Source: U.S. Census Bureau, Building Permit Survey, 1996-2012

Foreclosures

Chart 4.3a shows the total annual foreclosures for each county from 2008 to 2012. As may be expected, New Haven County saw the most foreclosures, with Hartford and Fairfield Counties also seeing high numbers. This reflects the experience of cities throughout the country in the wake of the 2008 recession, as major urban areas were hit especially hard by the housing market crash. For all counties, foreclosures peaked in 2010, fell sharply in 2011 and rose again in 2012, indicating ongoing economic weakness for owners.

Chart 4.3a: Total Annual Foreclosures, Connecticut Counties: 2008 to 2012

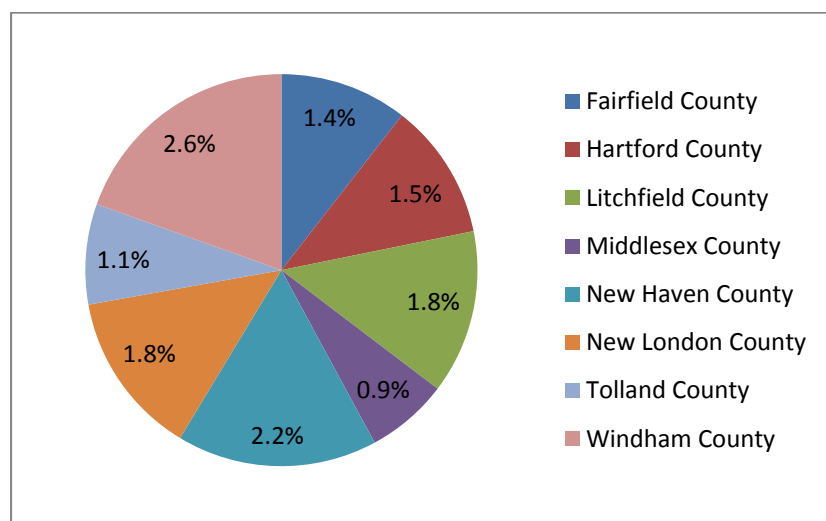


Source: Connecticut Housing Finance Authority, 2008-2012

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Chart 4.3b shows the total number of foreclosures for the four-year period, weighted by the total number of occupied housing units for each county.⁸ As shown, rural areas are not immune to the problem, with Litchfield and Windham Counties seeing relatively high rates of foreclosures when adjusting for their fewer occupied units.

Chart 4.3b: Total Foreclosures by Total Housing Units, Connecticut Counties: 2008 to 2012



Source: Connecticut Housing Finance Authority, 2008-2012

Figure 4.7 depicts the annual total of foreclosures for Connecticut towns from 2008 to 2012, indicating that, by sheer volume, this is primarily an issue in the major cities and urbanized areas. Figure 4.8 presents the total number of foreclosures for the four-year period,

⁸ Total housing units represents the five-year average for 2007-2011, from the American Community Survey.

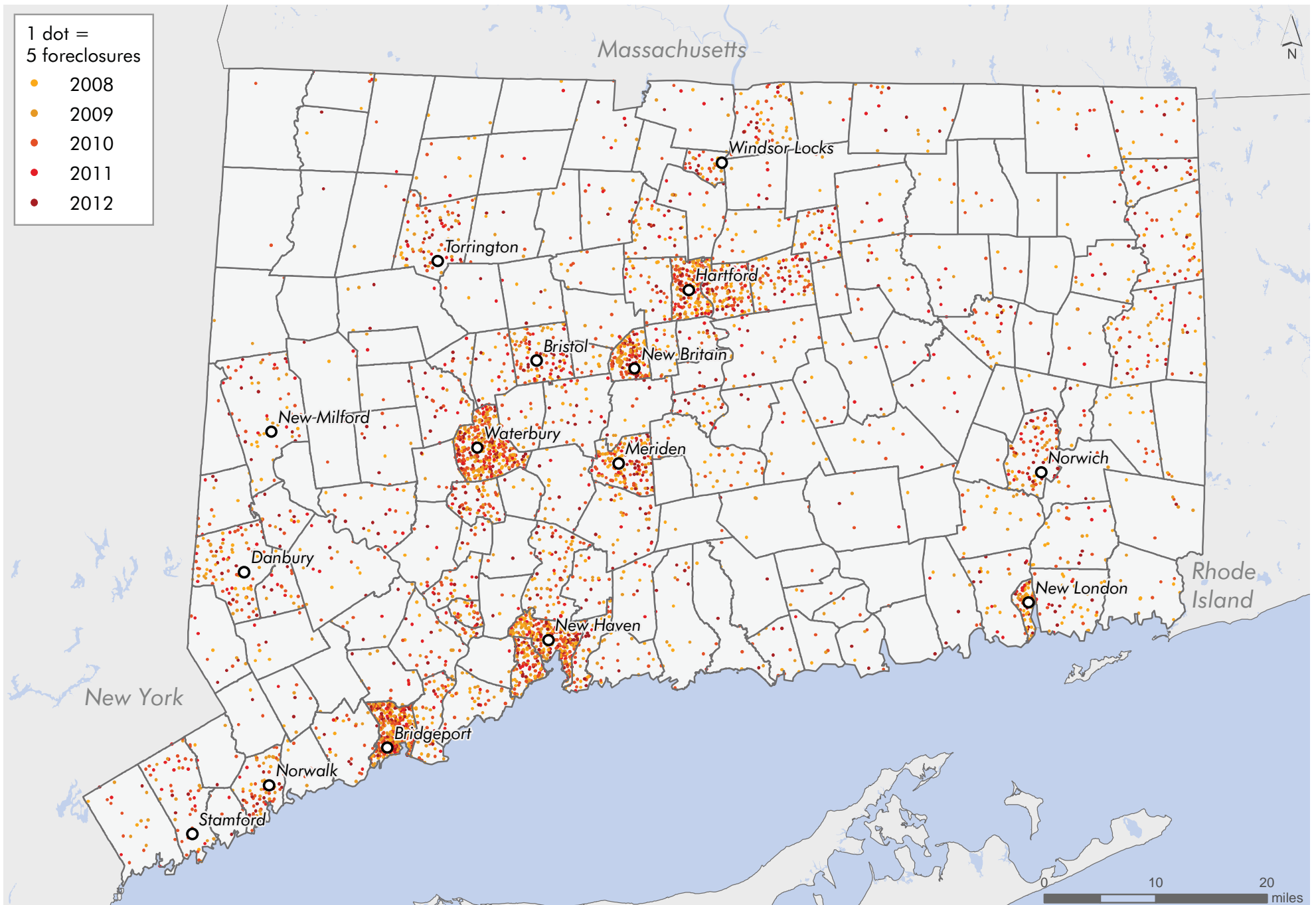
adjusted for the number of occupied units. The figure shows that, relative to units, foreclosures are also a factor in some rural areas of the northeastern portion of the state. In both absolute and relative terms, Middlesex County saw the fewest foreclosures.

When concentrated in high numbers within communities, foreclosures can create risk for blighted conditions due to prolonged vacancies and lack of resident ownership. And there is evidence that the ongoing problem of foreclosures in the Tri-State region is depressing home prices. For the second quarter of 2013, home prices in the New York-New Jersey-Connecticut region grew 5% from a year earlier, compared with 12.2% growth nationwide. In Hartford and New Haven, sales were up 3.5% and 2.2%, respectively, well below the Tri-State median.⁹ Regional weakness largely reflects significant foreclosures in New Jersey and New York, which have the nation's second- and third-highest foreclosure rates behind Florida, while Connecticut's foreclosures are near all-time highs.¹⁰ In June 2013, the General Assembly passed the Act Concerning Homeowner Protection Rights, which expands the state's foreclosure mediation program, implements new conditions aimed at protecting homeowners during the process and expedites foreclosure proceedings for vacant and abandoned properties.

For buyers, though, foreclosures can create access to steeply discounted homes, providing key opportunities to enter the market even in light of lower overall inventory.

⁹ Hensley-Clancy, Molly. "Foreclosures Slow Home-Price Gains." *The Wall Street Journal*. August 9, 2013.

¹⁰ Mortgage Bankers Association. "Mortgage Delinquencies, Foreclosures Continue to Drop." August 8, 2013. <http://www.mortgagebankers.org>.



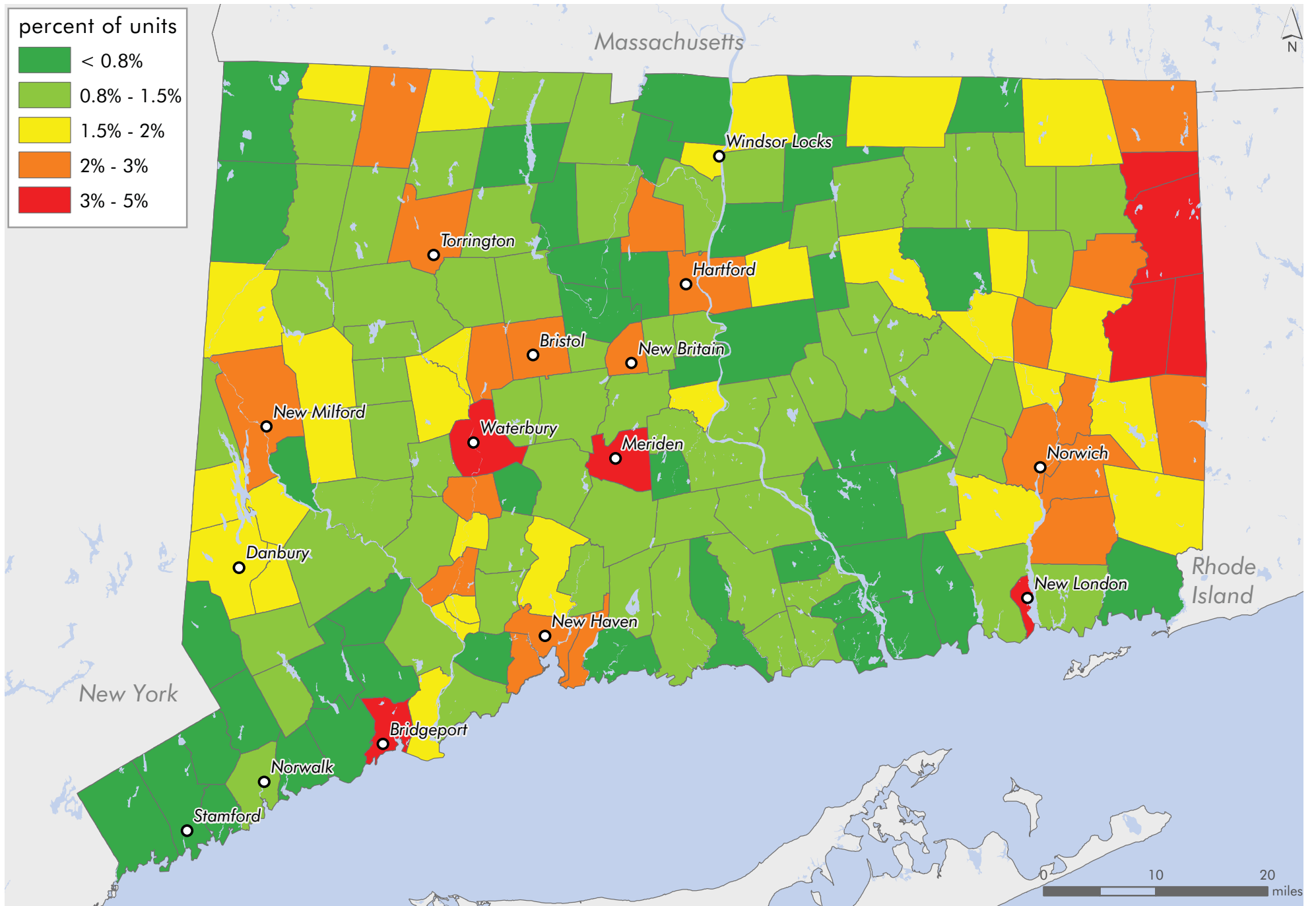


FIGURE 4.8: 2008-2012 FORECLOSURES AS A PERCENTAGE OF OCCUPIED HOUSING UNITS



SUPPLY ANALYSIS

Construction Costs

The cost of construction is a key factor in housing development. While reliable cost data are not available for sub-markets and municipalities, some information may be found from national data and local research. According to the National Association of Home Builders, average hard costs for single-family homes have decreased recently, reflecting smaller average finished areas (i.e. smaller homes) and possibly lower-cost finishes (see Table 4.10). The average price per square foot of finished areas has remained stable, at \$80 per square foot in 2011, versus \$82 per square foot in 2009.

Table 4.10: U.S. Single-Family Construction Costs, 1998-2011

	Average Total Hard Construction Costs
1998	124,276
2002	151,671
2004	192,846
2007	219,015
2009	222,511
2011	184,125

Source: NAHB Construction Costs Surveys, 1998-2011

The cost of labor, however, which is among the biggest drivers of total construction costs, is on the rise. According to the *Engineering News and Record*, total construction costs nationwide were up 0.1% in July 2013 from the previous month, and up 2.5% from the year-ago level, reflecting a 0.2% monthly increase and a 2.6% year-over-year gain in common labor costs.

In Connecticut, residential construction costs can vary substantially based on the use of union vs. non-union labor, the level of finishes and the location within the state, as well as whether the unit is affordable or market-rate. According to the Partnership for Strong Communities, total development costs for average-sized affordable units range from \$240,000 to \$250,000.¹¹ On a square footage basis, one regional builder reported constructing a three-story multifamily wood structure for \$110 per square foot in 2009.¹² Another regional builder reports that complete re-models of affordable units in Connecticut can be done at \$150 per square foot,¹³ while a developer in the region suggests that stick-built affordable multifamily units can be built for \$170-\$175 per square foot, or as low as \$95-\$100 per square foot for modular construction.¹⁴

The CHFA publishes construction cost standards for its projects. According to the latest guidelines, single-building construction costs can range from \$33 per square foot for a minor rehabilitation to \$185 per square foot for a steel frame structure. For multiple buildings, the cost can range from \$27 per square foot for a minor rehabilitation to \$185 for steel frame structures.¹⁵

The U.S. Census Bureau also tracks annual construction costs by municipality; however, these data are tied to residential building permits costs, which typically represent 60% to 70% of total construction costs and are not for comparable buildings over time.

¹¹ David Fink, Policy Director, Partnership for Strong Communities.

¹² Norton Wheeler, Mystic River Building Company, LLC, Mystic.

¹³ Ken Bird, Dependable Contracting Services, Waterford.

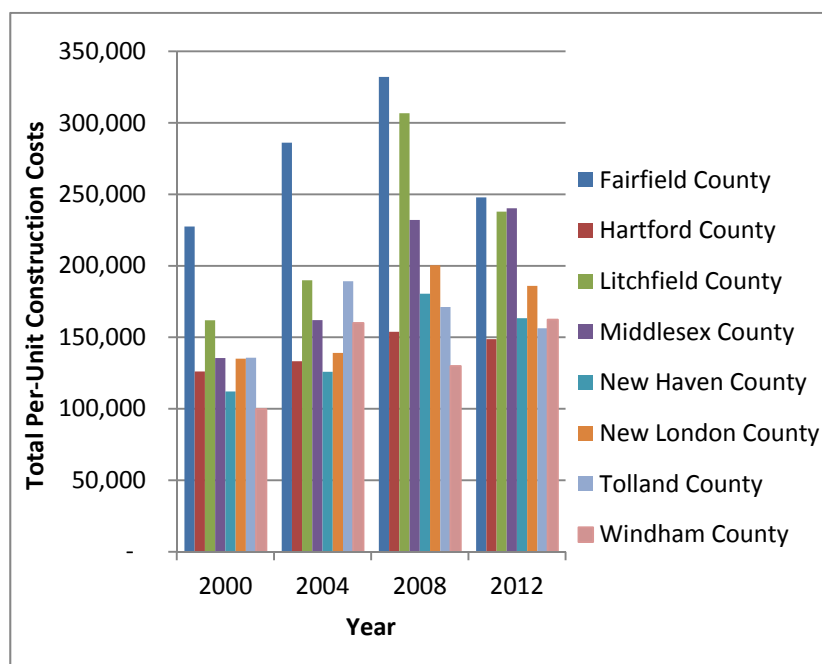
¹⁴ Arthur Collins, Collins Enterprises, Stamford.

¹⁵ *Construction Guidelines: Construction Costs*, CHFA. August 1, 2013.

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Nonetheless, the Census Bureau’s construction cost data are useful to compare municipalities and counties across Connecticut, and to track the change in costs over time. As illustrated in Chart 4.4, overall residential construction costs based on building permits (adjusted for the number of units) have generally declined since 2010, except in Middlesex and Windham Counties. Fairfield County consistently reports the highest residential construction costs – likely reflecting high-cost finishes – with Litchfield and Middlesex Counties also seeing substantial costs.

Chart 4.4: Per-Unit Residential Construction Costs Based on Annual Building Permits, Connecticut Counties: 2000 to 2012



Source: U.S. Census Bureau, Annual Building Permit Survey

4.2 Assisted Housing Stock

Data obtained from the Connecticut Housing Finance Authority were used to assess the number and type of affordable housing in the state of Connecticut. Table 4.11, below, presents the basic types of the nearly 90,000 State-documented multifamily assisted housing units. CHFA’s multifamily portfolio represents all properties that are managed by the authority, including properties that have a CHFA mortgage or that were financed through the authority’s Low Income Housing Tax Credit (LIHTC) programs. The portfolio also includes State Public Housing (SHP) properties, which are owned by local housing authorities and financed by the State.

In addition to the CHFA portfolio, assisted multifamily units include group homes financed through special funding from the State, as well units that received LIHTC credits, but not a mortgage, from CHFA. Finally, the total number of assisted units includes all other non-CHFA or non-State properties, e.g. from federal agencies, which are owned by local housing authorities.

As the table indicates, the number and type of assisted multifamily housing units vary considerably throughout the state. Hartford County has the most assisted multifamily units, with more than 30% of the statewide total, while New Haven and Fairfield Counties contain about 26% and 21%, respectively. A significant number of assisted multifamily units rely on LIHTCs, with Section 8 housing and elderly/supportive units also a strong presence. Nearly half of all group homes in the state are found in Fairfield and New Haven Counties. Figures 4.9-4.12 depict the relative locations of assisted multifamily units on a town-by-town basis.

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Table 4.11: Summary of Assisted Housing Stock in Connecticut

County	CHFA Portfolio											Other Affordable Housing (HUD, Federal, USDA, Unknown/Other)			TOTAL AFFORDABLE RENTAL UNITS*	
	Total CHFA Units	CHFA Private Portfolio Total	LIHTC	Supportive Housing	Sect. 8	Other	State Public Housing					LIHTC Only	Total Other Affordable Housing	Family		Elderly
							Total SHP Units	Elderly	Mod. Rental	Homeless	Other					
Fairfield	9,597	5,135	1,313	391	2,343	1,088	2,828	1,001	1,295	76	456	1,634	9,376	5,230	4,146	18,973
Hartford	14,480	7,783	2,637	259	2,177	2,710	4,828	1,834	1,921	265	808	1,869	12,538	8,058	4,480	27,018
Litchfield	1,181	561	308	17	196	40	462	368	52	14	28	158	1,053	456	597	2,234
Middlesex	1,725	944	151	61	125	607	663	334	198	74	57	118	2,453	1,517	936	4,178
New Haven	8,952	5,273	2,344	180	2,400	349	2,157	1,228	509	114	306	1,522	14,131	7,522	6,609	23,083
New London	4,163	2,007	674	45	988	300	1,604	987	408	41	168	552	2,975	2,020	955	7,138
Tolland	1,419	824	106	0	114	604	509	381	85	0	43	86	1,210	601	609	2,629
Windham	1,563	612	274	119	129	90	841	475	236	0	130	110	2,064	1,191	873	3,627
State	43,080	23,139	7,807	1,072	8,472	5,788	13,892	6,608	4,704	584	1,996	6,049	45,800	26,595	19,205	88,880

*Excludes a total of 632 beds in group homes statewide, as follows: 125 beds in Fairfield County, 96 beds in Hartford County, 85 beds in Litchfield County, 38 beds in Middlesex County, 166 beds in New Haven County, 78 beds in New London County, 25 beds in Tolland County and 19 beds in Windham County.

Source: Connecticut Housing Finance Authority, 2013

Table 4.11 only reflects units designated by State or federal programs. It does not include locally created affordable housing (e.g. units achieved via developer incentives or zoning provisions), nor does it include private units that charge below-market rents.

Clearly, these additional affordable units are present in Connecticut, and the numbers in Table 4.11 likely undercount the total affordable market. To address this issue, available Census Bureau and HUD data were used to estimate a rough count of available rental units in Connecticut that are below current (April 2012) HUD Fair Market Rents (FMRs). Gross rents were compiled for each town,

based on the 2007-2011 five-year averages from the Census Bureau American Community Survey (ACS). This information is presented in ranges: less than \$200, \$200 to \$299, \$300 to \$499, \$500 to \$749, \$750 to \$999, \$1,000 to \$1,499 and \$1,500 and above. Next the gross rents were compared with the April 2012 FMR for each town, to determine the units for each town that are below the FMR. It should be noted that the FMR is an exact number, whereas the gross rents are presented in ranges. Therefore, some approximation was necessary to estimate the portion of units below the FMR.

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Once a total number of units below FMR was determined for each town, the number of assisted units (based on CHFA data) was then subtracted from that total, to get a net number of below-market rental units. This net was then multiplied by the rental vacancy rate for each town (based on 2007-2011 ACS) to find how many of the net below-market rental units are actually available. These available units were totaled to reach a statewide number of approximately **11,500** available below-FMR rental units. This represents 2.7% of the total 422,776 occupied rental units in Connecticut.

