

Hartford Affordable Housing Study

Prepared for City of Hartford

Prepared by Connecticut Economic Resource Center, Inc.

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The Connecticut Economic Resource Center, Inc. (CERC) is a nonprofit corporation and public-private partnership that drives economic development in Connecticut by providing research-based data, planning and implementation strategies to foster business formation, recruitment and growth. CERC has proven and relevant expertise providing clients with the knowledge and insight they need to gain a competitive advantage. CERC is a pioneer in the development of programs, technologies and capabilities to support effective economic development and offers a complete range of services from economic impact analysis, strategic planning, data gathering and communications, to outreach, site selection and business assistance. CERC has earned a reputation for excellence in Connecticut's economic development community through our accomplished, professional staff, commitment to customer service, and connection to a network of strategic partners.

EXECUTIVE SUMMARY

The city of Hartford requested an assessment of the city’s affordable housing stock as a “deeper dive” component of their comprehensive Housing Study and Needs Analysis. Understanding the quantity, type, density, and characteristics of the affordable housing across the city is critical to helping city administrators, stakeholders and community members develop a meaningful sense of the housing market and understand key housing issues that may exist in the city’s neighborhoods. This information will help the city determine whether, how, and where affordable housing should be built or incorporated into proposed projects and to develop a long-term strategy surrounding the city’s housing. This study aimed to examine the quantity and location of various types of subsidized housing across the city and to provide a summary of the characteristics of the city’s affordable housing stock.

METHODOLOGY

The first objective of the project team was to create a comprehensive list of the subsidized housing units across the city of Hartford. The project team gathered data from companies or agencies who fund or administer subsidized housing programs, as well as organizations that work with low income families, to gather comprehensive data on subsidized housing units across the city. As a supplement, the project team also gathered data from a number of publicly-available sources and listings to ensure the list is as broad and complete as possible. A comprehensive list of these sources can be found in Appendix A.

Once the data was collected, a comprehensive master list was created and geocoded to identify the location and neighborhood of each unique property listing. Duplicate entries were joined; missing or incorrect information was completed or corrected where possible; and properties were cross-checked with the city’s assessor data to identify the number of units and other pertinent data. Using the city assessor’s data as the basis for the universe of available housing, the concentration of subsidized housing in each neighborhood was calculated. Finally, to the extent additional information was available, additional detail was summarized regarding the properties’ deed restricted status, term of the affordability agreement, income requirements, and populations served. This data is available in the following pages. The master joined property list was also provided to the city of Hartford electronically.¹

¹ A discussion of the limitations of the data aggregation can be found in Appendix B.

DATA ANALYSIS AND RESULTS

Summary

The combined data identified over 3,200 properties across the city where subsidized housing is located, including nearly 14,500 location-based subsidized housing units and over 5,800 housing vouchers.² The breakdown by neighborhood of these units can be seen in As seen in Figure 1, the total number of housing units which are subsidized represents approximately 37% of the total housing units in the city of Hartford. The neighborhood distribution of these housing units is highly uneven, with some neighborhoods (Blue Hills, North Meadows, Parkville, and South West) having 10% or less of the total housing units utilizing some sort of subsidy, while other neighborhoods (Clay-Arsenal, Frog Hollow, Northeast, Sheldon-Charter Oak, and South Green) have 40% or more of the total housing units in this category. Notably, the Sheldon-Charter Oak neighborhood has a much higher portion of subsidized units than any of the other neighborhoods, with 69% of the housing falling into this category. Citywide, 80% percent of the subsidized units are rentals, while 20% are homeownership units.

Figure 1.

As seen in Figure 1, the total number of housing units which are subsidized represents approximately 37% of the total housing units in the city of Hartford. The neighborhood distribution of these housing units is highly uneven, with some neighborhoods (Blue Hills, North Meadows, Parkville, and South West) having 10% or less of the total housing units utilizing some sort of subsidy, while other neighborhoods (Clay-Arsenal, Frog Hollow, Northeast, Sheldon-Charter Oak, and South Green) have 40% or more of the total housing units in this category. Notably, the Sheldon-Charter Oak neighborhood has a much higher portion of subsidized units than any of the other neighborhoods, with 69% of the housing falling into this category. Citywide, 80% percent of the subsidized units are rentals, while 20% are homeownership units.

² This study looks at two primary types of subsidized housing. Vouchers consist of a form of housing assistance which is portable, meaning that once a household has a voucher, they may use it at any number of eligible properties. Location-based units refer to housing where the subsidy is tied to the property, so if the household moves out, they would lose the subsidy. Exceptions to these definitions are noted where applicable.