The town-by-town calculation of affordable rental units is based on residents of the individual town only. Affordability levels may vary greatly by municipality, and people make choices to live in one town or another due to a variety of factors, including affordability. Also, the number of available below-FMR rental units represents a moment in time; rents fluctuate based on overall market conditions and local supply and demand. Thus, private-sector below-market rents carry no long-term assurance of affordability, and cannot be relied as part of an accurate count of total affordable units.

In addition, CHFA issues almost 24,000 single-family home mortgages throughout Connecticut. As shown in Figure 4.13, these mortgages are clustered mainly around cities and urbanized areas, especially Hartford, New Haven, Waterbury and Bridgeport.

4.3 Capacity Analysis

This section of the report builds on the assessment of existing housing supply, and current development conditions, to determine

the state’s capacity to develop housing. The focus here is on multifamily developments, given that capacity for single-family homes is assumed to be widely available throughout Connecticut. The capacity analysis begins with known major development projects in the pipeline. The consultant team contacted representatives from each of the 14 regional planning organizations for information on any major pending housing developments. In addition, the Connecticut Department of Transportation reviews major traffic generators (defined as any development of 100,000 square feet or more or 200 or more parking spaces, excluding residential-only developments of 100 units or less). The results of this research are presented in Table 4.12.

Table 4.12: Major Residential Developments in the Pipeline

Town	Name of Project	Type	# of Units
Bethel	Stony Hill Inn Property	Mixed Use	196
East Lyme	Gateway Commons	Mixed Use	400
Mansfield	Storrs Center	Mixed Use	690
Meriden	Regency Towers	Residential	70
Montville	The Villages	Residential	120
North Haven	520 Washington Avenue	Residential	125
Norwalk	20 North Water Street	Mixed Use	107
Norwich	Ponemah Mills	Residential	116
Shelton	AvalonBay	Residential	600
Shelton	Valley Glen	Residential	252
Stamford	Park Square West Phase 2	Residential	209
Stratford	AvalonBay	Residential	130
Windsor	The Village at Poquonock	Residential	296

Source: Office of the State Traffic Administration; Valley COG, June 2013

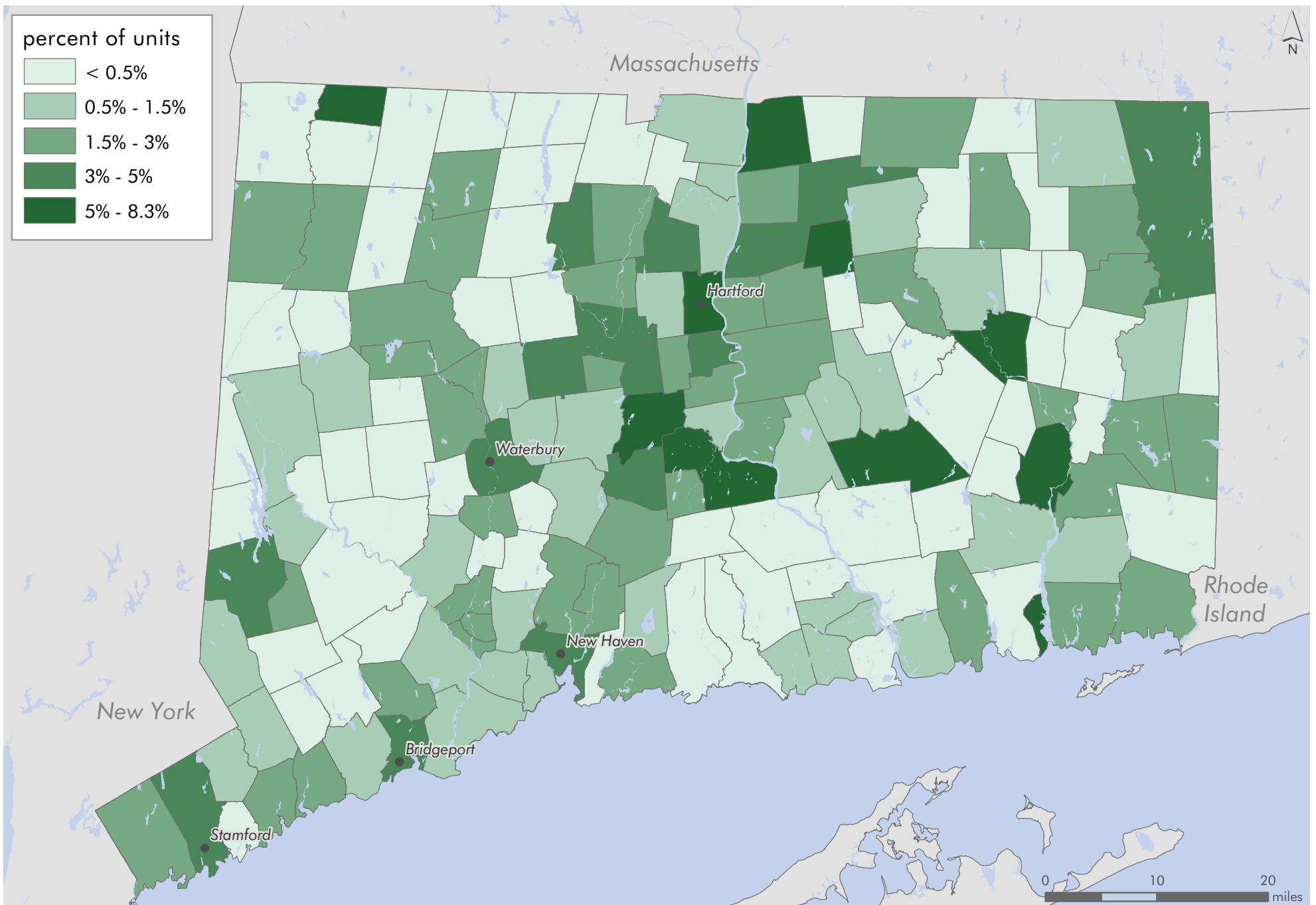
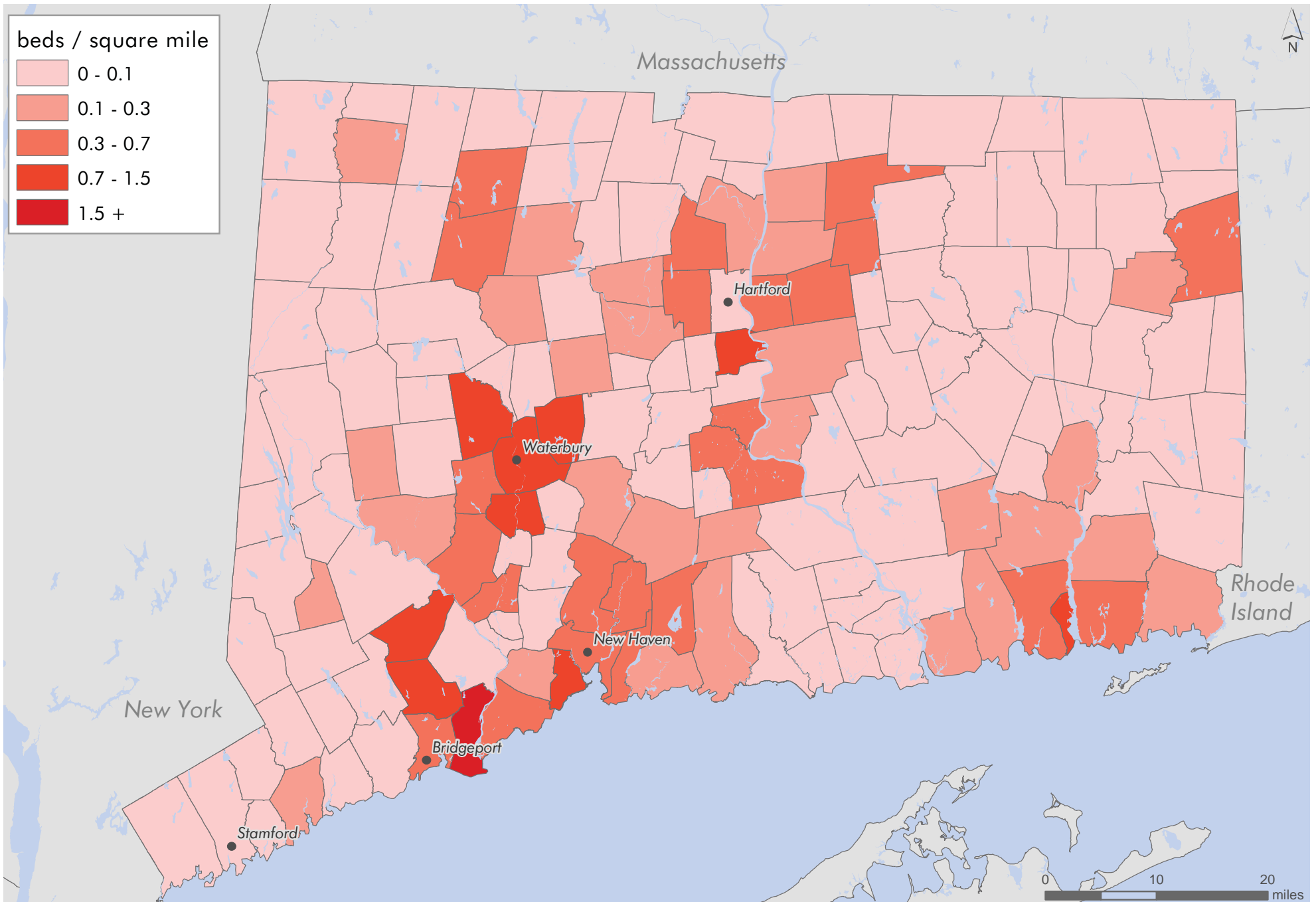
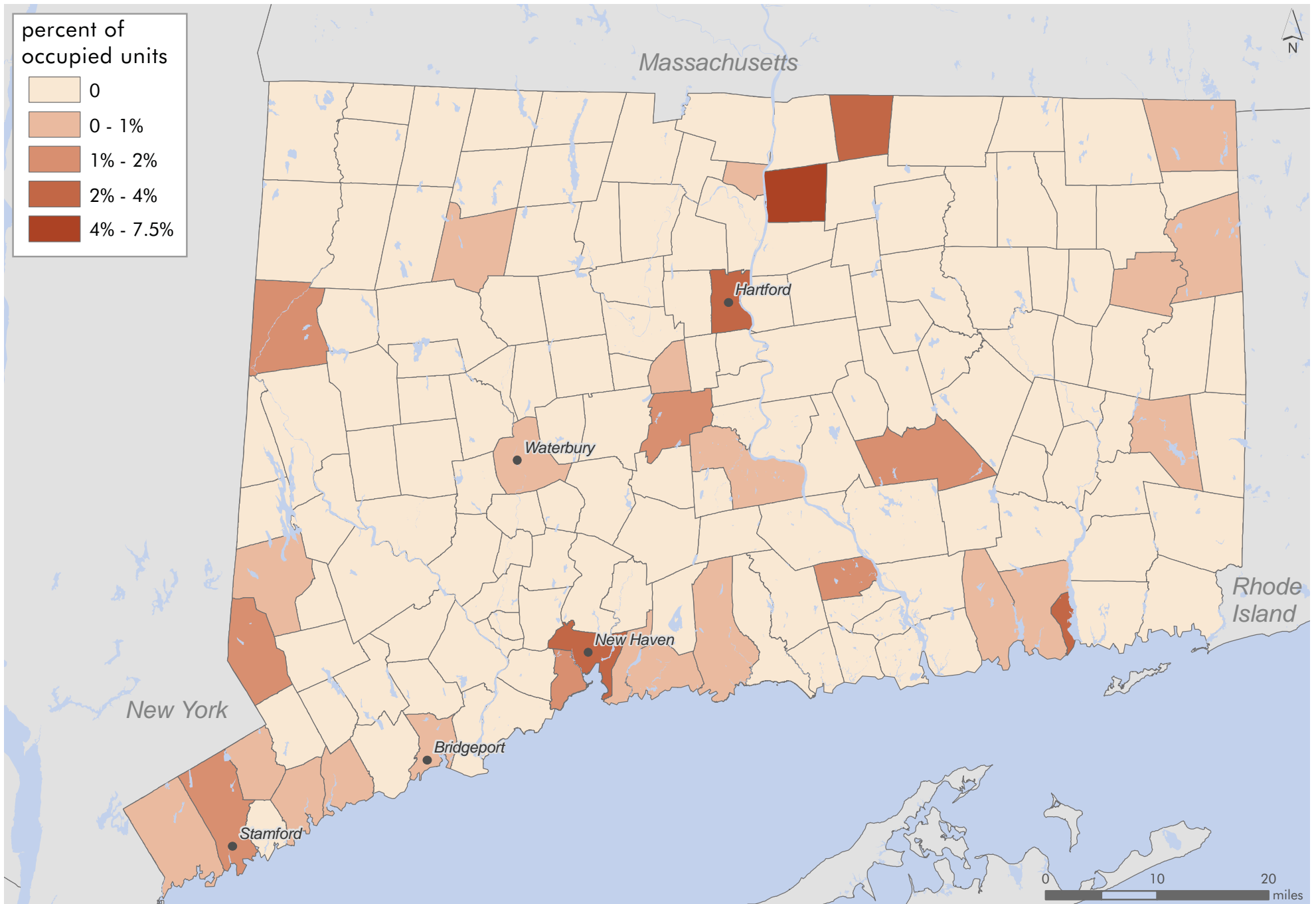
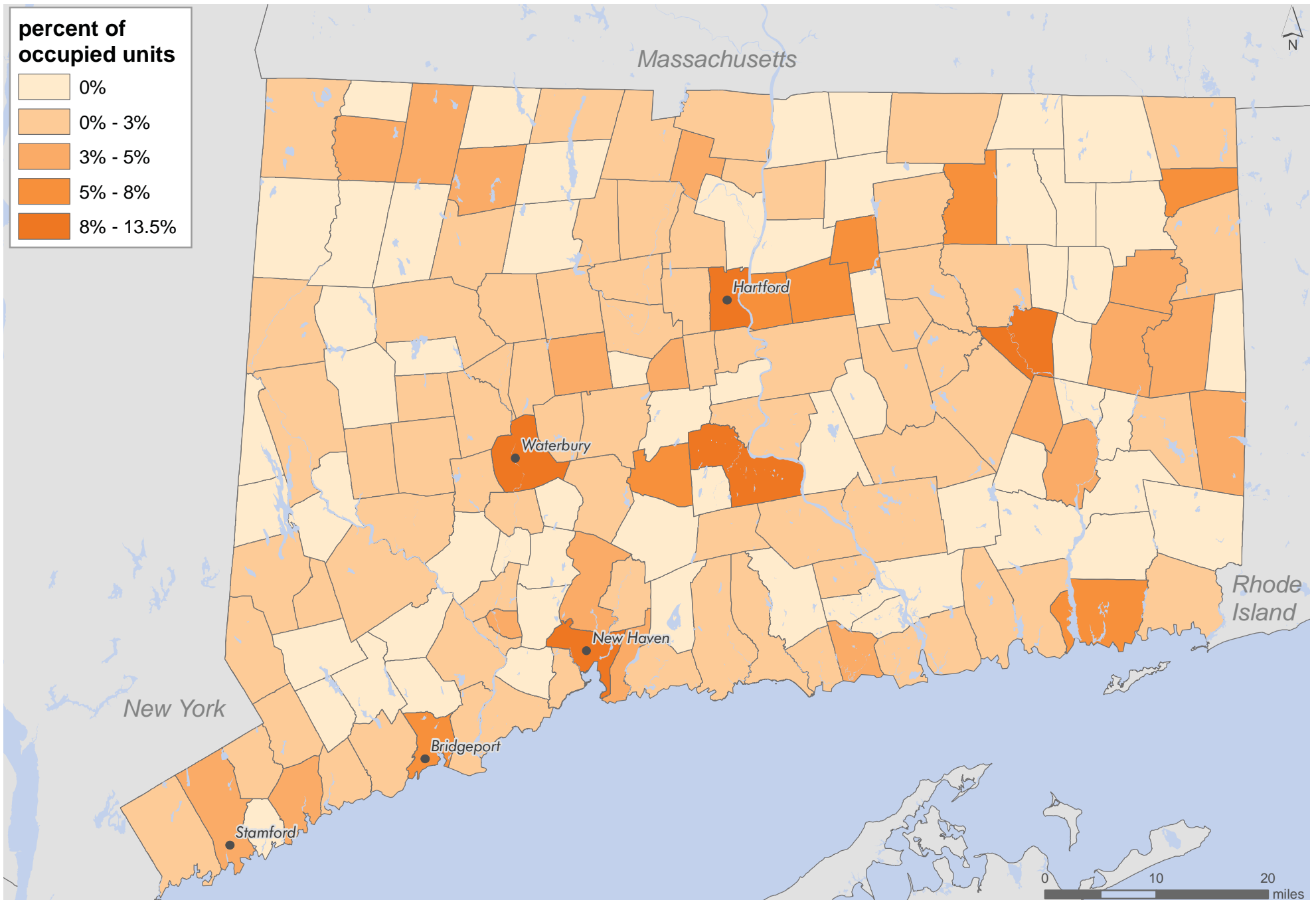


FIGURE 4.9: ALL CHFA AND SHP PROPERTIES AS A PERCENTAGE OF OCCUPIED UNITS









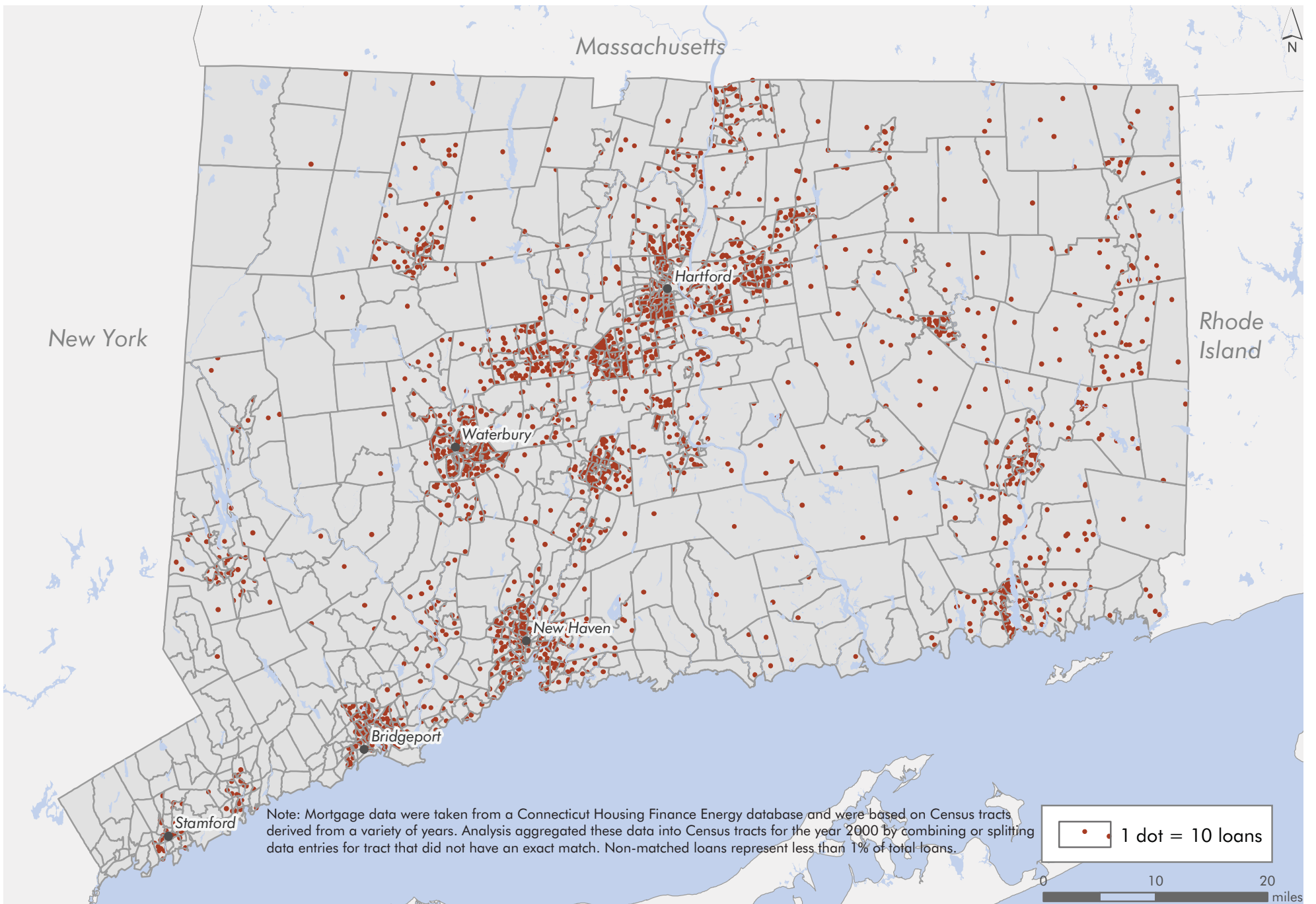


FIGURE 4.13: CONNECTICUT CENSUS TRACTS: ACTIVE CHFA SINGLE-FAMILY MORTGAGES



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Table 4.12 is not intended to be inclusive of every significant residential development in the state; the developments listed represent a snapshot in time, and not all of them may ultimately be built as indicated, or at all. However, the list is useful to illustrate where significant housing development is occurring in Connecticut.