Figure 1: Subsidized Housing Units by Neighborhood

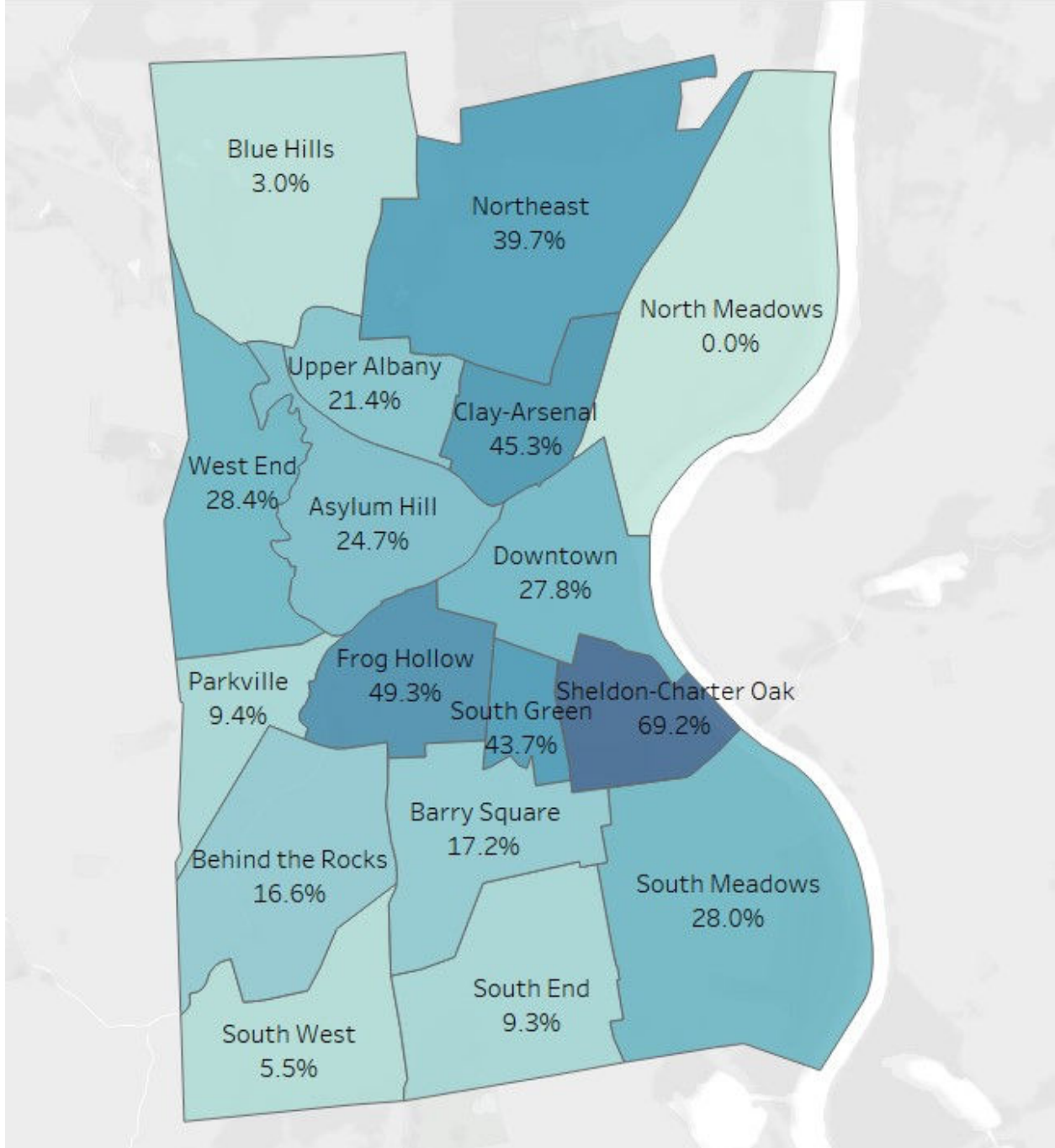
Source: Multiple,³ with CERC calculations

Neighborhood	Total Housing Units (income-restricted and market-rate)	Total Subsidized Units (vouchers and location-based)	Percent of Housing that is Subsidized
Asylum Hill	7,034	1,738	25%
Barry Square	5,126	883	17%
Behind the Rocks	3,398	564	17%
Blue Hills	3,806	113	3%
Clay-Arsenal	2,596	1,176	45%
Downtown	3,893	1,082	28%
Frog Hollow	4,124	2,034	49%
North Meadows	1	0	0%
Northeast	4,782	1,899	40%
Parkville	2,526	237	9%
Sheldon-Charter Oak	1,637	1,133	69%
South End	4,958	460	9%
South Green	1,666	728	44%
South Meadows	118	33	28%
South West	2,471	136	6%
Upper Albany	3,014	646	21%
West End	4,275	1,214	28%
Location not identified		6,206	
City of Hartford Total	55,425	14,465	37%

* Future units at Chester Bowles Park and Westbrook, which are under redevelopment, are not included in the totals shown here, nor in any of the calculations (unless noted). There were a small number of units for which insufficient information was provided and which could not be reliably identified, and these are not included in any of the calculations herein. Housing units for which the location could not be identified include Connecticut Housing Finance Authority (CHFA) homeownership units and certain voucher programs which provided data on an aggregate basis only and properties with address anomalies that prevented them from being geolocated.