As the table indicates, much of the most significant residential development is not taking place in Connecticut's largest cities, but rather in its suburban communities. The clear exception is Stamford, which continues to experience substantial growth and recently overtook Hartford as the state's third-largest city. The other large cities: Hartford, Bridgeport, New Haven, Waterbury, etc., have all experienced considerable population declines from their historic peaks. This would indicate that Connecticut's cities have excess capacity available for redevelopment, given that their infrastructure was designed to serve much larger populations. In fact, on the local and state level, attention is being paid to redeveloping the state's central cities. For example, Bridgeport's Plan of Conservation and Development promotes mixed-use development in its downtown as a high priority, while the Capital Region Development Authority (CRDA) is focusing on market-rate housing (with affordable components) in downtown Hartford. The CRDA's goal is to have 700 new units of such housing in the next 18 months.¹⁶

The focus on developing in urbanized areas in Connecticut is reinforced by the State's recently adopted Conservation and Development Policies Plan. This plan has historically functioned

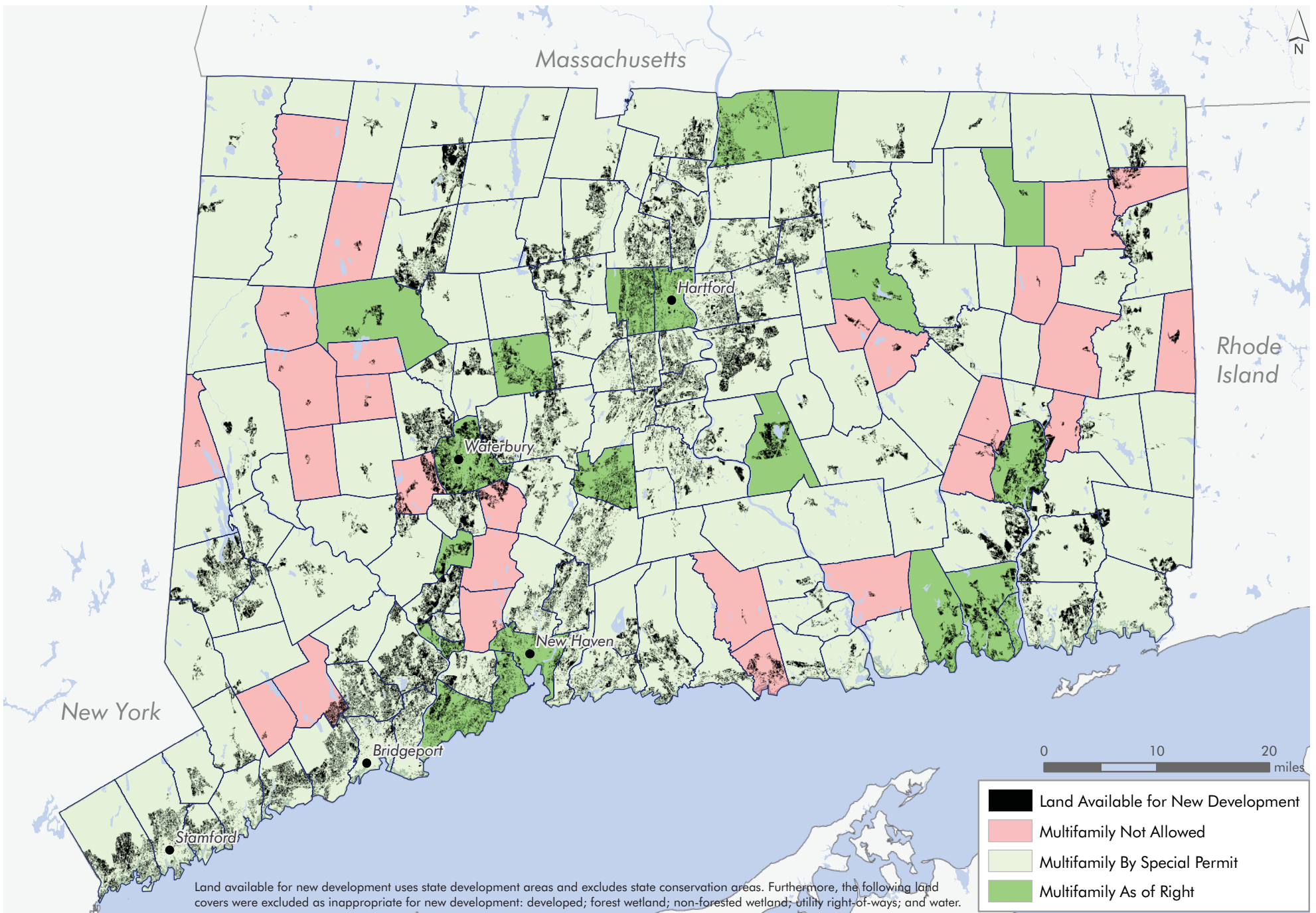
¹⁶ Michael Freimuth, CRDA Executive Director, July 2013.

primarily as an infrastructure plan, and supports growth in Priority Funding Areas, which are classified by Census Blocks that include:

- Census designation as an Urban Area or Urban Cluster;
- Boundaries that intersect a half-mile buffer surrounding existing or planned mass transit stations;
- Existing or planned sewer service from an adopted Wastewater Facility Plan;
- Existing or planned water service from an adopted Public Drinking Water Supply Plan; or
- Local bus service provided seven days a week.

Much of the land area located within Priority Funding Areas is already developed. To determine what growth-targeted areas may remain for new development, the Priority Funding Areas were combined with land cover data, resulting in the graphic depiction of available developable land shown in Figure 4.14.¹⁷ Based on this analysis, the total area of available land (i.e. within a designated growth area; outside a conservation area; and not already developed, forested or containing wetlands, utilities or water) is approximately 328 square miles (nearly 210,000 acres). Of course, this total is scattered throughout the state, and much of the land may not be feasible for new development.

¹⁷ GIS data on Priority Funding Areas were not available for the State's Conservation and Development Policies Plan adopted in 2013; the data shown in Figure 4.16 are from the 2005-2010 State Plan. The growth management principles of the two plans are substantially similar.



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Figure 4.14 also provides information on where multifamily development is allowed in the state, based on an analysis conducted by the Connecticut Fair Housing Center of zoning ordinances for each town. As the figure illustrates, multifamily housing is allowed either as-of-right or by special permit in the majority of Connecticut's towns. Municipalities where such housing is not allowed tend to be in rural areas that do not correspond to the State's growth-targeted areas.

In summary, significant capacity exists in Connecticut for development of additional housing. The state's older cities present major opportunities for redevelopment, with infrastructure in place to serve much larger populations than currently reside in them. The notable exception is Stamford, but in that case, a large amount of excess office inventory is in place that could be transitioned to residential use.

Looking at new development, considerable land is available statewide that corresponds to established growth management goals and directives, and that would allow development of multifamily housing. The primary issue, then, is not whether Connecticut has capacity to develop more housing, but how such development can best be enabled. The next section discusses available programs to facilitate creation, development or retention of affordable or assisted housing.

4.4 Current Financing and Incentive Programs

A number of programs, many administered by CHFA, are in place to maintain affordable housing by supporting current owners and renters, or enable creation of new affordable housing in the state.

4.4.1 CHFA Programs

Homeowners

- Homebuyer Mortgage Programs. CHFA offers a range of home loans at below-market or competitive interest rates to eligible first-time homebuyers and to certain existing homeowners:
 - Downpayment Assistance Program (DAP)
 - Mortgage programs for military, police and teachers
 - FHA 203(k) Rehabilitation Mortgage programs
 - HFA Preferred Loan Program
 - Homeownership mortgage program
 - Home of Your Own (HOYO) mortgage program
 - Mobile/manufactured home mortgage program
 - Section 8 housing choice voucher homeownership mortgage program
 - Smart Move second mortgage program

- Programs for At-Risk Homeowners. CHFA offers the Emergency Mortgage Assistance Program (EMAP) and other programs to help owners in danger of losing their homes with refinancing, mortgage assistance loans and counseling.

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Renters

- CHFA co-sponsors a website created by the Connecticut Department of Economic and Community Development (DECD), CTHousingSearch, for prospective renters. The site allows tenants to search for available units, including government-subsidized housing and specialized housing for seniors and the disabled.

Developers and Property Owners

- CFHA Mortgages. These are offered to developers and owners of affordable multifamily rental housing in the state at or below market interest rates to help them achieve project feasibility. The loans may be used in combination with other governmental funding mechanisms and private financing to help fund the creation of new or acquisition and rehabilitation of existing affordable apartments.
 - Tax Credit Programs. CHFA administers the federal Low-Income Housing Tax Credit (LIHTC) program and the State Housing Tax Credit Contribution (HTCC) program, which allocate tax credits to reduce the tax liability of rental housing developers. In exchange for the credits, developers and owners must provide and maintain lower-cost units.
 - Collaborative Funding Initiatives. CHFA teams with other State agencies and nonprofit groups to make affordable housing available to at-risk populations, including:
 - Group Homes
 - Supportive Housing
 - Assisted Living
- Capital Needs Funding. CHFA provides funding mechanisms to assist in financing capital improvements and repairs of multifamily housing developments:
 - CHFA loans
 - Authority's Projects and Tenant Support (APTS) program
 - Reserve for replacement escrow for CHFA-financed properties
 - Repair, maintenance and replacement reserve for State Housing Portfolio properties

4.4.2 Other Selected State Programs

- Affordable Housing Program (AHP). Also known as the flexible housing program, this is the Department of Housing's (DOH) primary housing production program, and provides funds for a variety of tools to maintain or create affordable housing.
- HOME Investment Partnerships Program. This federal block grant program, administered by DOH, supplies funding to be used exclusively for affordable housing activities.
- Housing Trust Fund. Administered by DOH, this program provides gap financing, grants, loan guarantees, low- and no-interest loans and funding to create affordable housing for low- and moderate-income households.

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- Pre-Development Loan Program. The DOH oversees this program, which provides assistance to developers of affordable housing.
- Land Bank and Land Trust Program. This program provides nonprofit organizations and limited equity cooperatives with funding for the costs of acquiring land interest and holding and managing land to be developed as housing for low- and moderate-income families.
- Competitive Housing Assistance for Multifamily Properties (CHAMP) Initiative. This DOH program provides gap funding to owners of existing affordable housing developments and developers of proposed new projects.
- Housing for Economic Growth (HEG) Program. This program, administered by DOH, provides incentives to municipalities for creating Incentive Housing Zones (IHZs) in suitable locations, such as near transit facilities or within concentrated development. IHZs are established as overlay zones and facilitate set-asides of affordable units for a minimum of 20% of the households earning 80% or less of AMI for a minimum of 30 years. IHZs provide for greater density than allowed in the existing underlying zoning, and enables waiver or modification of certain dimensional and use requirements.

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GAPS ANALYSIS

5.1 The Cost of Homeownership

This gaps analysis compares the monthly cost of homeownership associated with purchase of a median-priced house, including the ancillary costs of local property taxes and insurance, with the accepted standard of housing affordability, or 30% of household income earmarked for housing costs. This comparison is required to determine the number of low- to moderate-income households in Connecticut that cannot afford to purchase housing. The Freddie Mac Fixed Rate Mortgage Calculator – which assumes a 20% downpayment, a 30-year term, a 5% mortgage rate, the local property taxes and home insurance – was utilized to estimate the monthly carrying costs of the median-priced home in each town. For purposes of determining the benefits of CHFA’s homeownership program, an alternative estimate was prepared at a 3.75% downpayment and a 3.75% financing rate, as well as CHFA’s income and sales price limits.

Table 5.1 presents a comparison of monthly housing costs and affordable housing expenditures of Connecticut’s households summarized by county and HMFA. As the table shows, at the county and HMFA level, median household incomes were adequate to afford the monthly housing costs of all median priced houses sold, with the exception of those in Fairfield County and, specifically, in the Stamford-Norwalk HMFA. Even a mortgage interest rate of 3.75% would not eliminate this gap in the Stamford-Norwalk HMFA, as monthly carrying costs of \$3,628 exceeded the affordable monthly outlays of \$2,883 per median household income.

Table 5.1: Monthly Housing Costs Compared to Household Housing Expenditures by County & HMFA

County & HMFA	Monthly Housing Costs @ 5% Mortgage Interest	Household Income	
		100% of AMI (MFI for 4 Persons)	Affordable Monthly Housing Expenditure
Fairfield County	\$2,804	\$103,200	\$2,581
Bridgeport HMFA	\$1,720	\$87,900	\$2,198
Danbury HMFA	\$2,093	\$107,600	\$2,690
Stamford-Norwalk HMFA	\$4,055	\$115,300	\$2,883
Hartford County	\$1,333	\$85,500	\$2,138
Hartford HMFA-West H-East H HMFA*	\$1,324	\$85,500	\$2,138
Litchfield County	\$1,210	\$87,500	\$2,188
Middlesex County	\$1,416	\$89,300	\$2,233
S. Middlesex HMFA	\$1,678	\$98,100	\$2,453
New Haven County	\$1,216	\$75,200	\$1,880
Milford-Ansonia-Seymour HMFA	\$1,446	\$91,400	\$2,285
New Haven-Meriden HMFA	\$1,321	\$80,500	\$2,013
Waterbury HMFA	\$840	\$62,800	\$1,570
New London County	\$1,293	\$83,500	\$2,088
Colchester-Lebanon HMFA	\$1,244	\$101,800	\$2,545
Norwich-N London HMFA	\$1,297	\$81,900	\$2,048
Tolland County	\$1,304	\$85,500	\$2,138
Windham County	\$911	\$78,300	\$1,958

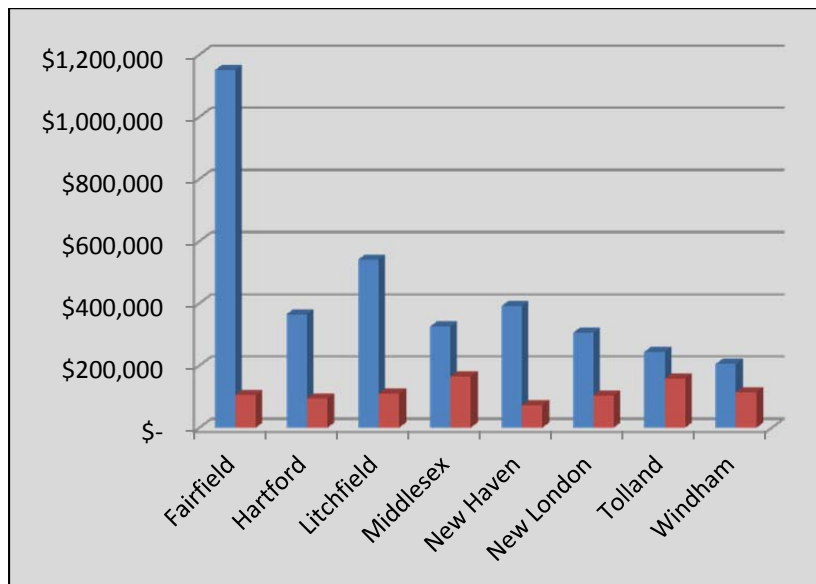
* Hartford-West Hartford-East Hartford HMFA includes parts of Middlesex & Tolland Counties. Middlesex & Tolland County estimates reflect the Hartford-West Hartford-East Hartford HMFA portions.

Source: Urbanomics, based on data in Appendix Table 3

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However, beneath the equanimity depicted at this geographic level, the difference in affordability diverges as higher-priced housing becomes spatially segregated within counties and HMFAs. Appendix Table 3 illustrates the dispersion in monthly housing costs of median-priced units at the town level around each county average under both the 5% and 3.75% financing rate. Chart 5.1 depicts the high- and low-priced towns in each county. As expected, the lowest-priced housing was sold in central cities of metropolitan counties, like Bridgeport, Hartford and Waterbury, while Fairfield County showed the widest dispersion.

Chart 5.1: Housing Prices of Highest- and Lowest-Priced Towns by County, 2012



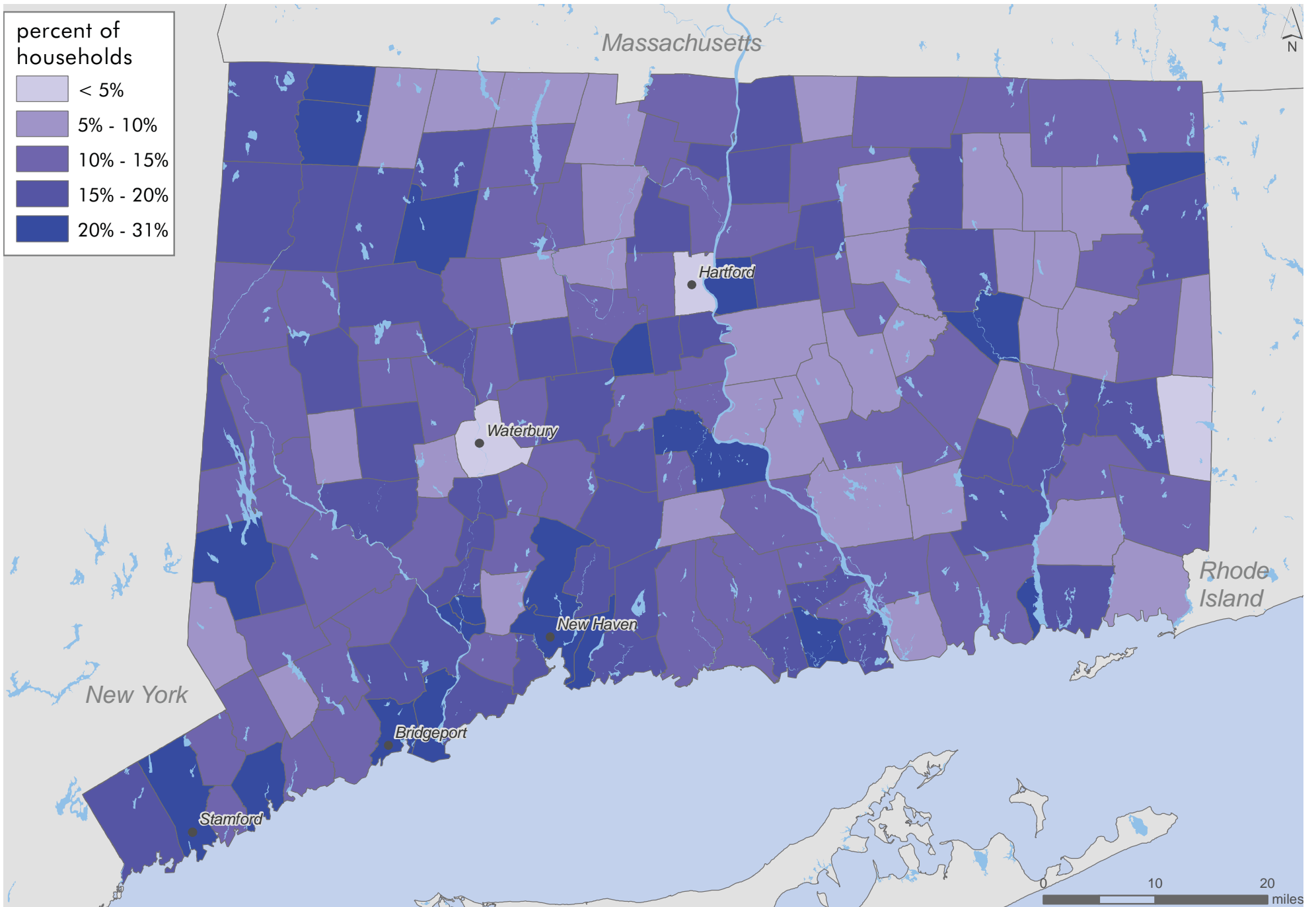
Source: CHFA and the Warren Group

A similar analysis was conducted for rental properties based on town-specific FMRs and the acceptable share of rental burden in household income. While less disparity is evident in the gap between affordable expenditures and rental costs, CHFA survey results indicate that 63% of all renters in Connecticut would prefer to buy a house.

5.2 The Housing Gap in Homeownership by Income Limit

While the median sales price of a single family house and the FMR of multifamily housing indicate an affordability gap exists for some median-income families, the issue really is how pervasive is the gap across the income distribution of all households and how many households are concentrated in the market addressed by CHFA programs: 80% to 120% of AMI for homeownership and less than 80% for renter occupancy?

All low- to moderate-income households (up to 120% of AMI) who can't afford to own housing in Connecticut are depicted as a share of total households by town in Figure 5.1. These findings are based upon a comparison of all households in low- to moderate-income AMI limits by town with town-specific costs of homeownership. Major cities such as Bridgeport, Stamford, Norwalk, Danbury and New Haven stand out as having high proportions of 20% or more households that cannot afford to purchase housing, while other cities such as Hartford and Waterbury have fewer than 5% of such households.



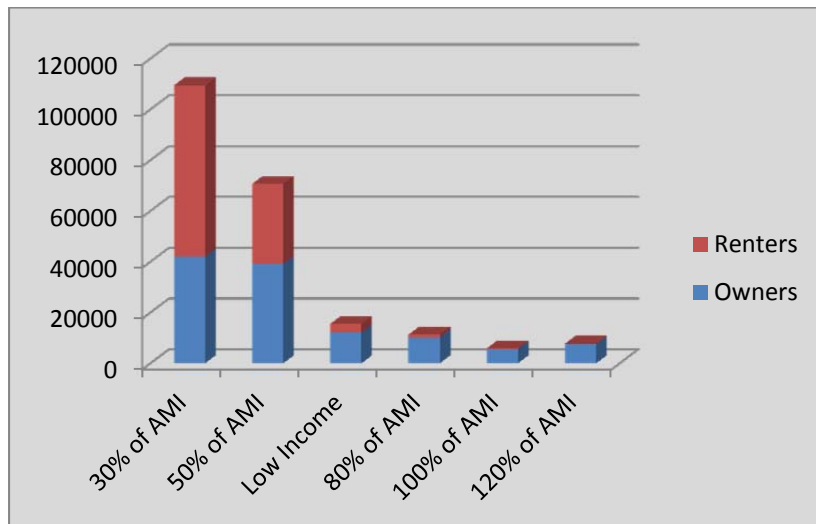
AFFORDABLE HOUSING MARKET INVENTORY STUDY FIGURE 5.1: PERCENT OF HOUSEHOLDS UNABLE TO AFFORD TO PURCHASE HOUSING



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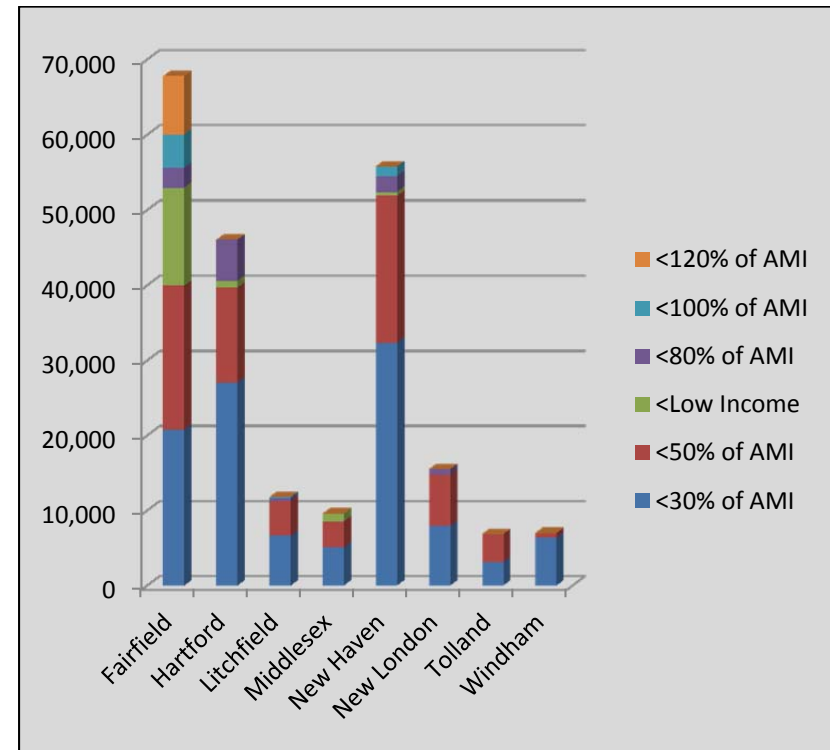
CHFA's 3.75% mortgage interest rate makes a difference, allowing some 47,500 more households to become homeowners, but the aggregate number of those not able to afford a home of their own, even under these more favorable circumstances, is significant: 220,500 households, or 15% of total. Of these, 53%, or 116,700 households, are currently owners that spend more than 30% of their income on housing, while 103,800, or 47%, are renters with similar affordability constraints. Chart 5.2 depicts the number of households statewide by AMI income limit and current tenure, while Chart 5.3 shows the number by income limit and county.

Chart 5.2: Connecticut Low- to Moderate Income-Households That Can't Afford to Purchase Housing by AMI Limits and Current Housing Tenure, 2012



Source: Urbanomics

Chart 5.3: Low- to Moderate-Income Households by County That Can't Afford to Purchase Housing by AMI Limits, 2012



Source: Urbanomics

A further cut on the characteristics of existing households that cannot afford to purchase housing is presented in Chart 5.4. It depicts the number with affordability problems by elderly head of household, families with children and other non-elderly households without children by AMI limit (see Figures 5.2 through 5.4, below). Both the tenure and demographic profiles of households indicate the problem is greatest statewide among the lowest-income renters

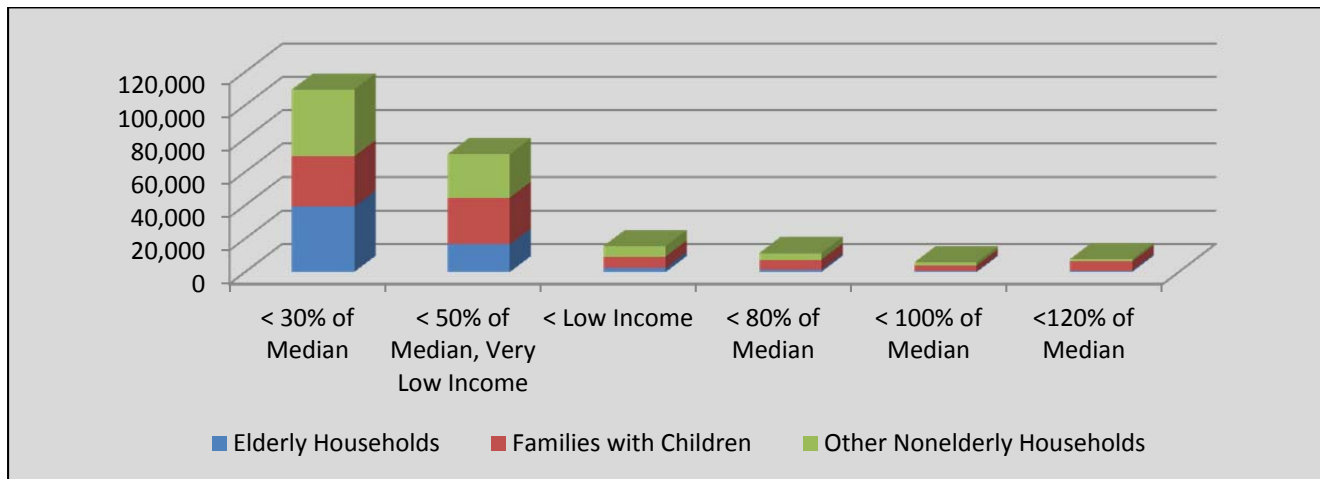
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who are comprised primarily of families with children. By county, the concentration of households with affordability constraints is greatest in Fairfield, New Haven and Hartford counties, but the Fairfield County share, which is greatest, consists of a more diverse concentration by income limit. In Fairfield, there are fewer “extremely” and “very low income” households that cannot afford to purchase housing, but many more low- to moderate-income households that are constrained. In New Haven and Hartford counties, by contrast, the problem is concentrated primarily among the “extremely” and “very low income” households, or those with less than 50% of AMI.

5.3 The Market for CHFA in the Homeownership Housing Gap

As CHFA’s market for homeownership programs generally focus on households between 80% and 120% of AMI, the number of such households with affordability constraints is a fraction of the statewide gap and more focused on several areas. In this range, the homeownership gap consists of some **48,000** households, with 42% located in Fairfield; 52% in Hartford, New Haven and New London Counties; and 6% in the remaining counties (see Table 5.2, below).

Chart 5.4: Connecticut Low- to Moderate-Income Households That Can’t Afford to Purchase Housing by Household Type and AMI Limits, 2012



Source: Urbanomics

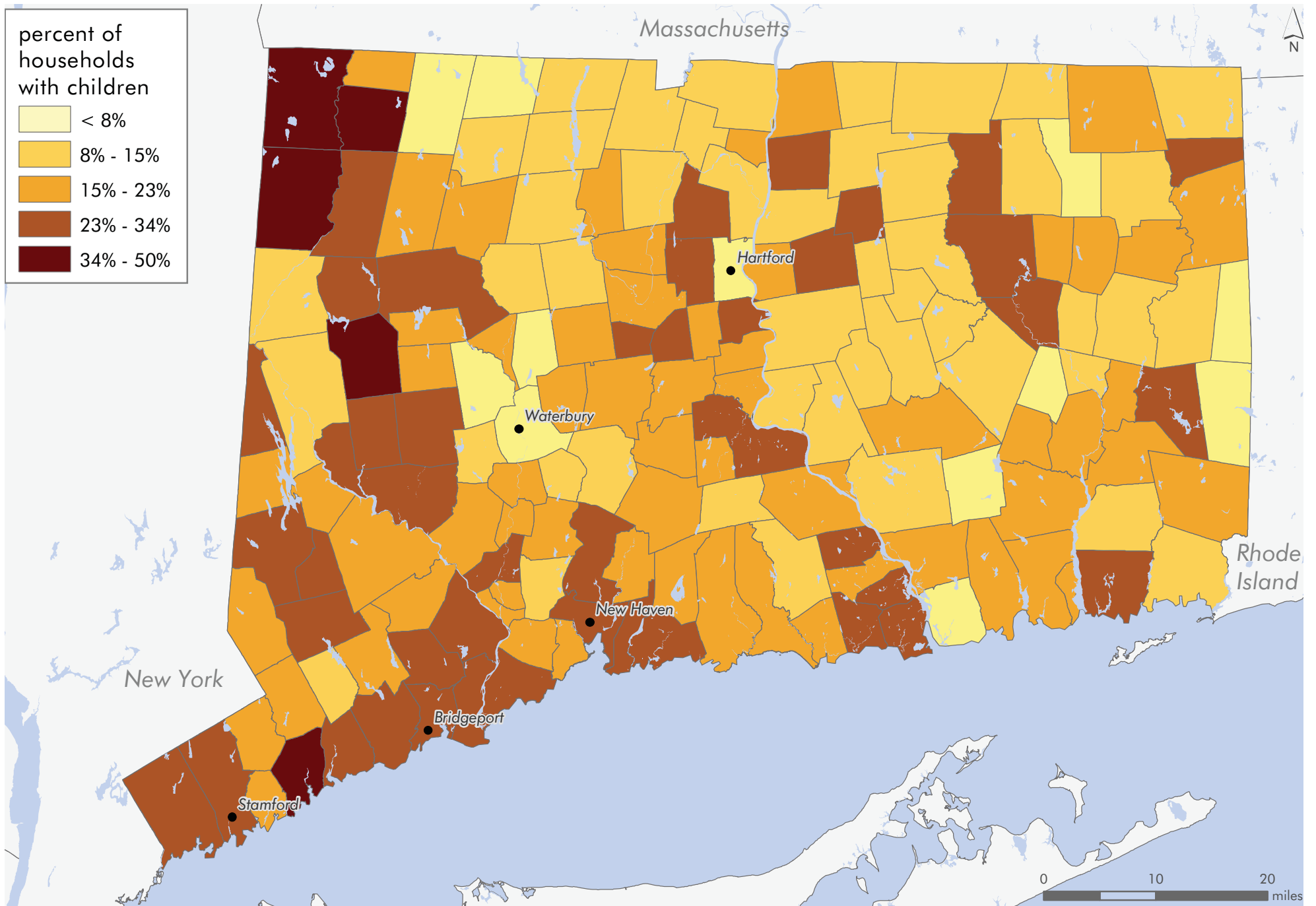


FIGURE 5.2: PERCENT OF HOUSEHOLDS WITH CHILDREN UNABLE TO AFFORD TO PURCHASE HOUSING



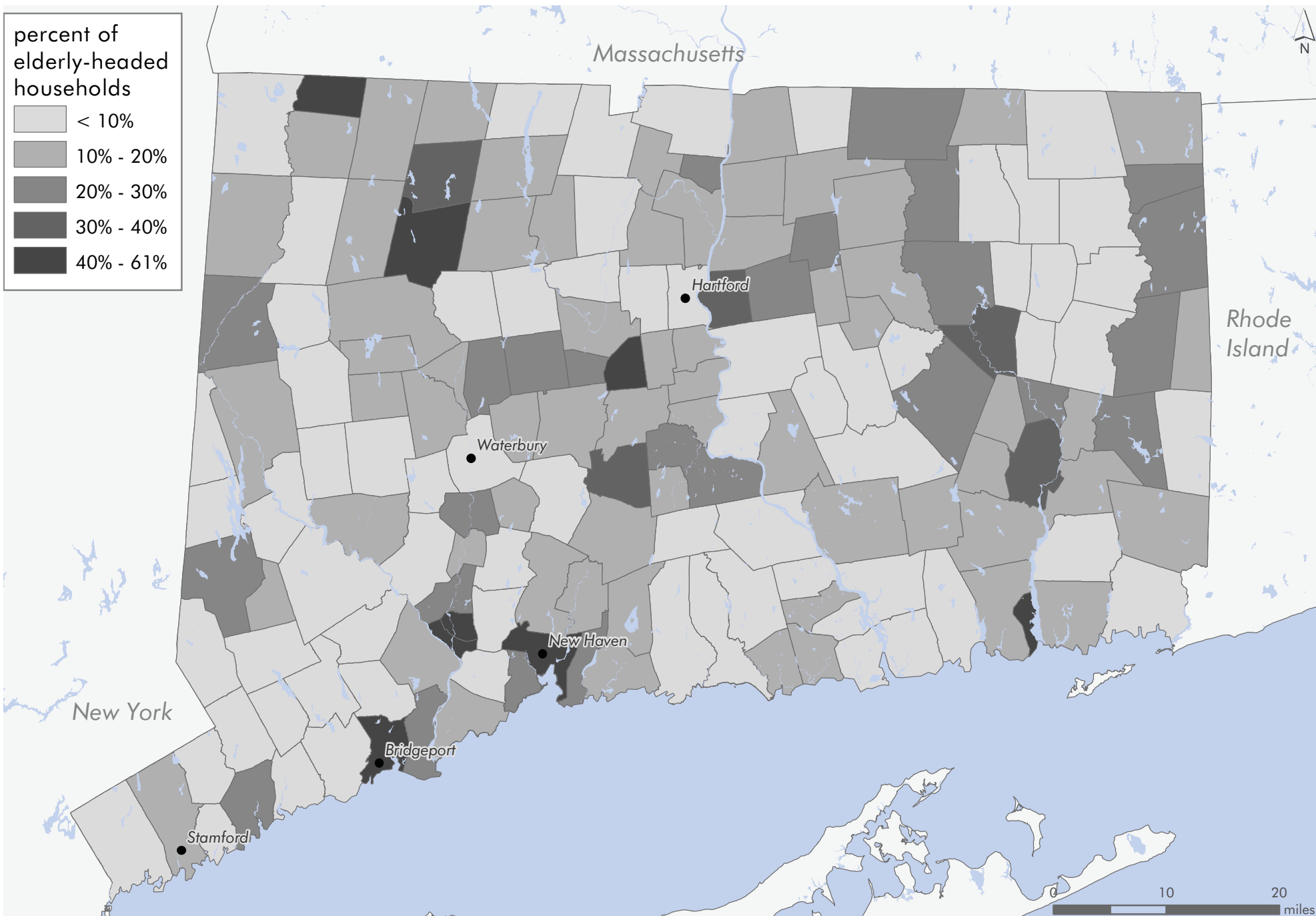


FIGURE 5.3: PERCENT OF ELDERLY-HEADED HOUSEHOLDS UNABLE TO AFFORD TO PURCHASE HOUSING



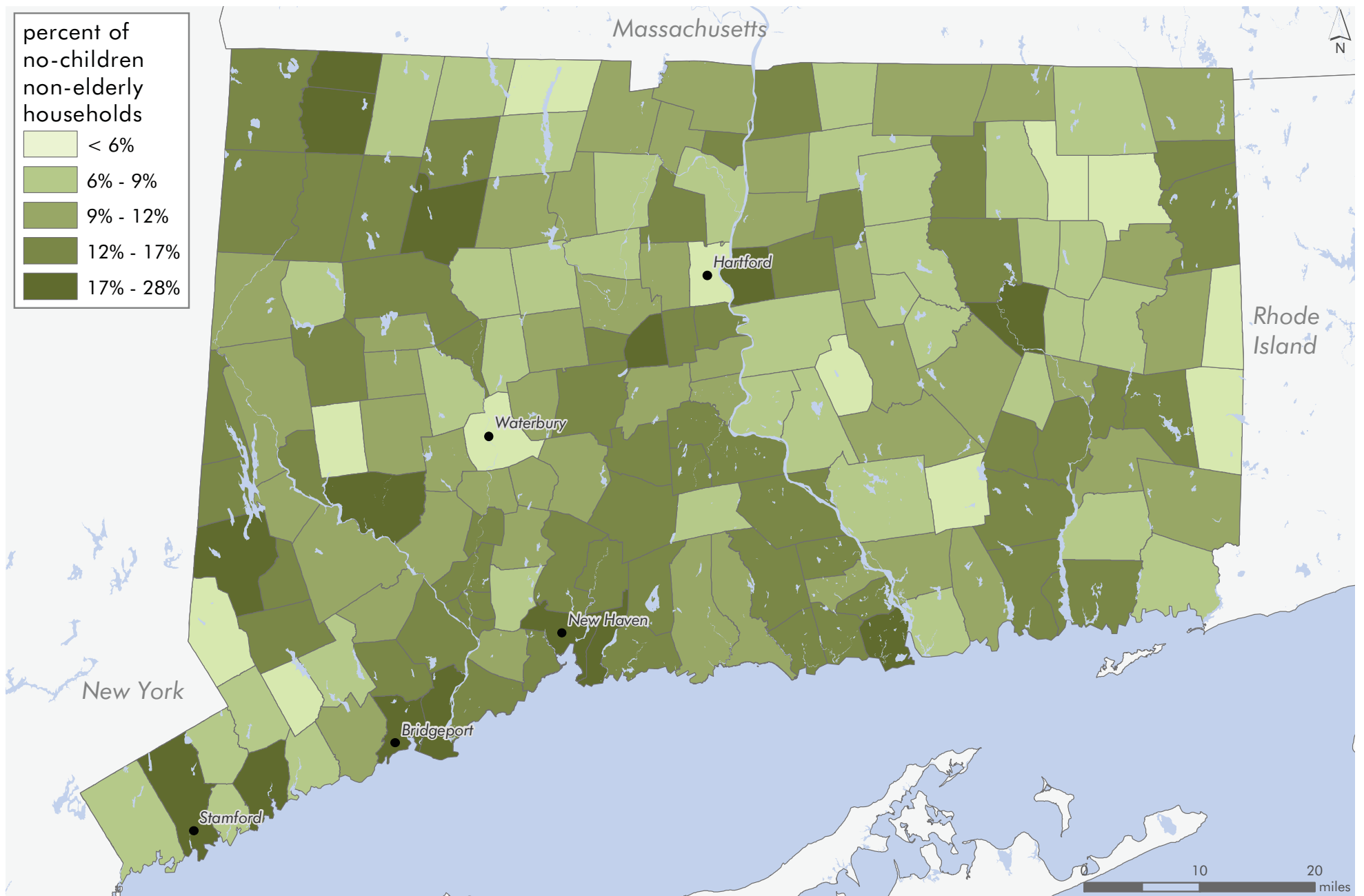


FIGURE 5.4: PERCENT OF NON-ELDERLY-HEADED HOUSEHOLDS WITHOUT CHILDREN UNABLE TO AFFORD TO PURCHASE HOUSING



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Of the 48,000 income-eligible households in Connecticut, some 44,400 households, or 93% are within the lower range of CHFA’s market, or 80% to 100% of AMI, while 3,200 households, or 6.8%, are within the higher range, or the 100% to 120% of AMI. These distinctions position them for different CHFA homeownership assistance programs. Households in the higher range reside in Fairfield, New Haven and Hartford Counties, with those in the lower range found in these as well as the other counties.

Table 5.2: Households Earning 80%-120% AMI Needing Affordable Ownership Housing Based on CHFA Program Criteria

County	Total Renter Households	CHFA Market		
		Total	@ 80%-100%	@100%-120%
Fairfield	44,444	20,217	18,505	1,712
Hartford	54,248	9,816	9,310	506
Litchfield	6,524	524	524	0
Middlesex	7,910	1,362	1,362	0
New Haven	54,845	7,587	6,573	1,014
New London	15,279	7,331	7,331	0
Tolland	6,176	828	828	0
Windham	5,556	0	0	0
Total	194,982	47,664	44,432	3,232

Source: Urbanomics

Figure 5.5 identifies the towns in these five counties where the need is greatest, based on the gap between median home price sales and the number of households with incomes between 80% and 120% of AMI. In Fairfield County, they include Stamford,

Norwalk, Trumbull and Shelton, while in Hartford they consist of West Hartford, Farmington and Southington. In New Haven, North Haven and North Branford show the greatest need. By offering mortgages at 3.75% to households with adequate credit and a 3.75% downpayment within the 80% to 120% AMI limit and with sales price and income limits, the CHFA homeownership program serves more households than would be eligible with a conventional mortgage financed at 5% and a 20% downpayment. It should be noted that, although the data do not indicate an affordability gap in Connecticut’s major inner cities (primarily due to the regional-level AMI used in the analysis, as well as significant public housing and comparatively low sales prices), CHFA’s homeownership programs may still be quite attractive to residents of those cities, by providing a greater range of housing choices.

5.4 The Housing Gap in Renting by Income Limit

Across the income spectrum up to 120% of AMI, the comparable number of Connecticut households that cannot afford to rent a two-bedroom multifamily unit at the FMR of their town in 2012 is 268,600, or 19% of all households. While higher than the 220,500 that cannot afford to buy a home, these households are all at or below 80% of AMI. Above 80% of AMI, all households can afford current FMRs. Unlike those who cannot afford homeownership, most constrained renters live in inner cities of metropolitan areas, where they comprise 29% of all households. In suburban towns and rural areas, their number is comparable to those who cannot afford to buy homes, or respectively 15% and 10% of all households. Figure 5.6 shows their shares of total households by town.