³ See Appendix A for a full list of data sources utilized in this analysis.

Figure 2: Map of Subsidized Housing Units by Neighborhood
Source: Multiple, with CERC calculations



Portable Rental Housing Vouchers

Due to much of the data being provided on an aggregate basis, address anomalies, and other factors, the neighborhood location of a large portion of the portable rental housing vouchers could not be accurately identified. However, of those vouchers that could be geolocated, the distribution was fairly proportionate between neighborhoods. As seen in Figure 3, the number of vouchers used by neighborhood ranged from 33 to 423, and only one neighborhood had over 10% of its total housing units occupied by voucher recipient households.

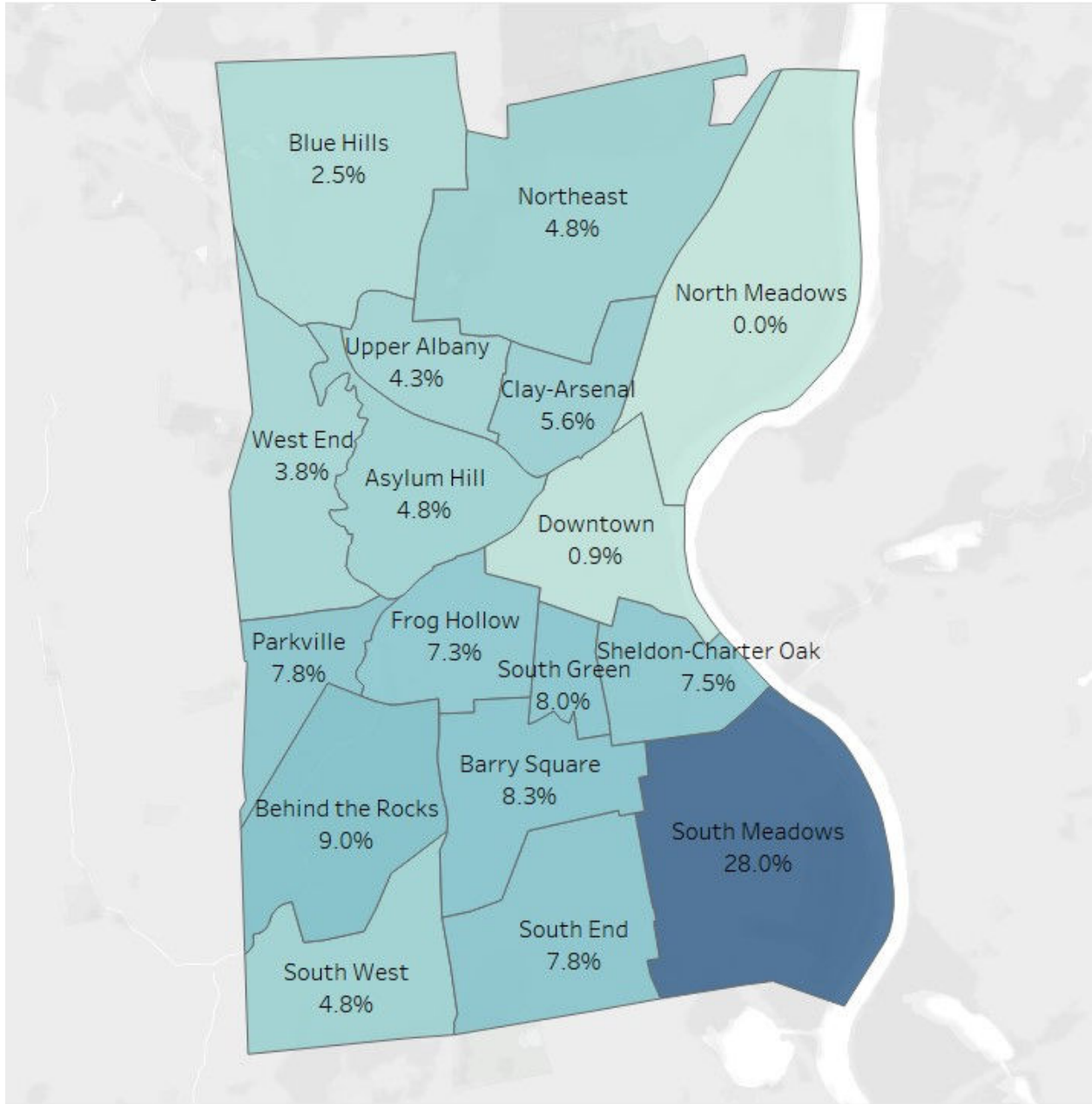
Figure 3: Rental Housing Vouchers by Neighborhood