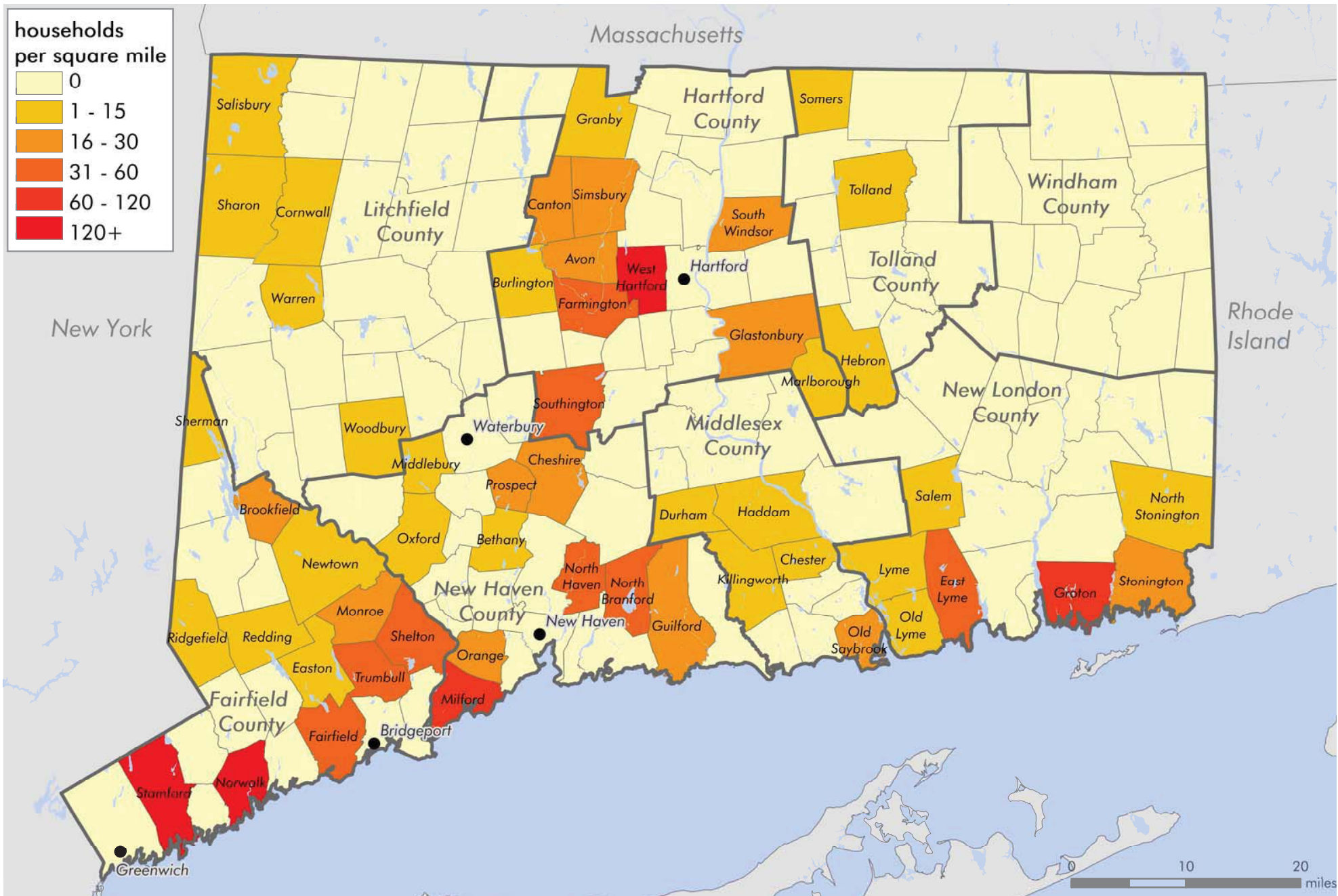
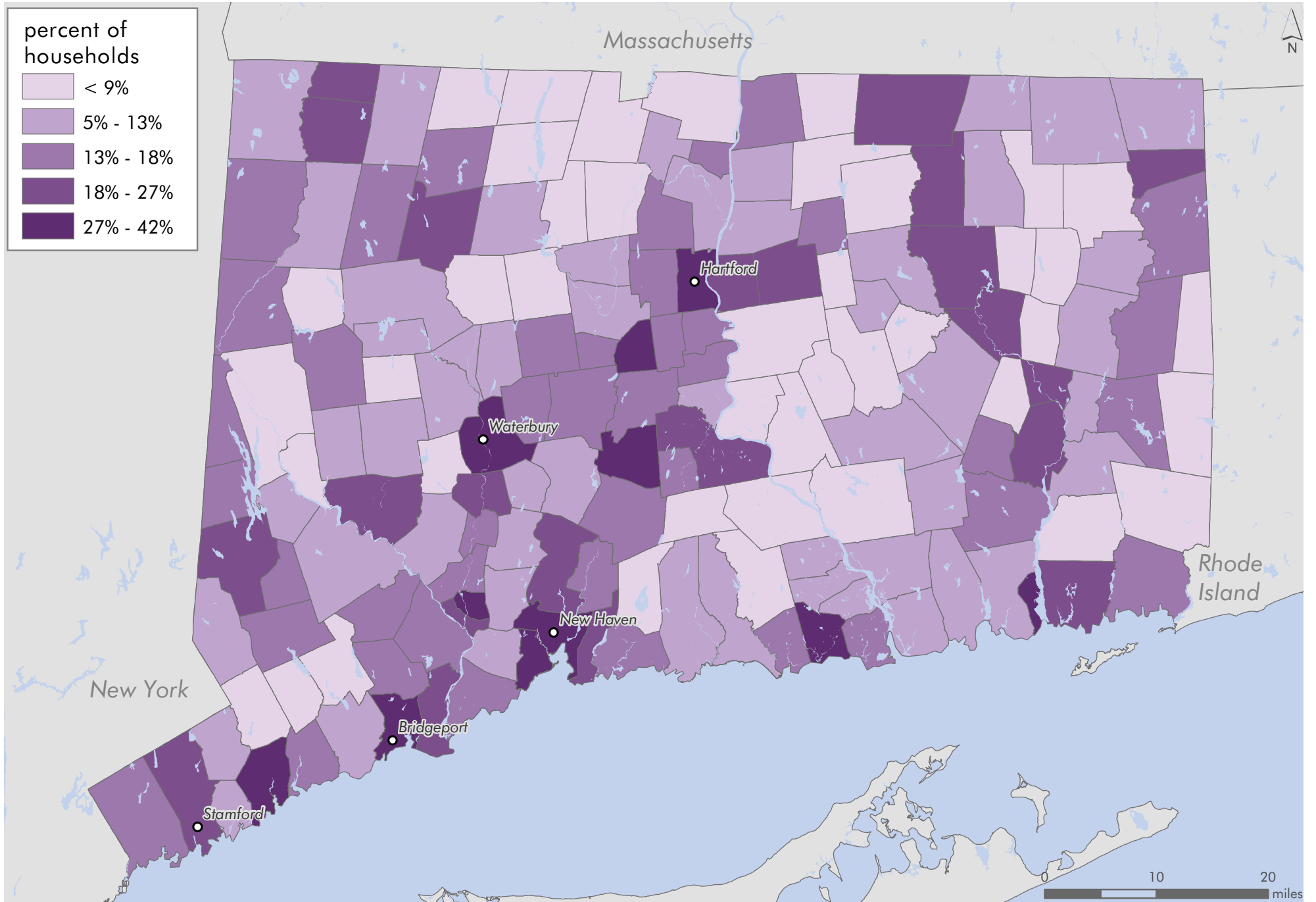


FIGURE 5.5: RENTER HOUSEHOLDS EARNING 80%-120% OF AMI NEEDING AFFORDABLE HOUSING AT 3.75% DOWNPAYMENT

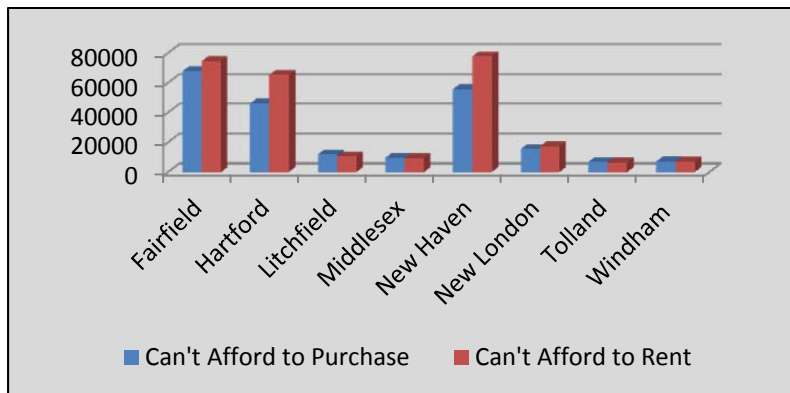




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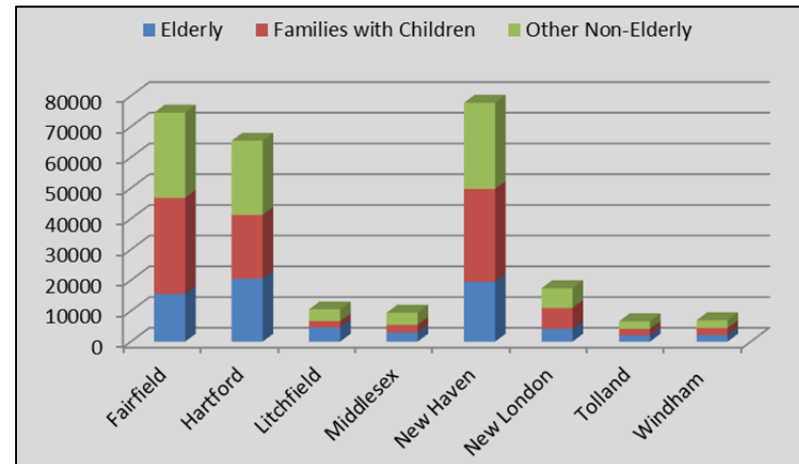
Fully 136,000 rent-constrained households are current homeowners who spend more than 30% of their incomes on housing costs, while 132,600 are renters, presumably many already living in subsidized rental housing. Whereas families with children predominated among those who could not afford to purchase a home at today's prices, the non-elderly households without children – including single adults and unrelated individuals – are marginally greater in these numbers. Chart 5.5 compares all those with homeownership and rental affordability gaps by county, and Chart 5.6 depicts the current tenure and demographic profile of households that cannot afford rental housing in today's market. Table 5.3 summarizes rent constrained owner and renter households by AMI limit and county.

Chart 5.5: Households That Can't Afford to Purchase or Rent Housing in 2012 by County in Connecticut



Source: Urbanomics

Chart 5.6: Households That Can't Afford to Rent Housing in 2012 by County and Demographic Type



Source: Urbanomics

As the county data of Table 5.3 show, the overwhelming share of rent-constrained households are at or below the 50% limit of AMI. New Haven County leads with 77,800 households that cannot afford FMRs, or 19% of all households, followed closely by Fairfield County, at 74,600 households or 22%, and Hartford at 65,400 households, or 19%. The predominant tenure type differs by county, with New Haven and Hartford comprised mostly of current renters, as Chart 5.7 shows, while Fairfield is mainly owners. Then again, the demographic profile is mixed, as the largest share of rent-constrained households in New Haven and Hartford consist of non-elderly adults without children, while those in Fairfield County are primarily families with children (see Figures 5.7 through 5.9).

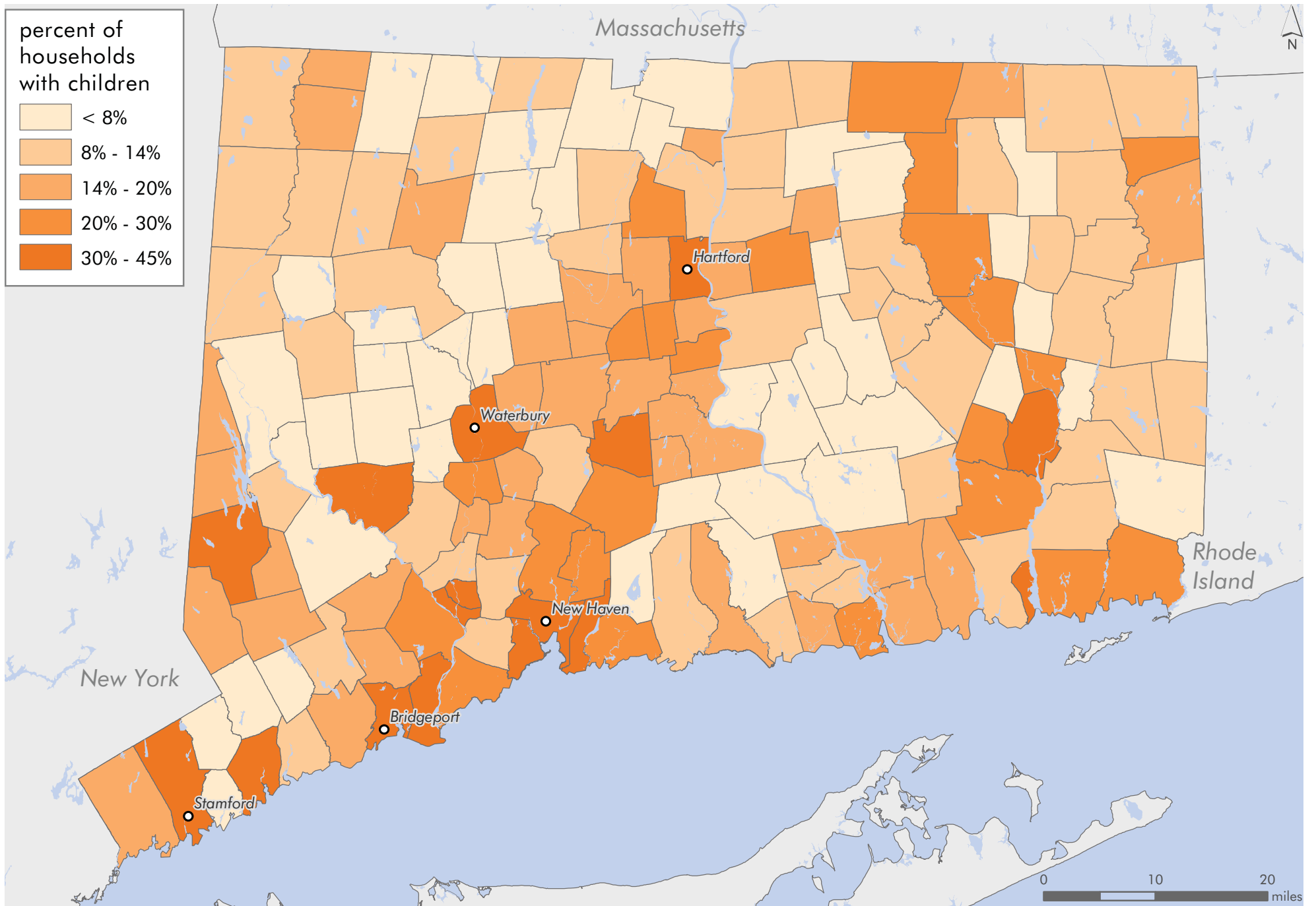


FIGURE 5.7: PERCENT OF HOUSEHOLDS WITH CHILDREN UNABLE TO AFFORD TO RENT HOUSING



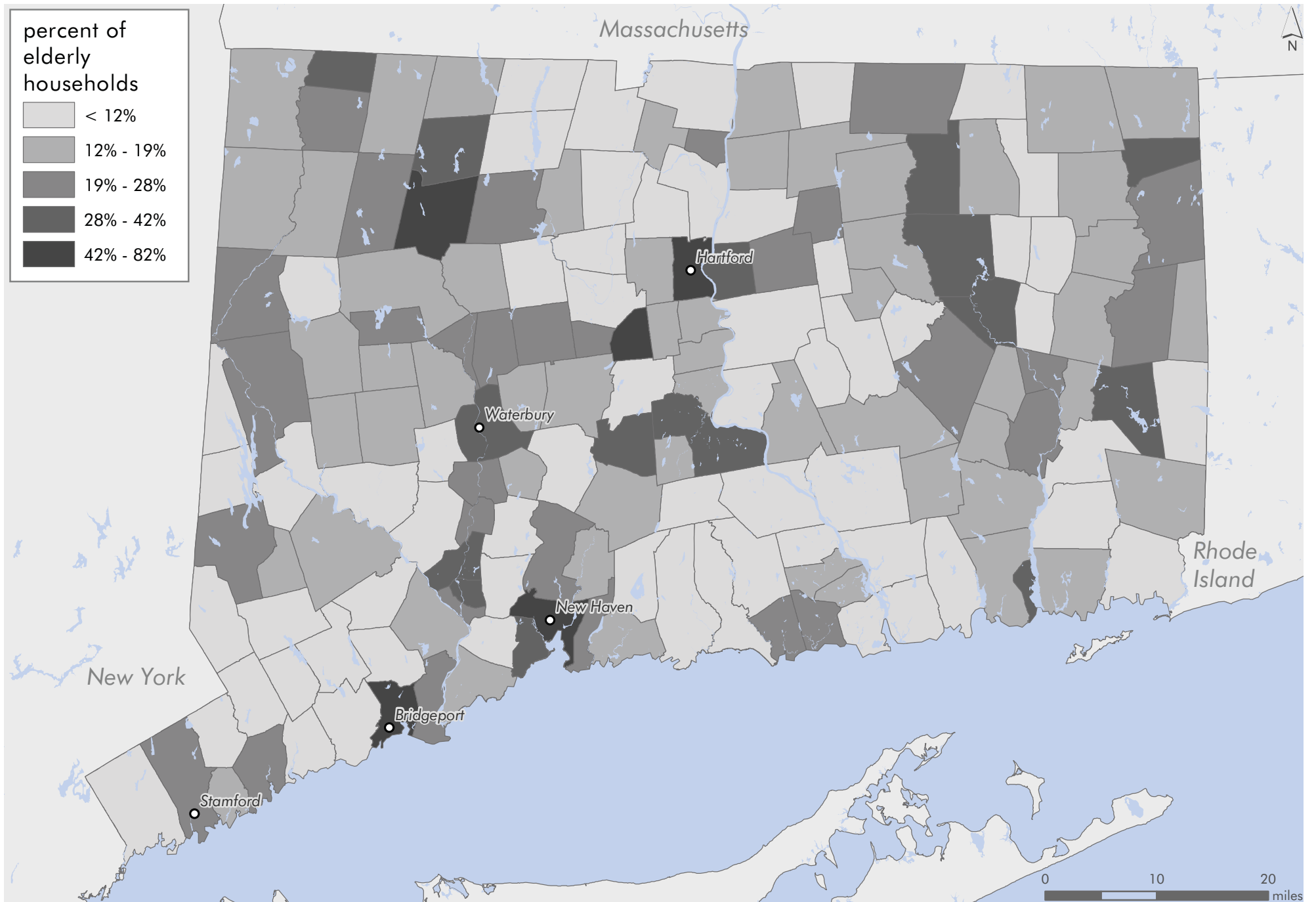


FIGURE 5.8: PERCENT OF ELDERLY-HEADED HOUSEHOLDS UNABLE TO AFFORD TO RENT HOUSING



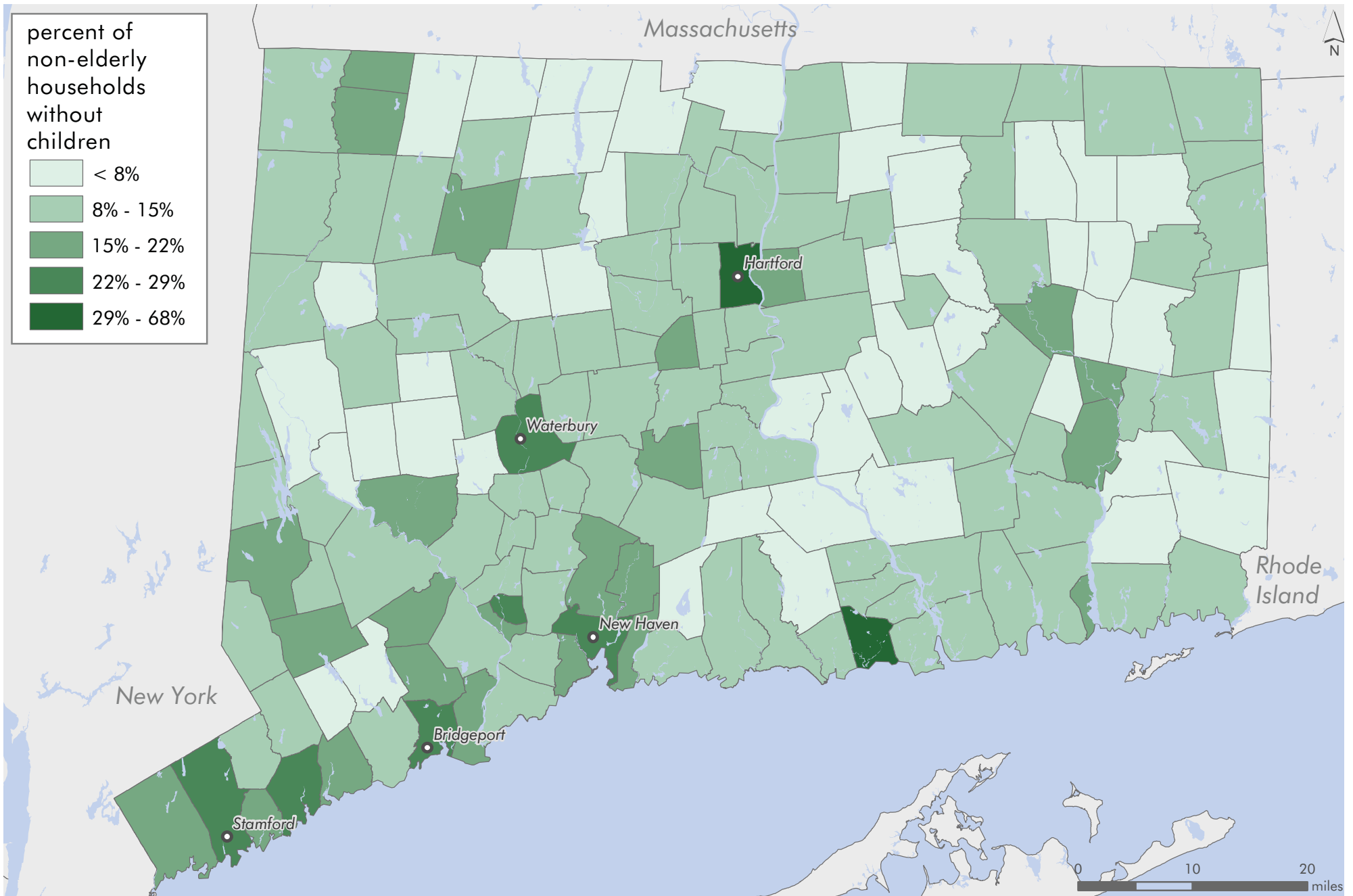


FIGURE 5.9: PERCENT OF NON-ELDERLY-HEADED HOUSEHOLDS WITHOUT CHILDREN UNABLE TO AFFORD TO RENT HOUSING



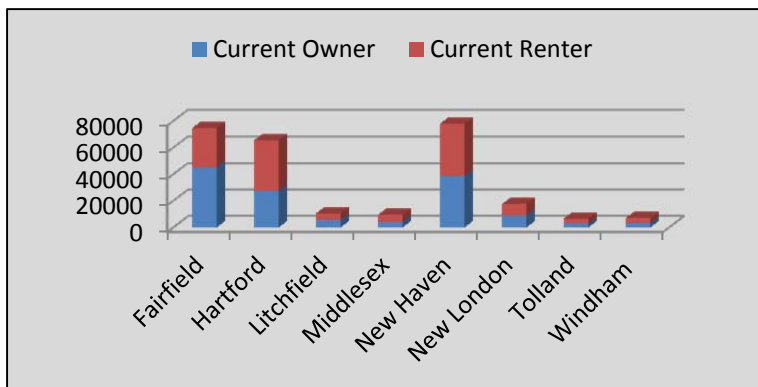
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Table 5.3: Households That Cannot Afford to Rent Housing in 2012 by County and Tenure

County	At 30% of AMI		At 50% of AMI		At Low Income		At 80% of AMI	
	# Owners @ <30%	# Renters @ <30%	# Owners @ <30%	# Renters @ <30%	# Owners @ <30%	# Renters @ <30%	# Owners @ <30%	# Renters @ <30%
Fairfield	1,306	1,627	38,212	26,449	3,396	1,003	2,376	190
Hartford	14,590	27,215	12,700	10,915	0	0	0	0
Litchfield	5,607	4,913	0	0	0	0	0	0
Middlesex	2,781	4,180	1,071	739	0	0	0	0
New Haven	703	1,014	37,118	37,940	0	0	760	252
New London	1,180	1,598	7,723	6,727	0	0	164	5
Tolland	1,446	2,698	1,326	1,140	0	0	0	0
Windham	3,160	3,790	0	0	0	0	0	0
Statewide	30,774	47,036	98,150	83,910	3,396	1,003	3,300	446

Source: Urbanomics

Chart 5.7: Households That Can't Afford to Rent Housing in 2012 by County and Tenure



Source: Urbanomics

The major concentration of such households exists in the six largest inner cities of Connecticut: Bridgeport, with 19,600; New Haven, with 18,200; Hartford, with 17,800; Norwalk, with 15,000; Waterbury, with 13,500; and Stamford, with 12,600 rent-constrained households. Collectively, these account for 36% of all rent-constrained households in the state.

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5.5 The Market for CHFA in the Rental Housing Gap

Current cost-constrained renters are assumed to comprise the market for CHFA rental housing programs, since rent-constrained owners may well have equity in their housing or choose to spend more on housing costs, and most Connecticut households prefer to own their housing. Therefore, the 132,600 households that are at or below 80% of AMI and cannot afford the current FMRs for housing represent the demand for rental assistance programs in the state. However, as documented by the supply side inventory, cited earlier, some 89,500 units of publicly assisted housing exist in the state through CHFA, State Housing Programs and other funding sources. It is assumed that this supply addresses primarily the need of the lowest-income limits, or essentially all renter households at or below 30% of AMI and roughly half of those at or below 50% of AMI, as shown in Table 5.4.

Thus, the effective market for CHFA rental housing programs is approximately 42,900 low-income households whose needs are evident. They are assumed to consist of current renters between 50% and 80% of AMI. As Table 5.4 shows, these rent-constrained low-income households are concentrated in New Haven, Hartford and Fairfield Counties, where the unmet need represents 37,100 rental units, or 87% of the CHFA market. However, as Chart 5.8 indicates, the vast share of needs occur not in the major inner cities of New Haven and Hartford, but in their suburban areas based on the presence of substantial inner-city public housing. In Fairfield County, both Bridgeport and Norwalk show evident unmet rental housing need, while in Litchfield, New London and Tolland Counties, more than 1,000 rental units are each needed. Figure 5.10 depicts

the location of CHFA market needs by town. For reference, Figures 5.11 and 5.12 illustrate the affordable rental market at 30%-50% of AMI and less than 40% of AMI, respectively.

Table 5.4: Market for CHFA Rental Housing Programs in Connecticut by County in 2012

County	Constrained Renters At or Below 80%	Publicly Assisted Rental Housing	CHFA Rental Market		
			Total	Unmet At 50% of AMI	At Low Income & At 80% of AMI
Fairfield	29,269	19,098	10,171	8,978	1,193
Hartford	38,130	27,114	11,016	11,016	0
Litchfield	4,913	2,319	2,594	2,594	0
Middlesex	4,920	4,216	704	704	0
New Haven	39,205	23,249	15,956	15,704	252
New London	8,330	7,216	1,114	1,109	5
Tolland	3,838	2,654	1,184	1,184	0
Windham	3,790	3,646	144	144	0
Statewide	132,395	89,512	42,883	41,434	1,449

Source: Urbanomics

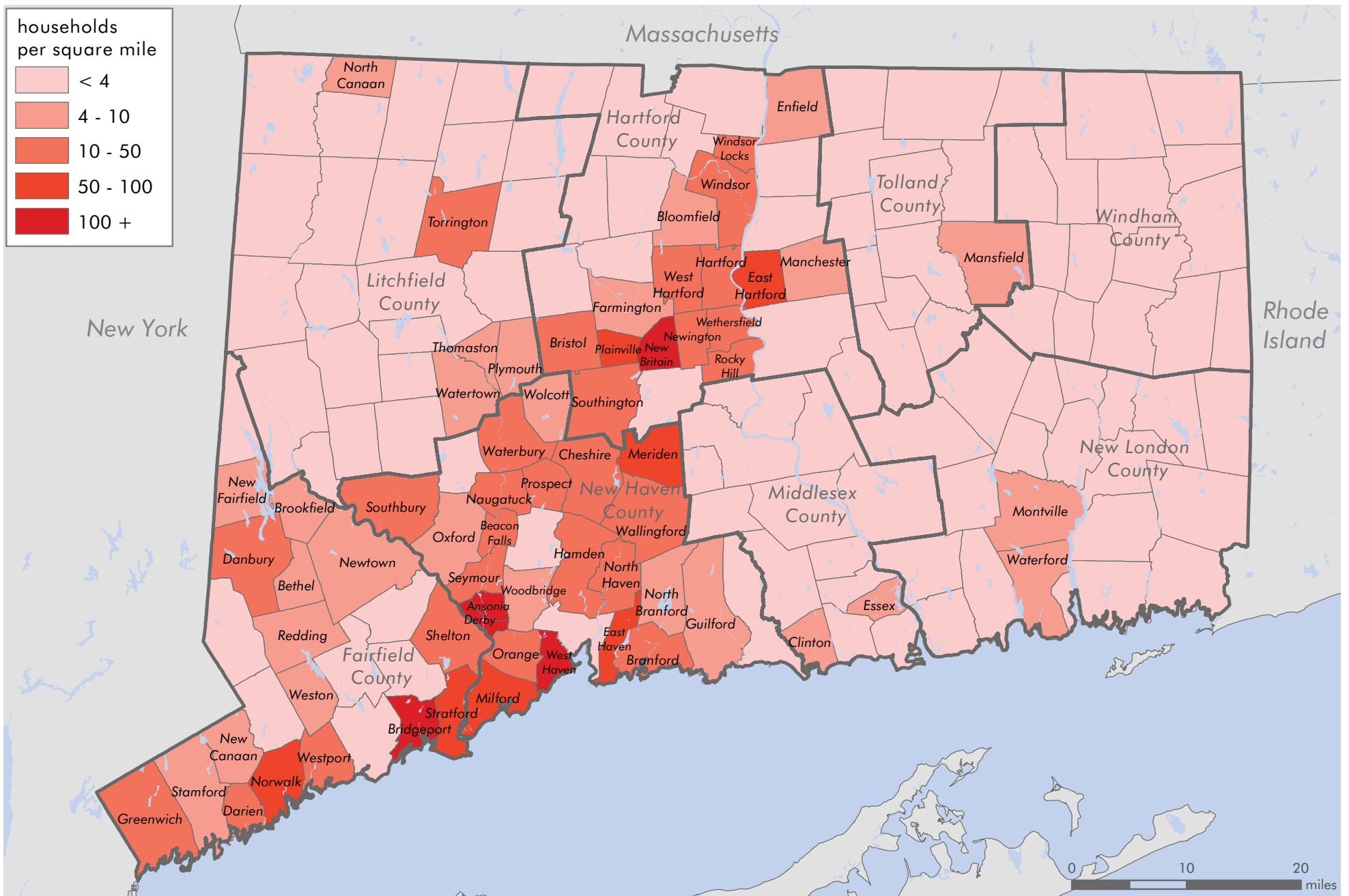


FIGURE 5.10: HOUSEHOLDS EARNING LESS THAN 80% OF AMI NEEDING AFFORDABLE RENTAL HOUSING



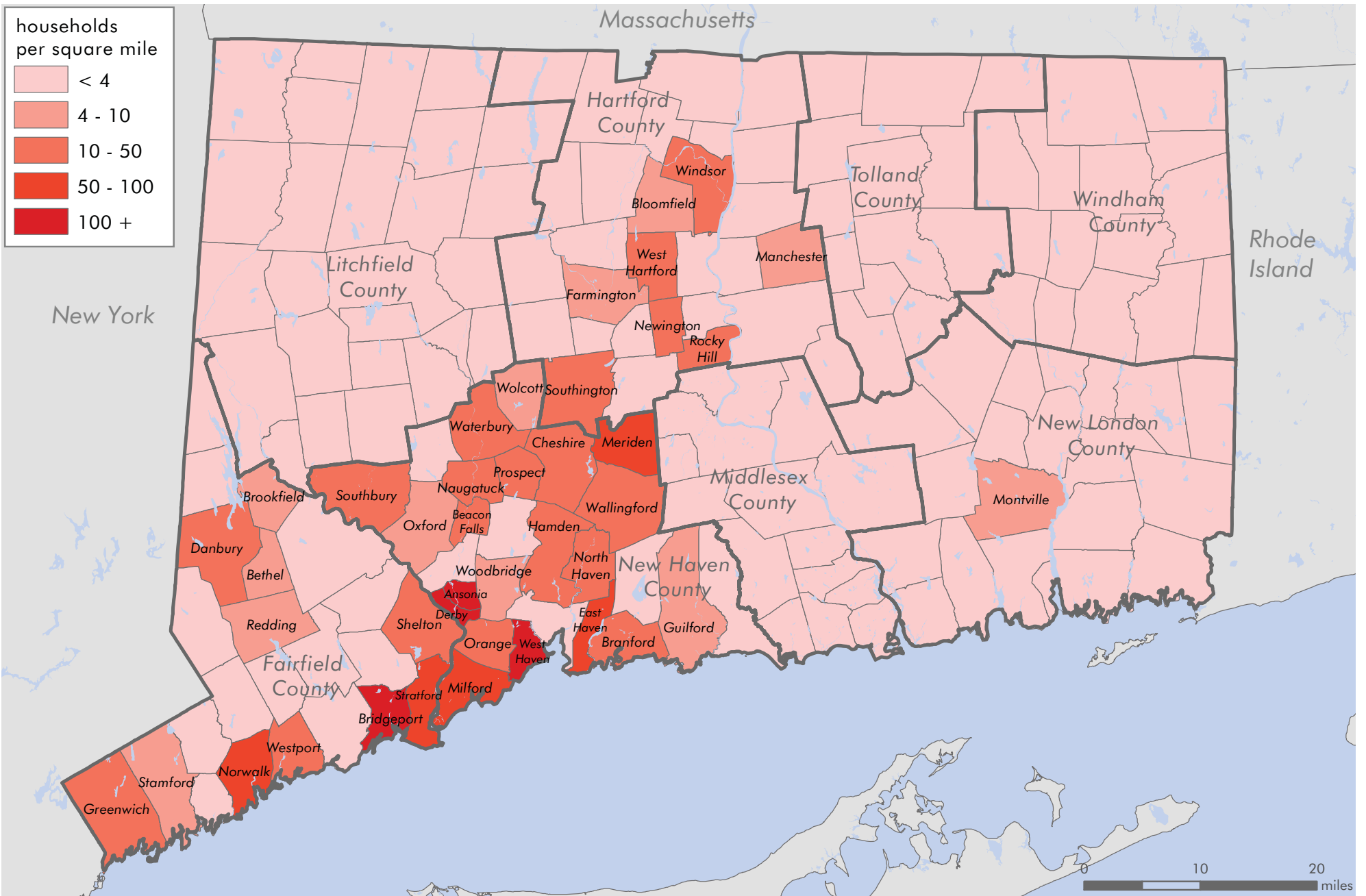


FIGURE 5.11: HOUSEHOLDS EARNING 30%-50% OF AMI NEEDING AFFORDABLE RENTAL HOUSING



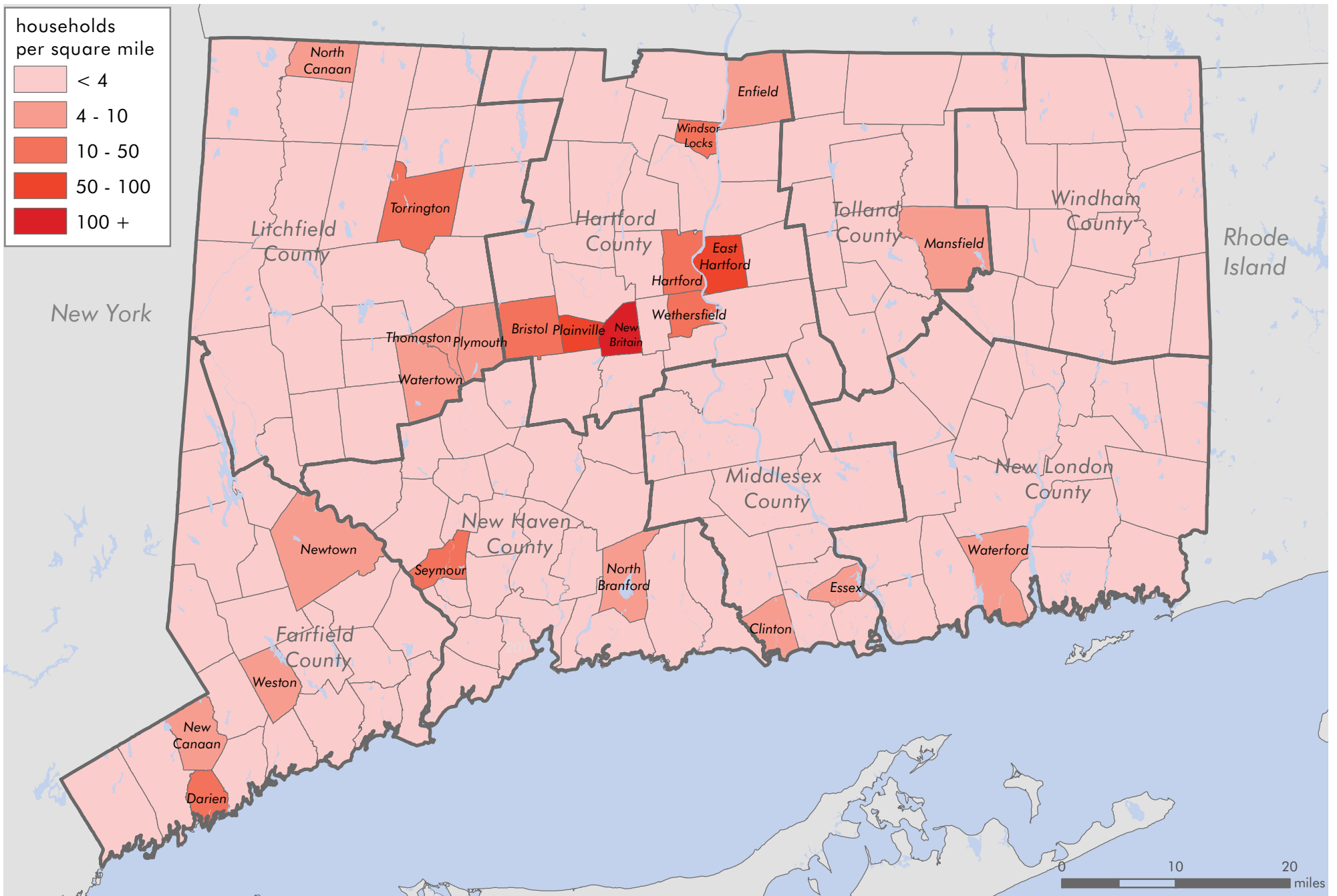
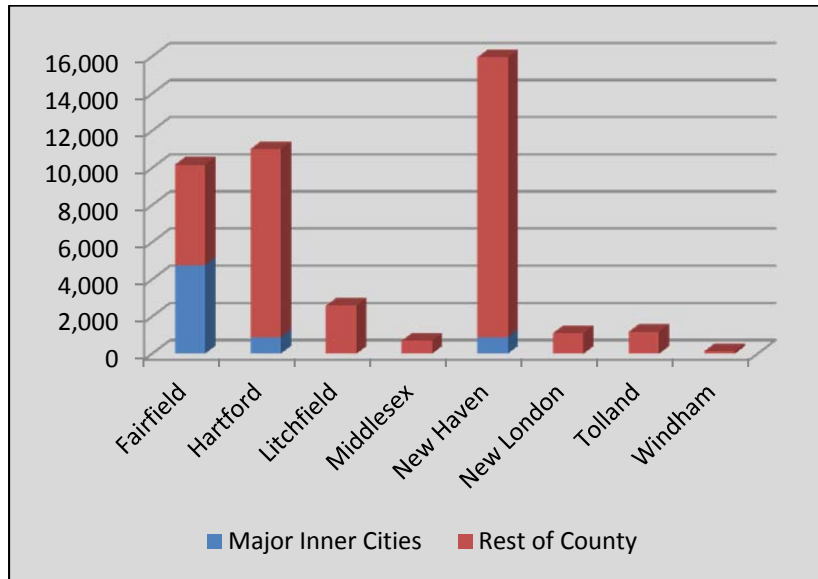


FIGURE 5.12: HOUSEHOLDS EARNING LESS THAN 30% OF AMI NEEDING AFFORDABLE RENTAL HOUSING



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Chart 5.8: Market for CHFA Rental Housing Programs in Connecticut by Household Type in 2012



Source: Urbanomics

The size of CHFA’s rental market can be expected to fluctuate based on changes in housing prices. If median single-family housing prices were to increase by 5% over existing levels, a total of about 6,500 low-income households would not be able to afford rents. Excluding those that are homeowners or currently housed in publicly assisted housing, the number of renters with unmet needs would be 49,100 households. At FMR levels, the comparable number is 42,900, or an increase of nearly 15% (see Table 5.5, below).

5.6 Conclusion

The income analysis of existing housing costs and the affordability of households to pay for homeownership and rental housing indicate a need for CHFA ownership and rental programs. As demonstrated by the analysis, some **48,000** renter households between 80% and 120% of AMI cannot afford to purchase housing, while some **43,000** households that are at or below 80% of AMI who do not reside in assisted housing cannot afford existing FMRs. Thus, collectively, the need for affordable housing in Connecticut amounts to approximately **91,000** units of single- and multifamily housing, with the majority concentrated in Fairfield, New Haven and Hartford counties. In Fairfield County, which has the most need and is concentrated on both urban cities and suburbs, affordable homeownership is a greater issue. In New Haven County and Hartford County, the need is more evident for affordable rental housing in suburban areas.