Source: Multiple, with CERC calculations

Neighborhood	Total Housing Units (income-restricted and market-rate)	Number of Portable, Rental Housing Vouchers	Percent of Housing that is Occupied by Portable Rental Housing Voucher Recipients
Asylum Hill	7,034	335	5%
Barry Square	5,126	423	8%
Behind the Rocks	3,398	307	9%
Blue Hills	3,806	95	2%
Clay-Arsenal	2,596	145	6%
Downtown	3,893	35	1%
Frog Hollow	4,124	299	7%
North Meadows	1	0	0%
Northeast	4,782	231	5%
Parkville	2,526	196	8%
Sheldon-Charter Oak	1,637	122	7%
South End	4,958	387	8%
South Green	1,666	134	8%
South Meadows	118	33	28%
South West	2,471	119	5%
Upper Albany	3,014	129	4%
West End	4,275	163	4%
Location not identified		2,664	
City of Hartford Total	55,425	5,817	10%

* Future units at Chester Bowles Park and Westbrook, which are under redevelopment, are not included in the totals shown here, nor in any of the calculations (unless noted). There were a small number of units for which insufficient information was provided and which could not be reliably identified, and these are not included in any of the calculations herein. Housing units for which the location could not be identified include certain voucher programs which provided data on an aggregate basis only and properties with address anomalies that prevented them from being geolocated.

Figure 4: Map of Housing Vouchers by Neighborhood
Source: Multiple, with CERC calculations



Location-Based Subsidized Units

In looking at location-based units, however, there are wide disparities in the portion of subsidized units between neighborhoods. Some neighborhoods, including Blue Hills, North Meadows, Parkville, South End, South Meadows, and South West, have very little subsidized housing (less than 3% of the total housing units). Other neighborhoods, however, have high concentrations of these units. In the Clay-Arsenal, Frog Hollow, Northeast, Sheldon-Charter Oak, and South Green neighborhoods, 35% or more of the housing units are subsidized. Especially notable is the Sheldon-Charter Oak neighborhood, where 62% of units are subsidized.

Figure 5: Location-Based Income-Restricted Housing Units by Neighborhood

Source: Multiple, with CERC calculations

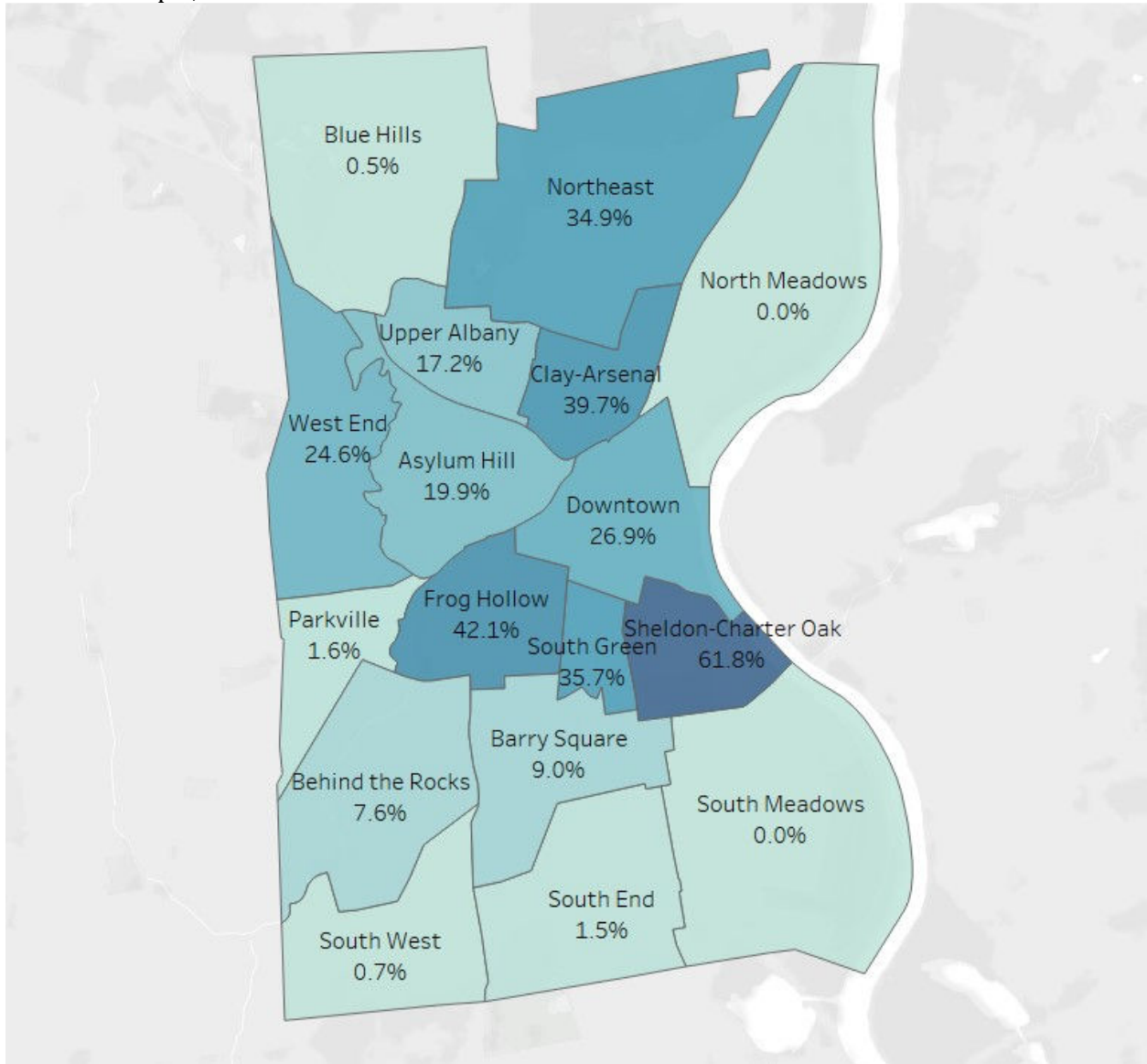
Neighborhood	Total Housing Units (income-restricted and market-rate)	Number of Location-Based Income-Restricted Housing Units	Percent of Housing that is Income- Restricted
Asylum Hill	7,034	1,403	20%
Barry Square	5,126	460	9%
Behind the Rocks	3,398	257	8%
Blue Hills	3,806	18	0%
Clay-Arsenal	2,596	1,031	40%
Downtown	3,893	1,047	27%
Frog Hollow	4,124	1,735	42%
North Meadows	1	0	0%
Northeast	4,782	1,668	35%
Parkville	2,526	41	2%
Sheldon-Charter Oak	1,637	1,011	62%
South End	4,958	73	1%
South Green	1,666	594	36%
South Meadows	118	0	0%
South West	2,471	17	1%
Upper Albany	3,014	517	17%
West End	4,275	1,051	25%
Location not identified		3,542	
City of Hartford Total	55,425	14,465	26%