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Table 5.5: Market for CHFA Rental Housing Programs in Connecticut by County in 2012, with 5% Increase in Sales Prices

County	Households That Can't Afford to Rent		Due to Rent Increase	% Change	Households That Can't Afford to Rent at 105% of FMR			
	At FMR	At 105% of FMR			Total	Less Owner Occupied Households	Less Publicly Assisted	Renter Unmet Need
Fairfield	74,559	74,956	396	0.5%	74,956	45,290	19,098	10,567
Hartford	65,420	66,267	847	1.3%	66,267	27,290	27,114	11,863
Litchfield	10,521	12,960	2,439	23.2%	12,960	5,607	2,379	4,974
Middlesex	8,771	9,050	279	3.2%	9,050	3,851	4,216	982
New Haven	77,786	78,799	1,013	1.3%	78,799	38,581	23,408	16,810
New London	17,397	18,129	733	4.2%	18,129	9,067	7,216	1,846
Tolland	6,611	6,949	339	5.1%	6,969	2,773	2,654	1,523
Windham	6,950	7,354	404	5.8%	7,354	3,160	3,646	548
Statewide	268,014	274,463	6,449	2.4%	274,463	135,619	89,731	49,113

Source: Urbanomics

APPENDIX

Table 1: Measures of the Cost of Homeowner and Renter Housing in 2012

COUNTY	CHFA Median Sales Price of Housing 2012	April 2012 HUD Small Area FMRs (2 BR)	Census ACS 2007_2011 Median Gross Rent	CHFA Market Assessment: CT MLS Average Rent (2 BR MF)
Fairfield County				
Bethel town	\$ 270,000	\$ 1,430	\$ 1,248	\$ 1,231
Bridgeport town	\$ 105,000	\$ 1,210	\$ 1,032	\$ 996
Brookfield town	\$ 295,000	\$ 1,600	\$ 1,398	\$ 1,162
Danbury town	\$ 222,000	\$ 1,415	\$ 1,210	\$ 1,172
Darien town	\$ 1,137,500	\$ 1,470	\$ 2,640	\$ 1,862
Easton town	\$ 557,750	\$ 1,470	\$ 2,398	
Fairfield town	\$ 465,000	\$ 1,765	\$ 1,509	\$ 1,419
Greenwich town	\$ 1,150,000	\$ 1,680	\$ 1,724	\$ 2,177
Monroe town	\$ 322,500	\$ 1,730	\$ 1,514	\$ 883
New Canaan town	\$ 1,132,500	\$ 1,470	\$ 1,985	
New Fairfield town	\$ 300,000	\$ 1,710	\$ 1,346	
Newtown town	\$ 370,000	\$ 970	\$ 1,092	
Norwalk town	\$ 332,500	\$ 1,578	\$ 1,274	\$ 1,466
Redding town	\$ 487,000	\$ 1,470	\$ 1,430	
Ridgefield town	\$ 556,263	\$ 2,000	\$ 1,698	\$ 1,670
Shelton town	\$ 280,000	\$ 1,260	\$ 1,101	\$ 1,069
Sherman town	\$ 325,750	\$ 1,470	\$ 1,102	
Stamford town	\$ 387,200	\$ 1,680	\$ 1,503	\$ 1,603
Stratford town	\$ 188,500	\$ 1,265	\$ 1,072	\$ 1,125
Trumbull town	\$ 340,000	\$ 1,740	\$ 1,602	\$ 1,828
Weston town	\$ 747,525	\$ 1,390	\$ 1,360	
Westport town	\$ 900,000	\$ 1,900	\$ 1,637	
Wilton town	\$ 708,125	\$ 1,380	\$ 1,629	
Hartford County				
Avon town	\$ 365,000	\$ 1,240	\$ 1,316	
Berlin town	\$ 225,000	\$ 1,070	\$ 1,013	\$ 1,050
Bloomfield town	\$ 163,000	\$ 1,230	\$ 1,237	
Bristol town	\$ 158,000	\$ 880	\$ 896	\$ 867
Burlington town	\$ 314,000	\$ 1,090	\$ 1,243	
Canton town	\$ 255,000	\$ 1,020	\$ 1,098	\$ 1,106
East Granby town	\$ 219,000	\$ 860	\$ 880	
East Hartford town	\$ 125,000	\$ 940	\$ 890	
East Windsor town	\$ 187,000	\$ 960	\$ 976	
Enfield town	\$ 160,000	\$ 1,040	\$ 999	\$ 879

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COUNTY	CHFA Median Sales Price of Housing 2012	April 2012 HUD Small Area FMRs (2 BR)	Census ACS 2007_2011 Median Gross Rent	CHFA Market Assessment: CT MLS Average Rent (2 BR MF)
Farmington town	\$ 245,000	\$ 1,300	\$ 1,171	\$ 1,072
Glastonbury town	\$ 296,000	\$ 1,170	\$ 1,157	\$ 1,084
Granby town	\$ 245,000	\$ 1,070	\$ 1,229	
Hartford town	\$ 94,500	\$ 977	\$ 837	\$ 868
Hartland town	\$ 202,500	\$ 1,230	\$ 1,215	
Manchester town	\$ 156,000	\$ 1,085	\$ 1,063	\$ 892
Marlborough town	\$ 265,000	\$ 1,320	\$ 1,173	
New Britain town	\$ 110,000	\$ 870	\$ 869	\$ 821
Newington town	\$ 189,950	\$ 1,100	\$ 1,055	\$ 875
Plainville town	\$ 167,000	\$ 880	\$ 877	\$ 1,058
Rocky Hill town	\$ 216,000	\$ 1,190	\$ 1,232	
Simsbury town	\$ 275,000	\$ 1,090	\$ 1,052	\$ 1,415
Southington town	\$ 235,000	\$ 1,160	\$ 976	\$ 964
South Windsor town	\$ 230,000	\$ 1,110	\$ 1,050	
Suffield town	\$ 225,000	\$ 1,050	\$ 1,019	\$ 1,059
West Hartford town	\$ 279,450	\$ 1,103	\$ 1,100	\$ 913
Wethersfield town	\$ 210,000	\$ 960	\$ 939	\$ 1,025
Windsor town	\$ 175,000	\$ 1,150	\$ 883	\$ 900
Windsor Locks town	\$ 147,000	\$ 900	\$ 1,166	\$ 967
Litchfield County				
Barkhamsted town	\$ 205,900	\$ 1,063	\$ 868	
Bethlehem town	\$ 233,000	\$ 1,063	\$ 722	
Bridgewater town	\$ 366,500	\$ 1,063	\$ 1,261	
Canaan town	\$ 227,500	\$ 1,063	\$ 679	
Colebrook town	\$ 135,903	\$ 1,063	\$ 828	
Cornwall town	\$ 344,500	\$ 1,063	\$ 1,034	
Goshen town	\$ 260,000	\$ 1,063	\$ 1,258	
Harwinton town	\$ 220,000	\$ 1,063	\$ 1,375	
Kent town	\$ 178,000	\$ 1,063	\$ 1,427	
Litchfield town	\$ 225,000	\$ 1,063	\$ 1,110	\$ 975
Morris town	\$ 194,900	\$ 1,063	\$ 797	\$ 825
New Hartford town	\$ 231,250	\$ 1,063	\$ 1,059	
New Milford town	\$ 219,500	\$ 1,063	\$ 1,071	
Norfolk town	\$ 156,000	\$ 1,063	\$ 763	
North Canaan town	\$ 129,000	\$ 1,063	\$ 1,102	
Plymouth town	\$ 155,500	\$ 1,063	\$ 957	\$ 783

APPENDIX

Table 1: Measures of the Cost of Homeowner and Renter Housing in 2012

COUNTY	CHFA Median Sales Price of Housing 2012	April 2012 HUD Small Area FMRs (2 BR)	Census ACS 2007_2011 Median Gross Rent	CHFA Market Assessment: CT MLS Average Rent (2 BR MF)
Roxbury town	\$ 541,000	\$ 1,063	\$ 1,600	
Salisbury town	\$ 325,000	\$ 1,063	\$ 1,094	
Sharon town	\$ 290,000	\$ 1,063	\$ 838	
Thomaston town	\$ 175,000	\$ 1,063	\$ 902	\$ 741
Torrington town	\$ 110,000	\$ 1,063	\$ 811	\$ 746
Warren town	\$ 319,000	\$ 1,063	\$ 1,574	
Washington town	\$ 450,000	\$ 1,063	\$ 1,023	\$ 1,475
Watertown town	\$ 170,000	\$ 1,063	\$ 889	\$ 825
Winchester town	\$ 131,250	\$ 1,063	\$ 879	
Woodbury town	\$ 275,000	\$ 1,063	\$ 1,033	
Middlesex County				
Chester town	\$ 277,500	\$ 1,140	\$ 1,148	
Clinton town	\$ 245,000	\$ 1,060	\$ 962	\$ 992
Cromwell town	\$ 175,000	\$ 1,090	\$ 1,099	
Deep River town	\$ 215,000	\$ 1,010	\$ 985	\$ 1,097
Durham town	\$ 271,000	\$ 1,000	\$ 1,733	
East Haddam town	\$ 238,000	\$ 1,020	\$ 1,261	
East Hampton town	\$ 195,000	\$ 920	\$ 944	\$ 1,073
Essex town	\$ 285,000	\$ 960	\$ 1,262	\$ 1,233
Haddam town	\$ 266,500	\$ 840	\$ 899	
Killingworth town	\$ 310,000	\$ 1,090	\$ 1,088	
Middlefield town	\$ 222,500	\$ 1,080	\$ 1,026	\$ 791
Middletown town	\$ 165,000	\$ 960	\$ 944	\$ 1,069
Old Saybrook town	\$ 325,000	\$ 1,430	\$ 1,554	
Portland town	\$ 208,250	\$ 950	\$ 983	\$ 957
Westbrook town	\$ 212,500	\$ 970	\$ 929	\$ 1,158
New Haven County				
Ansonia town	\$ 152,910	\$ 1,250	\$ 1,079	\$ 966
Beacon Falls town	\$ 191,000	\$ 1,220	\$ 1,078	
Bethany town	\$ 315,000	\$ 1,820	\$ 1,738	
Branford town	\$ 220,000	\$ 1,400	\$ 1,210	\$ 1,259
Cheshire town	\$ 282,500	\$ 1,490	\$ 1,238	\$ 1,064
Derby town	\$ 145,000	\$ 1,190	\$ 1,073	\$ 973
East Haven town	\$ 163,000	\$ 1,230	\$ 1,083	
Guilford town	\$ 340,000	\$ 1,480	\$ 1,359	

APPENDIX

Table 1: Measures of the Cost of Homeowner and Renter Housing in 2012

COUNTY	CHFA Median Sales Price of Housing 2012	April 2012 HUD Small Area FMRs (2 BR)	Census ACS 2007_2011 Median Gross Rent	CHFA Market Assessment: CT MLS Average Rent (2 BR MF)
Hamden town	\$ 179,255	\$ 1,350	\$ 1,206	\$ 1,053
Madison town	\$ 391,250	\$ 1,650	\$ 1,196	
Meriden town	\$ 131,000	\$ 1,120	\$ 916	\$ 804
Middlebury town	\$ 271,750	\$ 890	\$ 805	
Milford town	\$ 245,500	\$ 1,590	\$ 1,377	\$ 1,314
Naugatuck town	\$ 136,250	\$ 1,120	\$ 966	\$ 833
New Haven town	\$ 115,000	\$ 1,313	\$ 1,055	\$ 1,220
North Branford town	\$ 225,000	\$ 1,030	\$ 1,264	\$ 1,150
North Haven town	\$ 240,000	\$ 1,530	\$ 1,156	
Orange town	\$ 310,000	\$ 1,420	\$ 1,517	
Oxford town	\$ 320,000	\$ 1,590	\$ 1,455	
Prospect town	\$ 234,000	\$ 1,460	\$ 893	
Seymour town	\$ 193,825	\$ 1,110	\$ 990	\$ 968
Southbury town	\$ 166,750	\$ 1,450	\$ 1,281	
Wallingford town	\$ 208,200	\$ 1,160	\$ 1,031	\$ 973
Waterbury town	\$ 72,000	\$ 1,045	\$ 881	\$ 744
West Haven town	\$ 146,500	\$ 1,180	\$ 1,025	
Woodbridge town	\$ 375,000	\$ 1,170	\$ 1,232	
Wolcott town	\$ 183,000	\$ 1,040	\$ 870	
New London County				
Bozrah town	\$ 186,000	\$ 1,090	\$ 1,031	
Colchester town	\$ 211,000	\$ 1,030	\$ 1,046	\$ 927
East Lyme town	\$ 255,000	\$ 1,200	\$ 1,198	
Franklin town	\$ 164,950	\$ 970	\$ 1,000	
Griswold town	\$ 156,900	\$ 1,010	\$ 853	\$ 733
Groton town	\$ 216,250	\$ 1,280	\$ 1,100	\$ 1,079
Lebanon town	\$ 170,000	\$ 1,270	\$ 996	
Ledyard town	\$ 199,950	\$ 1,230	\$ 1,264	\$ 818
Lisbon town	\$ 178,900	\$ 1,010	\$ 863	
Lyme town	\$ 260,000	\$ 1,150	\$ 986	
Montville town	\$ 162,750	\$ 1,170	\$ 969	\$ 890
New London town	\$ 128,000	\$ 1,070	\$ 903	\$ 868
North Stonington town	\$ 250,000	\$ 980	\$ 1,574	
Norwich town	\$ 103,950	\$ 1,060	\$ 930	\$ 788
Old Lyme town	\$ 300,000	\$ 1,270	\$ 1,317	
Preston town	\$ 192,868	\$ 1,690	\$ 1,299	\$ 1,050

APPENDIX

Table 1: Measures of the Cost of Homeowner and Renter Housing in 2012

COUNTY	CHFA Median Sales Price of Housing 2012	April 2012 HUD Small Area FMRs (2 BR)	Census ACS 2007_2011 Median Gross Rent	CHFA Market Assessment: CT MLS Average Rent (2 BR MF)
Salem town	\$ 262,500	\$ 1,070	\$ 1,104	
Sprague town	\$ 132,750	\$ 1,070	\$ 856	
Stonington town	\$ 305,000	\$ 1,370	\$ 1,064	\$ 1,083
Voluntown town	\$ 154,000	\$ 1,260	\$ 1,024	\$ 825
Waterford town	\$ 195,500	\$ 1,030	\$ 1,048	
Tolland County				
Andover town	\$ 217,000	\$ 1,080	\$ 789	
Bolton town	\$ 218,000	\$ 1,020	\$ 1,168	
Columbia town	\$ 226,000	\$ 1,260	\$ 850	
Coventry town	\$ 193,700	\$ 1,190	\$ 1,230	\$ 857
Ellington town	\$ 219,000	\$ 1,040	\$ 1,081	\$ 1,173
Hebron town	\$ 239,000	\$ 970	\$ 941	\$ 1,020
Mansfield town	\$ 190,500	\$ 1,060	\$ 1,136	\$ 1,089
Somers town	\$ 255,000	\$ 1,130	\$ 1,107	
Stafford town	\$ 157,500	\$ 1,130	\$ 815	\$ 906
Tolland town	\$ 244,000	\$ 820	\$ 1,235	
Union town	\$ 224,500	\$ 1,080	\$ 1,300	
Vernon town	\$ 161,000	\$ 930	\$ 934	\$ 900
Willington town	\$ 190,000	\$ 1,090	\$ 1,025	
Windham County				
Ashford town	\$ 186,000	\$ 998	\$ 962	\$ 831
Brooklyn town	\$ 175,000	\$ 998	\$ 885	
Canterbury town	\$ 178,250	\$ 998	\$ 698	
Chaplin town	\$ 199,950	\$ 998	\$ 975	
Eastford town	\$ 142,000	\$ 998	\$ 746	
Hampton town	\$ 185,000	\$ 998	\$ 981	
Killingly town	\$ 140,500	\$ 998	\$ 796	\$ 875
Plainfield town	\$ 115,000	\$ 998	\$ 904	\$ 708
Pomfret town	\$ 186,000	\$ 998	\$ 931	\$ 700
Putnam town	\$ 122,000	\$ 998	\$ 908	\$ 737
Scotland town	\$ 160,000	\$ 998	\$ 1,097	
Sterling town	\$ 142,950	\$ 998	\$ 900	
Thompson town	\$ 147,500	\$ 998	\$ 850	\$ 803
Windham town	\$ 116,575	\$ 998	\$ 818	
Woodstock town	\$ 205,000	\$ 998	\$ 917	

Source: CHFA and the Warren Group, HUD User FMRs, CHFA Capital Plan, US Census Bureau American Community Survey

APPENDIX

Table 2: Median Income of a Four-Person Family in Connecticut by Town, 2012

COUNTY	30% of Median	50% Very Low Income	Low Income	80% of Median	100% of Median	120% of Median
Fairfield County						
Bethel town	\$32,300	\$53,800	\$67,450	\$86,080	\$107,600	\$129,120
Bridgeport town	\$26,350	\$43,950	\$64,400	\$70,320	\$87,900	\$105,480
Brookfield town	\$32,300	\$53,800	\$67,450	\$86,080	\$107,600	\$129,120
Danbury town	\$32,300	\$53,800	\$67,450	\$86,080	\$107,600	\$129,120
Darien town	\$36,600	\$61,000	\$78,400	\$92,240	\$115,300	\$138,360
Easton town	\$26,350	\$43,950	\$64,400	\$70,320	\$87,900	\$105,480
Fairfield town	\$26,350	\$43,950	\$64,400	\$70,320	\$87,900	\$105,480
Greenwich town	\$36,600	\$61,000	\$78,400	\$92,240	\$115,300	\$138,360
Monroe town	\$26,350	\$43,950	\$64,400	\$70,320	\$87,900	\$105,480
New Canaan town	\$36,600	\$61,000	\$78,400	\$92,240	\$115,300	\$138,360
New Fairfield town	\$32,300	\$53,800	\$67,450	\$86,080	\$107,600	\$129,120
Newtown town	\$32,300	\$53,800	\$67,450	\$86,080	\$107,600	\$129,120
Norwalk town	\$36,600	\$61,000	\$78,400	\$92,240	\$115,300	\$138,360
Redding town	\$32,300	\$53,800	\$67,450	\$86,080	\$107,600	\$129,120
Ridgefield town	\$32,300	\$53,800	\$67,450	\$86,080	\$107,600	\$129,120
Shelton town	\$26,350	\$43,950	\$64,400	\$70,320	\$87,900	\$105,480
Sherman town	\$32,300	\$53,800	\$67,450	\$86,080	\$107,600	\$129,120
Stamford town	\$36,600	\$61,000	\$78,400	\$92,240	\$115,300	\$138,360
Stratford town	\$26,350	\$43,950	\$64,400	\$70,320	\$87,900	\$105,480
Trumbull town	\$26,350	\$43,950	\$64,400	\$70,320	\$87,900	\$105,480
Weston town	\$36,600	\$61,000	\$78,400	\$92,240	\$115,300	\$138,360
Westport town	\$36,600	\$61,000	\$78,400	\$92,240	\$115,300	\$138,360
Wilton town	\$36,600	\$61,000	\$78,400	\$92,240	\$115,300	\$138,360
Hartford County						
Avon town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Berlin town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Bloomfield town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Bristol town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Burlington town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Canton town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
East Granby town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
East Hartford town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600

APPENDIX

Table 2: Median Income of a Four-Person Family in Connecticut by Town, 2012

COUNTY	30% of Median	50% Very Low Income	Low Income	80% of Median	100% of Median	120% of Median
East Windsor town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Enfield town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Farmington town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Glastonbury town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Granby town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Hartford town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Hartland town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Manchester town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Marlborough town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
New Britain town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Newington town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Plainville town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Rocky Hill town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Simsbury town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Southington town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
South Windsor town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Suffield town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
West Hartford town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Wethersfield town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Windsor town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Windsor Locks town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Litchfield County						
Barkhamsted town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Bethlehem town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Bridgewater town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Canaan town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Colebrook town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Cornwall town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Goshen town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Harwinton town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Kent town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Litchfield town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Morris town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
New Hartford town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
New Milford town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000

APPENDIX

Table 2: Median Income of a Four-Person Family in Connecticut by Town, 2012

COUNTY	30% of Median	50% Very Low Income	Low Income	80% of Median	100% of Median	120% of Median
Norfolk town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
North Canaan town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Plymouth town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Roxbury town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Salisbury town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Sharon town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Thomaston town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Torrington town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Warren town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Washington town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Watertown town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Winchester town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Woodbury town	\$26,250	\$43,750	\$64,400	\$70,000	\$87,500	\$105,000
Middlesex County						
Chester town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Clinton town	\$29,450	\$49,050	\$64,400	\$78,480	\$98,100	\$117,720
Cromwell town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Deep River town	\$29,450	\$49,050	\$64,400	\$78,480	\$98,100	\$117,720
Durham town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
East Haddam town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
East Hampton town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Essex town	\$29,450	\$49,050	\$64,400	\$78,480	\$98,100	\$117,720
Haddam town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Killingworth town	\$29,450	\$49,050	\$64,400	\$78,480	\$98,100	\$117,720
Middlefield town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Middletown town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Old Saybrook town	\$29,450	\$49,050	\$64,400	\$78,480	\$98,100	\$117,720
Portland town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Westbrook town	\$29,450	\$49,050	\$64,400	\$78,480	\$98,100	\$117,720
New Haven County						
Ansonia town	\$27,400	\$45,700	\$64,400	\$73,120	\$91,400	\$109,680
Beacon Falls town	\$27,400	\$45,700	\$64,400	\$73,120	\$91,400	\$109,680
Bethany town	\$24,800	\$41,300	\$64,400	\$64,400	\$80,500	\$96,600
Branford town	\$24,800	\$41,300	\$64,400	\$64,400	\$80,500	\$96,600

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Table 2: Median Income of a Four-Person Family in Connecticut by Town, 2012