* Future units at Chester Bowles Park and Westbrook, which are under redevelopment, are not included in the totals shown here, nor in any of the calculations (unless noted). There were a small number of units for which insufficient information was provided and which could not be reliably identified, and these are not included in any of the calculations herein. Units for which the location could not be identified include ownership units funded by the Connecticut Housing Finance Authority (CHFA); as this data was only available by census tract, and these boundaries do not coincide with the

neighborhood boundaries used for this analysis. Properties with address anomalies that prevented them from being geolocated are also not identified by neighborhood.

Figure 6: Map of Location-Based Subsidized Housing Units by Neighborhood

Source: Multiple, with CERC calculations



Deed-Restricted Units

Of the units with subsidies that are location-based, 5,565, or 38%, were identified as deed-restricted, meaning that legal restrictions are placed on the use or sale of the property that are designed to preserve it as a low- or moderate-income housing unit for a period of time. Five hundred sixty-nine units were identified as not deed-restricted, and 5,427 of the units' status could not be verified. Of the deed restricted units, only 43 are identified as homeownership units, and the rest are rentals.

Figure 7: Deed-Restricted Housing Units by Neighborhood

Source: Multiple, with CERC calculations

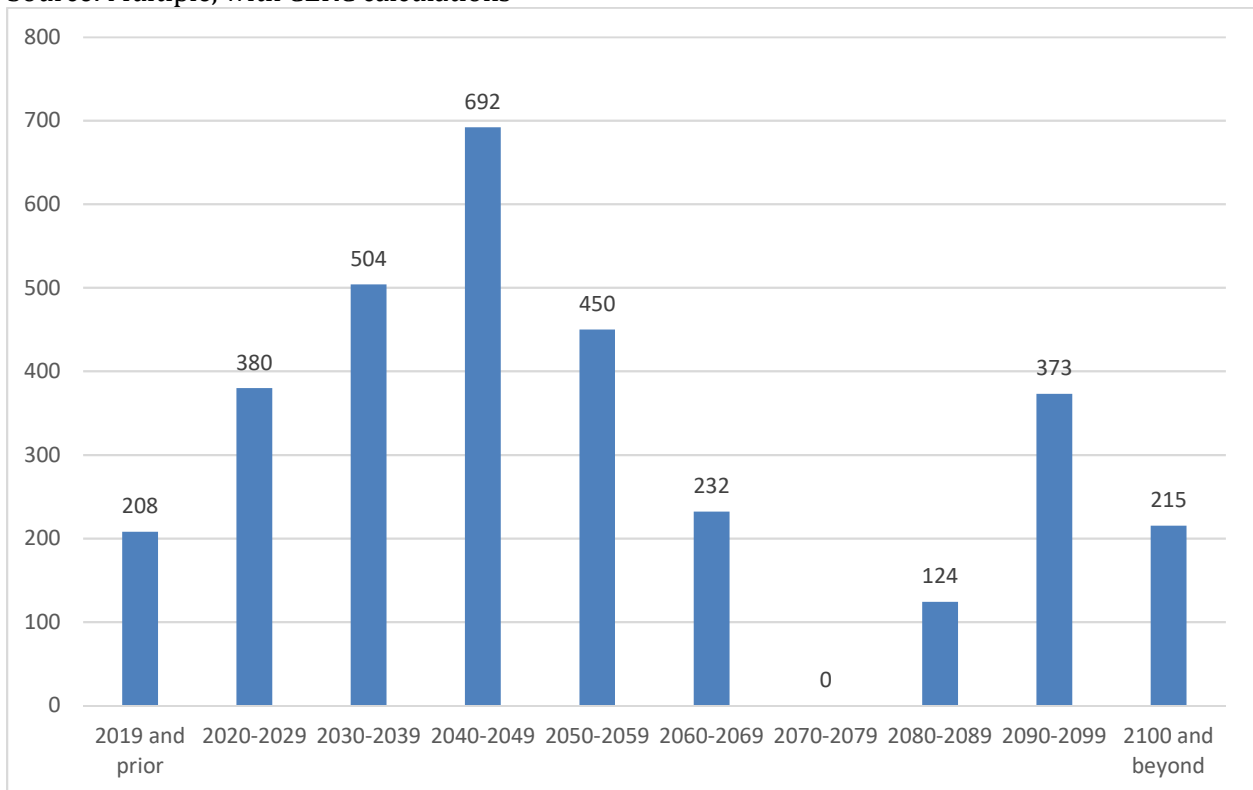
Neighborhood	Total Location-Based, Subsidized Units	Number of Deed-Restricted Units	Percent of Location-Based Subsidized Units that are Deed-Restricted
Asylum Hill	1,403	850	61%
Barry Square	460	235	51%
Behind the Rocks	257	36	14%
Blue Hills	18	1	6%
Clay-Arsenal	1,031	677	66%
Downtown	1,047	400	38%
Frog Hollow	1,735	698	40%
North Meadows	0	0	0%
Northeast	1,668	734	44%
Parkville	41	23	56%
Sheldon-Charter Oak	1,011	593	59%
South End	73	70	96%
South Green	594	339	57%
South Meadows	0	0	0%
South West	17	11	65%
Upper Albany	517	310	60%
West End	1,051	374	36%
Location not identified	3,542	214	6%
City of Hartford Total	14,465	5,565	38%

* Future units at Chester Bowles Park and Westbrook, which are under redevelopment, are not included in the totals shown here, nor in any of the calculations (unless noted). There were a small number of units for which insufficient information was provided and which could not be reliably identified, and these are not included in any of the calculations herein. Units for which the location could not be identified includes ownership units funded by the Connecticut Housing Finance Authority (CHFA); as this data was only available by census tract, and these boundaries do not coincide with the neighborhood boundaries used for this analysis. Properties with address anomalies that prevented them from being geolocated are also not identified by neighborhood.

Of the deed-restricted units, information on the length of the deed restriction was provided for 3,178 units. A deed restriction has already expired for 208 units, while 380 more units have restrictions that will expire in the next 10 years. Five hundred four units have deed restrictions through 2039, and the largest share of unit restrictions, 692, will expire by 2049. Just under 1,400 units have deed restrictions that expire in 2050 and beyond.

Figure 8: Deed-Restricted Housing Units by Expiration of Deed Restriction

Source: Multiple, with CERC calculations



Unit Detail by Funding Program and Populations Served

(Please note: Many of the housing developments are funded by more than one program or source. These duplicates were eliminated in the summary section above; however, in the sections that follow, properties are included in the total for each program in which they participate. As such, the following data contains duplications and cannot be added together to obtain an accurate total unit count.)

Portable Housing Vouchers

Housing vouchers utilized in the City of Hartford include Housing Choice Vouchers (HCV), Enhanced Vouchers (EV), and Veterans Affairs Supportive Housing (VASH). The vast majority of the vouchers were Housing Choice Vouchers used for rental units. Under the HCV program, the recipient may choose any housing that meets the program requirements, and the administering agency pays a rental subsidy directly to the landlord, with the recipient paying any difference between the subsidy amount and the actual rent charged. To be eligible, the recipient's family income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live. However, the housing authority administering the program must provide 75% of the vouchers to applicants whose incomes do not exceed 30% of the area median income (AMI).⁴

There was one Enhanced Voucher used in Hartford as of data collection. Enhanced Vouchers are for families who were living in an income-restricted property whose restrictions are expiring and who do not wish to move. This voucher allows the recipient the right to stay at the property and generally provides a higher level of subsidy (assuming that when the property is converted, the rental rates will increase).⁵

The VASH program combines rental assistance with case management and clinical services for homeless veterans, and is generally on the same terms as HCV, though the U.S. Department of Housing and Urban Development (HUD) has the right to waive any specific program requirement if needed for more effective delivery of services.⁶ There were 16 VASH vouchers included in the data.