COUNTY	30% of Median	50% Very Low Income	Low Income	80% of Median	100% of Median	120% of Median
Cheshire town	\$24,800	\$41,300	\$64,400	\$64,400	\$80,500	\$96,600
Derby town	\$27,400	\$45,700	\$64,400	\$73,120	\$91,400	\$109,680
East Haven town	\$24,800	\$41,300	\$64,400	\$64,400	\$80,500	\$96,600
Guilford town	\$24,800	\$41,300	\$64,400	\$64,400	\$80,500	\$96,600
Hamden town	\$24,800	\$41,300	\$64,400	\$64,400	\$80,500	\$96,600
Madison town	\$24,800	\$41,300	\$64,400	\$64,400	\$80,500	\$96,600
Meriden town	\$24,800	\$41,300	\$64,400	\$64,400	\$80,500	\$96,600
Middlebury town	\$24,800	\$41,300	\$64,400	\$50,240	\$62,800	\$75,360
Milford town	\$27,400	\$45,700	\$64,400	\$73,120	\$91,400	\$109,680
Naugatuck town	\$24,800	\$41,300	\$64,400	\$50,240	\$62,800	\$75,360
New Haven town	\$24,800	\$41,300	\$64,400	\$64,400	\$80,500	\$96,600
North Branford town	\$24,800	\$41,300	\$64,400	\$64,400	\$80,500	\$96,600
North Haven town	\$24,800	\$41,300	\$64,400	\$64,400	\$80,500	\$96,600
Orange town	\$24,800	\$41,300	\$64,400	\$64,400	\$80,500	\$96,600
Oxford town	\$27,400	\$45,700	\$64,400	\$73,120	\$91,400	\$109,680
Prospect town	\$24,800	\$41,300	\$64,400	\$50,240	\$62,800	\$75,360
Seymour town	\$27,400	\$45,700	\$64,400	\$73,120	\$91,400	\$109,680
Southbury town	\$24,800	\$41,300	\$64,400	\$50,240	\$62,800	\$75,360
Wallingford town	\$24,800	\$41,300	\$64,400	\$64,400	\$80,500	\$96,600
Waterbury town	\$24,800	\$41,300	\$64,400	\$50,240	\$62,800	\$75,360
West Haven town	\$24,800	\$41,300	\$64,400	\$64,400	\$80,500	\$96,600
Woodbridge town	\$24,800	\$41,300	\$64,400	\$64,400	\$80,500	\$96,600
Wolcott town	\$24,800	\$41,300	\$64,400	\$50,240	\$62,800	\$75,360
New London County						
Bozrah town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Colchester town	\$30,550	\$50,900	\$64,400	\$81,440	\$101,800	\$122,160
East Lyme town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Franklin town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Griswold town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Groton town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Lebanon town	\$30,550	\$50,900	\$64,400	\$81,440	\$101,800	\$122,160
Ledyard town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Lisbon town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Lyme town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Montville town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280

APPENDIX

Table 2: Median Income of a Four-Person Family in Connecticut by Town, 2012

COUNTY	30% of Median	50% Very Low Income	Low Income	80% of Median	100% of Median	120% of Median
New London town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
North Stonington town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Norwich town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Old Lyme town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Preston town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Salem town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Sprague town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Stonington town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Voluntown town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Waterford town	\$24,800	\$41,300	\$64,400	\$65,520	\$81,900	\$98,280
Tolland County						
Andover town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Bolton town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Columbia town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Coventry town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Ellington town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Hebron town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Mansfield town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Somers town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Stafford town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Tolland town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Union town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Vernon town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Willington town	\$25,650	\$42,750	\$64,400	\$68,400	\$85,500	\$102,600
Windham County						
Ashford town	\$24,800	41300	\$64,400	\$62,640	\$78,300	\$93,960
Brooklyn town	\$24,800	41300	\$64,400	\$62,640	\$78,300	\$93,960
Canterbury town	\$24,800	41300	\$64,400	\$62,640	\$78,300	\$93,960
Chaplin town	\$24,800	41300	\$64,400	\$62,640	\$78,300	\$93,960
Eastford town	\$24,800	41300	\$64,400	\$62,640	\$78,300	\$93,960
Hampton town	\$24,800	41300	\$64,400	\$62,640	\$78,300	\$93,960
Killingly town	\$24,800	41300	\$64,400	\$62,640	\$78,300	\$93,960
Plainfield town	\$24,800	41300	\$64,400	\$62,640	\$78,300	\$93,960
Pomfret town	\$24,800	41300	\$64,400	\$62,640	\$78,300	\$93,960

APPENDIX

Table 2: Median Income of a Four-Person Family in Connecticut by Town, 2012

COUNTY	30% of Median	50% Very Low Income	Low Income	80% of Median	100% of Median	120% of Median
Putnam town	\$24,800	41300	\$64,400	\$62,640	\$78,300	\$93,960
Scotland town	\$24,800	41300	\$64,400	\$62,640	\$78,300	\$93,960
Sterling town	\$24,800	41300	\$64,400	\$62,640	\$78,300	\$93,960
Thompson town	\$24,800	41300	\$64,400	\$62,640	\$78,300	\$93,960
Windham town	\$24,800	41300	\$64,400	\$62,640	\$78,300	\$93,960
Woodstock town	\$24,800	41300	\$64,400	\$62,640	\$78,300	\$93,960

Source: www.HUDUser.org/datasets, FY2013 Income Limits

APPENDIX

Table 3: The Cost of Homeownership at Alternative Mortgage Interest Rates

COUNTY	Annual Property Tax			Annual Property Insurance	Monthly Mortgage Cost	
	Net Residential Equalization Rate	2011 Mill Rate	2012 Property Taxes		@ 5% Mortgage Interest	@3.75% Mortgage Interest
Fairfield County					\$2,804	\$2,522
Bethel town	86.29	24.07	\$5,608	\$1,080	\$1,717	\$1,558
Bridgeport town	85.95	41.11	\$3,710	\$420	\$795	\$733
Brookfield town	86.23	24.54	\$6,242	\$1,180	\$1,885	\$1,711
Danbury town	85.78	22.45	\$4,275	\$888	\$1,384	\$1,253
Darien town	74.68	12.68	\$10,771	\$4,550	\$6,162	\$5,491
Easton town	89.66	29.10	\$14,552	\$2,231	\$3,794	\$3,465
Fairfield town	70.00	23.37	\$7,607	\$1,860	\$2,786	\$2,512
Greenwich town	70.00	11.001	\$8,856	\$4,600	\$6,060	\$5,382
Monroe town	71.39	29.26	\$6,737	\$1,290	\$2,054	\$1,864
New Canaan town	76.27	14.076	\$12,158	\$4,530	\$6,254	\$5,586
New Fairfield town	68.94	24.66	\$5,100	\$1,200	\$1,813	\$1,636
Newtown town	84.28	25.15	\$7,843	\$1,480	\$2,366	\$2,148
Norwalk town	78.16	20.82	\$5,411	\$1,330	\$1,990	\$1,794
Redding town	83.23	23.28	\$9,436	\$1,948	\$3,040	\$2,753
Ridgefield town	78.91	20.37	\$8,941	\$2,225	\$3,319	\$2,991
Shelton town	83.62	22.40	\$5,245	\$1,120	\$1,733	\$1,568
Sherman town	78.05	16.10	\$4,093	\$1,303	\$1,849	\$1,657
Stamford town	87.01	17.298	\$5,828	\$1,549	\$2,278	\$2,049
Stratford town	71.31	34.48	\$4,635	\$754	\$1,259	\$1,147
Trumbull town	80.48	30.71	\$8,403	\$1,360	\$2,274	\$2,073
Weston town	73.07	24.02	\$13,120	\$2,990	\$4,553	\$4,112
Westport town	70.00	17.91	\$11,283	\$3,600	\$5,105	\$4,575
Wilton town	81.33	21.0555	\$12,126	\$2,833	\$4,288	\$3,870
Hartford County					\$1,333	\$1,213
Avon town	74.29	25.65	\$6,955	\$1,460	\$2,269	\$2,054
Berlin town	75.12	25.15	\$4,251	\$900	\$1,396	\$1,263
Bloomfield town	72.66	37.05	\$4,388	\$652	\$1,120	\$1,022
Bristol town	78.71	28.75	\$3,575	\$632	\$1,029	\$936
Burlington town	74.80	26.80	\$6,295	\$1,256	\$1,978	\$1,793
Canton town	72.00	26.42	\$4,851	\$1,020	\$1,584	\$1,434
East Granby town	76.39	27.30	\$4,567	\$876	\$1,394	\$1,264

APPENDIX

Table 3: The Cost of Homeownership at Alternative Mortgage Interest Rates

COUNTY	Annual Property Tax			Annual Property Insurance	Monthly Mortgage Cost	
	Net Residential Equalization Rate	2011 Mill Rate	2012 Property Taxes		@ 5% Mortgage Interest	@3.75% Mortgage Interest
East Hartford town	82.71	42.79	\$4,424	\$500	\$947	\$873
East Windsor town	78.48	24.7263	\$3,629	\$748	\$1,168	\$1,058
Enfield town	79.88	34.44	\$4,402	\$640	\$1,107	\$1,013
Farmington town	74.93	21.90	\$4,020	\$980	\$1,469	\$1,324
Glastonbury town	73.84	30.50	\$6,666	\$1,184	\$1,925	\$1,751
Granby town	76.67	30.69	\$5,765	\$980	\$1,614	\$1,470
Hartford town	30.40	74.29	\$2,134	\$378	\$615	\$559
Hartland town	77.24	24.00	\$3,754	\$810	\$1,250	\$1,131
Manchester town	78.67	35.83	\$4,397	\$624	\$1,088	\$996
Marlborough town	80.06	31.03	\$6,583	\$1,060	\$1,775	\$1,619
New Britain town	79.59	36.63	\$3,207	\$440	\$776	\$711
Newington town	73.20	32.64	\$4,538	\$760	\$1,257	\$1,145
Plainville town	75.08	30.89	\$3,873	\$668	\$1,096	\$997
Rocky Hill town	75.15	25.90	\$4,204	\$864	\$1,350	\$1,223
Simsbury town	72.30	32.40	\$6,442	\$1,100	\$1,810	\$1,647
Southington town	73.12	27.48	\$4,722	\$940	\$1,481	\$1,342
South Windsor town	75.95	29.43	\$5,141	\$920	\$1,493	\$1,357
Suffield town	71.72	24.84	\$4,008	\$900	\$1,375	\$1,243
West Hartford town	70.55	35.75	\$7,048	\$1,118	\$1,881	\$1,716
Wethersfield town	74.52	32.58	\$5,099	\$840	\$1,397	\$1,273
Windsor town	72.76	29.20	\$3,718	\$700	\$1,120	\$1,017
Windsor Locks town	74.09	24.27	\$2,643	\$588	\$901	\$814
Litchfield County					\$1,210	\$1,092
Barkhamsted town	69.77	24.79	\$3,561	\$824	\$1,250	\$1,128
Bethlehem town	73.75	20.50	\$3,523	\$932	\$1,372	\$1,234
Bridgewater town	85.40	17.50	\$5,477	\$1,466	\$2,153	\$1,936
Canaan town	64.36	20.50	\$3,002	\$910	\$1,303	\$1,169
Colebrook town	70.00	26.82	\$2,551	\$544	\$842	\$761
Cornwall town	96.45	14.60	\$4,851	\$1,378	\$1,999	\$1,795
Goshen town	78.33	15.00	\$3,055	\$1,040	\$1,458	\$1,305
Harwinton town	74.59	24.60	\$4,037	\$880	\$1,355	\$1,225
Kent town	82.88	14.27	\$2,105	\$712	\$999	\$894

APPENDIX

Table 3: The Cost of Homeownership at Alternative Mortgage Interest Rates

COUNTY	Annual Property Tax			Annual Property Insurance	Monthly Mortgage Cost	
	Net Residential Equalization Rate	2011 Mill Rate	2012 Property Taxes		@ 5% Mortgage Interest	@ 3.75% Mortgage Interest
Litchfield town	77.04	24.89	\$4,314	\$900	\$1,401	\$1,268
Morris town	70.00	21.90	\$2,988	\$780	\$1,151	\$1,036
New Hartford town	74.83	26.30	\$4,551	\$925	\$1,449	\$1,313
New Milford town	70.00	25.37	\$3,898	\$878	\$1,341	\$1,211
Norfolk town	71.44	20.18	\$2,249	\$624	\$909	\$817
North Canaan town	93.67	23.25	\$2,809	\$516	\$831	\$755
Plymouth town	77.72	34.90	\$4,218	\$622	\$1,071	\$979
Roxbury town	72.48	12.10	\$4,745	\$2,164	\$2,899	\$2,580
Salisbury town	70.00	10.20	\$2,321	\$1,300	\$1,697	\$1,506
Sharon town	76.66	11.35	\$2,523	\$1,160	\$1,552	\$1,381
Thomaston town	86.27	32.83	\$4,956	\$700	\$1,223	\$1,120
Torrington town	73.91	33.47	\$2,721	\$440	\$736	\$671
Warren town	54.33	13.00	\$2,253	\$1,276	\$1,664	\$1,476
Washington town	75.45	11.50	\$3,905	\$1,800	\$2,408	\$2,143
Watertown town	75.74	24.23	\$3,120	\$680	\$1,047	\$947
Winchester town	79.20	25.43	\$2,643	\$525	\$828	\$750
Woodbury town	77.78	22.58	\$4,830	\$1,100	\$1,675	\$1,513
Middlesex County					\$1,416	\$1,282
Chester town	73.24	22.45	\$4,563	\$1,110	\$1,664	\$1,501
Clinton town	70.00	25.18	\$4,318	\$980	\$1,494	\$1,349
Cromwell town	76.83	28.95	\$3,892	\$700	\$1,134	\$1,031
Deep River town	70.00	24.68	\$3,714	\$860	\$1,304	\$1,178
Durham town	70.00	32.19	\$6,106	\$1,084	\$1,763	\$1,603
East Haddam town	75.05	21.52	\$3,844	\$952	\$1,422	\$1,281
East Hampton town	70.00	25.97	\$3,545	\$780	\$1,198	\$1,083
Essex town	77.45	18.47	\$4,077	\$1,140	\$1,659	\$1,491
Haddam town	70.00	28.99	\$5,408	\$1,066	\$1,684	\$1,527
Killingworth town	82.12	24.78	\$6,308	\$1,240	\$1,960	\$1,778
Middlefield town	74.36	32.15	\$5,319	\$890	\$1,473	\$1,342
Middletown town	74.87	32.70	\$4,040	\$660	\$1,100	\$1,003
Old Saybrook town	82.29	17.07	\$4,565	\$1,300	\$1,884	\$1,693
Portland town	78.43	30.73	\$5,019	\$833	\$1,382	\$1,259
Westbrook town	84.71	20.98	\$3,777	\$850	\$1,298	\$1,173

APPENDIX

Table 3: The Cost of Homeownership at Alternative Mortgage Interest Rates

COUNTY	Annual Property Tax			Annual Property Insurance	Monthly Mortgage Cost	
	Net Residential Equalization Rate	2011 Mill Rate	2012 Property Taxes		@ 5% Mortgage Interest	@3.75% Mortgage Interest
New Haven County					\$1,216	\$1,107
Ansonia town	81.48	27.65	\$3,445	\$612	\$995	\$905
Beacon Falls town	87.48	31.10	\$5,196	\$764	\$1,317	\$1,204
Bethany town	76.14	28.54	\$6,845	\$1,260	\$2,028	\$1,842
Branford town	69.74	24.95	\$3,828	\$880	\$1,337	\$1,207
Cheshire town	70.72	27.23	\$5,440	\$1,130	\$1,761	\$1,594
Derby town	85.57	35.50	\$4,405	\$580	\$1,038	\$953
East Haven town	83.80	30.95	\$4,228	\$652	\$1,107	\$1,011
Guilford town	78.00	22.36	\$5,930	\$1,360	\$2,068	\$1,867
Hamden town	70.00	37.137	\$4,660	\$717	\$1,218	\$1,112
Madison town	81.06	19.77	\$6,270	\$1,565	\$2,333	\$2,102
Meriden town	82.31	34.70	\$3,742	\$524	\$918	\$841
Middlebury town	84.53	28.07	\$6,448	\$1,087	\$1,795	\$1,635
Milford town	84.06	25.60	\$5,283	\$982	\$1,576	\$1,432
Naugatuck town	83.56	33.55	\$3,820	\$545	\$949	\$869
New Haven town	76.74	41.38	\$3,652	\$460	\$837	\$769
North Branford town	70.00	27.77	\$4,374	\$900	\$1,406	\$1,273
North Haven town	73.07	26.54	\$4,654	\$960	\$1,499	\$1,357
Orange town	78.41	31.20	\$7,584	\$1,240	\$2,067	\$1,884
Oxford town	70.00	24.10	\$5,398	\$1,280	\$1,931	\$1,742
Prospect town	72.89	27.58	\$4,704	\$936	\$1,475	\$1,337
Seymour town	78.49	32.83	\$4,995	\$775	\$1,313	\$1,199
Southbury town	93.03	21.20	\$3,289	\$667	\$1,046	\$947
Wallingford town	70.00	25.98	\$3,786	\$833	\$1,279	\$1,156
Waterbury town	94.67	41.8184	\$2,850	\$288	\$571	\$528
West Haven town	70.00	39.88	\$4,090	\$586	\$1,019	\$932
Woodbridge town	72.68	33.73	\$9,193	\$1,500	\$2,502	\$2,280
Wolcott town	69.22	25.27	\$3,201	\$732	\$1,114	\$1,006
New London County					\$1,293	\$1,172
Bozrah town	83.68	22.50	\$3,502	\$744	\$1,153	\$1,043
Colchester town	76.73	28.80	\$4,663	\$844	\$1,365	\$1,241
East Lyme town	77.78	22.78	\$4,518	\$1,020	\$1,557	\$1,406
Franklin town	74.83	21.04	\$2,597	\$660	\$980	\$883

APPENDIX

Table 3: The Cost of Homeownership at Alternative Mortgage Interest Rates

COUNTY	Annual Property Tax			Annual Property Insurance	Monthly Mortgage Cost	
	Net Residential Equalization Rate	2011 Mill Rate	2012 Property Taxes		@ 5% Mortgage Interest	@ 3.75% Mortgage Interest
Griswold town	83.54	28.30	\$3,709	\$628	\$1,035	\$943
Groton town	79.80	30.97	\$5,344	\$865	\$1,446	\$1,319
Lebanon town	76.07	23.60	\$3,052	\$680	\$1,041	\$941
Ledyard town	70.00	27.93	\$3,909	\$800	\$1,251	\$1,133
Lisbon town	84.05	19.60	\$2,947	\$716	\$1,074	\$968
Lyme town	77.24	13.50	\$2,711	\$1,040	\$1,429	\$1,276
Montville town	78.70	29.33	\$3,757	\$651	\$1,066	\$970
New London town	86.29	25.31	\$2,796	\$512	\$825	\$750
North Stonington town	81.62	25.25	\$5,152	\$1,000	\$1,586	\$1,439
Norwich town	84.23	31.10	\$2,723	\$416	\$708	\$647
Old Lyme town	75.62	19.26	\$4,369	\$1,200	\$1,752	\$1,576
Preston town	83.58	19.43	\$3,132	\$771	\$1,154	\$1,040
Salem town	78.64	29.60	\$6,110	\$1,050	\$1,724	\$1,569
Sprague town	72.84	26.75	\$2,587	\$531	\$830	\$752
Stonington town	77.26	23.46	\$5,527	\$1,220	\$1,872	\$1,692
Voluntown town	70.00	24.25	\$2,614	\$616	\$931	\$840
Waterford town	85.60	19.77	\$3,308	\$782	\$1,180	\$1,065
Tolland County					\$1,304	\$1,184
Andover town	74.49	30.80	\$4,979	\$868	\$1,419	\$1,291
Bolton town	75.36	29.80	\$4,896	\$872	\$1,417	\$1,288
Columbia town	78.71	27.13	\$4,826	\$904	\$1,448	\$1,315
Coventry town	73.17	27.00	\$3,827	\$775	\$1,215	\$1,101
Ellington town	70.00	27.90	\$4,277	\$876	\$1,370	\$1,241
Hebron town	79.37	33.55	\$6,364	\$956	\$1,636	\$1,495
Mansfield town	72.67	27.16	\$3,760	\$762	\$1,195	\$1,083
Somers town	72.32	23.12	\$4,264	\$1,020	\$1,535	\$1,385
Stafford town	73.47	32.29	\$3,736	\$630	\$1,040	\$947
Tolland town	69.57	29.99	\$5,091	\$976	\$1,553	\$1,410
Union town	69.17	23.59	\$3,663	\$898	\$1,344	\$1,212
Vernon town	76.74	33.63	\$4,155	\$644	\$1,091	\$996
Willington town	72.93	23.96	\$3,320	\$760	\$1,156	\$1,044

APPENDIX

Table 3: The Cost of Homeownership at Alternative Mortgage Interest Rates

COUNTY	Annual Property Tax			Annual Property Insurance	Monthly Mortgage Cost	
	Net Residential Equalization Rate	2011 Mill Rate	2012 Property Taxes		@ 5% Mortgage Interest	@ 3.75% Mortgage Interest
Windham County					\$911	\$826
Ashford town	87.07	31.05	\$5,029	\$744	\$1,280	\$1,170
Brooklyn town	74.93	23.19	\$3,041	\$700	\$1,063	\$960
Canterbury town	77.19	21.20	\$2,917	\$713	\$1,068	\$963
Chaplin town	71.63	30.15	\$4,318	\$800	\$1,285	\$1,167
Eastford town	98.10	21.50	\$2,995	\$568	\$907	\$823
Hampton town	74.10	24.80	\$3,400	\$740	\$1,139	\$1,030
Killingly town	84.68	25.30	\$3,010	\$562	\$901	\$818
Plainfield town	78.79	23.87	\$2,163	\$460	\$712	\$645
Pomfret town	72.89	23.98	\$3,251	\$744	\$1,132	\$1,022
Putnam town	78.99	22.34	\$2,153	\$488	\$744	\$672
Scotland town	83.97	30.07	\$4,040	\$640	\$1,077	\$983
Sterling town	92.33	22.44	\$2,962	\$572	\$908	\$824
Thompson town	72.76	22.20	\$2,383	\$590	\$881	\$794
Windham town	72.39	38.67	\$3,263	\$466	\$811	\$743
Woodstock town	82.85	21.78	\$3,699	\$820	\$1,257	\$1,136

*Note: County monthly mortgage costs are weighted averages of town monthly mortgage costs.
Source: Urbanomics, based on Freddie Mac Fixed Rate Mortgage Calculator and CT OPM for tax and equalization rates.*

APPENDIX