Additionally, there were 9 HCVs used for homeownership expenses, as allowable under the program.⁷

⁴ U.S. Department of Housing and Urban Development (HUD).

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/about/fact_sheet

⁵ U.S. Department of Housing and Urban Development (HUD).

https://www.hud.gov/sites/documents/ENHANCED_VOUCHERS_ENG.PDF

⁶ U.S. Department of Housing and Urban Development (HUD).

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/vash

⁷ U.S. Department of Housing and Urban Development (HUD).

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/homeownership

Project-Based Vouchers

Under the project-based voucher (PBV) program, local housing authorities can elect to allocate up to 20% of their authorized voucher units to specific projects if the owner agrees to construct, rehabilitate, or set aside the units. PBV is considered a component of the Housing Choice Voucher program, and many of the same regulations apply.⁸ In Hartford, 41 properties with a total of 211 units participate in the program, with contracts renewed annually in November.

Moderate Rehabilitation

The Moderate Rehabilitation program was a program of the federal government designed to upgrade and preserve the nation's affordable housing stock. Although the program was discontinued for new applicants in 1991, a number of properties are still participating under contracts dating back to the 1980s. In Hartford, 22 properties with a total of 192 units are under contract. Families with incomes below 80% of the area median income (AMI) are eligible to apply, and the family pays 30% of its adjusted income towards rent.⁸

Connecticut Housing Finance Authority (CHFA) Rental Property Funding

The Connecticut Housing Finance Authority has funded 80 projects totaling 4,285 units under various funding programs. These include 2,250 units for families, 825 units for the elderly, and 252 supportive housing units.⁹ Funding programs for each of these are listed in Figure 9 below.¹⁰

⁸ U.S. Department of Housing and Urban Development (HUD).

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/modrehab

⁹ The target population for the remainder of the units was not specified.

¹⁰ Please note that properties may be funded by more than one program.

Figure 9: CHFA Funded Rental Properties, by Funding Source

Source: Connecticut Housing Finance Authority, with CERC calculations

Funding Source	Number of Units
4% LIHTC	1,163
9% LIHTC ¹¹	1,828
ITA	178
CHFA Mortgage	120
HTCC and Next Steps	62
Funding source not Specified	1,253

CHFA is the allocating agency for federal Low Income Housing Tax Credits (LIHTC) for Connecticut. CHFA also offers bond financing in conjunction with the LIHTCs. LIHTC is a federal program that gives investors a tax credit (or a dollar-for-dollar reduction in their tax liability) for providing financing to affordable rental housing in which a portion of the units are rented at lower rates to occupants meeting certain income criteria. The 4% LIHTC is generally for rehabilitation projects and subsidizes approximately 30% of the construction costs of the income-restricted units in conjunction with tax-exempt bond financing. The 9% LIHTC is for new construction and covers approximately 70% percent of the income-restricted unit costs in a project without any additional federal subsidies.¹² To be eligible for a unit, families must have incomes at or below 80% of the area median income, and the average income of families across the units must be at or below 60% AMI. Affordability requirements are in place for a minimum of 30 years.¹³

CHFA also administers the State Housing Tax Credit Contribution (HTCC) program. The HTCC program provides state tax credits to nonprofits developing very low to moderate income housing

¹¹ The U.S. Department of Housing and Urban Development (HUD) identifies 63 properties totaling 3,424 units in Hartford that have received LIHTC funding, although some of these properties are no longer in service. <https://lihtc.huduser.gov/>

¹² Novogradac. <https://www.novoco.com/resource-centers/affordable-housing-tax-credits/lihtc-basics/about-lihtc>; Congressional Research Services. <https://crsreports.congress.gov/product/pdf/RS/RS22389>

¹³ Previously, all applicants had to meet certain income limits (typically 25%, 50%, or 60% area median income), but the Consolidated Appropriations Act of 2018 changed the regulations to allow income averaging. CHFA, <https://www.chfa.org/rental-housing-for-owners-and-management-agents-tools-calculators-look-ups/> The Urban Institute. https://www.urban.org/sites/default/files/publication/98758/lihtc_how_it_works_and_who_it_serves_final_2.pdf



in Connecticut. The tax credits can be purchased by private businesses, who then apply the credits to their corporate tax.¹⁴

In addition to the LIHTC and HTCC programs, CHFA also occasionally offers special financing from the refinancing of federal funds or through CHFA's Investment Trust Account (ITA). These funds may be made available to developments with previously approved financing or by a special funding announcement.¹⁵

Connecticut Housing Finance Authority (CHFA) Homeownership Funding

CHFA also administers certain homebuyer programs in the State of Connecticut. These programs include down payment assistance, below-market interest rates, and lower mortgage insurance, and are designed for first-time homebuyers who meet certain income limits and are purchasing homes with a purchase price within a specified range. For the purchase of homes located in certain target areas, income limits and the first-time homebuyer requirement may be waived. In Hartford, the maximum family income is \$135,520 for families of 3 or more, and the maximum purchase price is \$317,750. Most of the City of Hartford is in a targeted area for which the income limit does not apply.¹⁶

From October 2016 to September 2017, CHFA originated 93 first mortgage loans totaling \$14 million for properties in Hartford, as well as 49 down payment assistance loans totaling \$530,000. As of first quarter 2018, there were 1,454 active CHFA loans outstanding on properties in Hartford.

Housing Authority of the City of Hartford (HACH)/HUD Low-Income Housing

The Housing Authority of the City of Hartford reported 1,077 units at numerous sites throughout the city funded by the U.S. Department of Housing and Urban Development (HUD) low-income housing program. Four hundred eighty-three of these units are reserved for elderly or disabled tenants. To be eligible, applicants must generally have incomes at or below 80% AMI.

Connecticut State Department of Housing

A number of funding programs are administered by the Connecticut State Department of Housing (DOH). While the DOH provided an extensive list of subsidized properties encompassing over 10,000 units, the specific funding programs are not identified. However, these properties include 61

¹⁴ CHFA. <https://www.chfa.org/developers/tax-credit-program/htcc/>

¹⁵ CHFA. <https://www.chfa.org/developers/financing-products/>

¹⁶ CHFA. <https://www.chfa.org/homebuyers/chfa-resource-map-target-areas/>



properties encompassing 2,873 units funded by CHFA; 47 properties totaling 3,813 units funded by HUD; 13 properties totaling 344 units funded by DOH; and 43 properties totaling 3,667 units funded by multiple sources or for which the funding source was not identified. These units include 7,729 units for families, 2,224 elderly housing units, and 111 handicap-accessible units. No information was provided for the remainder of the units.

HouseHartford Homebuyer Assistance/HUD HOME Grant

The HouseHartford Homebuyer Assistance Program provides forgivable down payment assistance to low- and moderate-income homebuyers who plan to purchase one-to-four-family homes as their primary residence. Eligible families must have incomes at or below 80% AMI, and can receive up to 20% of the purchase price, with a maximum of \$40,000.¹⁷ As of 12/27/2017, financing had been provided to 14 families with incomes between 30-50% AMI, six families between 50-60% AMI, and 17 families between 60-80% AMI.

Housing Preservation Loan Fund/CDBG

The Housing Preservation Loan Fund (HPLF) is a program funded by the federal government's Community Development Block Grant to assist low- and moderate-income homeowners in repairing or improving their properties. Buildings must contain four or fewer dwelling units, and funds are for major repairs that threaten the integrity of the property (such as roof repairs, replacement of major mechanical systems, etc.). Homeowners earning less than 50% AMI may receive a 0% deferred loan of up to \$10,000, payable upon transfer of title. Applicants making 51% AMI or more may also be eligible for a 10-year term loan, ranging from \$25,000 for a single-family home up to \$43,000 for a 4-family home. At least 51% of the units must be occupied by low- or moderate-income tenants (or 50%, in the case of a two-family building).¹⁸ Data included in this study includes six loans to families earning 50% AMI or less and 18 loans to families earning 51% AMI or more.

¹⁷ City of Hartford. <http://www.hartford.gov/dds-housing/232-development-services/2282-ho-househartford>

¹⁸ City of Hartford. <http://www.hartford.gov/dds-housing/232-development-services/2283-ho-hplf>

Rebuilding Together Hartford-Homeowner Retention and Neighborhood Stabilization Program/CDBG

This program provides rehabilitation funds to homeowners earning 80% AMI or below. As of January 2018, 47 properties had been funded.

Capitol Region Development Authority

The Capitol Region Development Authority has funded seven projects that have an income-restricted component. These projects have a combined 848 units in total. CRDA financing was typically provided in conjunction with other federal, state, or community funding.

APPENDIX A: DATA SOURCES

Primary Data Sources

Connecticut Housing Finance Authority (CHFA)

CHFA Active Single-Family Loans, 3/3/2018.

CHFA Financed Rental Units in the City of Hartford, 2/21/2018.

Hartford First and Downpayment Assistance Program, 10/1/2016-9/30/2017.

Capitol Region Development Agency (CRDA)

CRDA Funded Apartments list, 12/2017.

City of Hartford

“Affordable Housing in Hartford” list, 11/28/2017.

Assessor’s grand list data, 10/1/2016.

Connecticut Department of Housing

Hartford Deed Restricted list, 12/20/2017.

Hartford Government Assisted list, 12/20/2017.

Housing Authority, City of Hartford

HACH Community Profile, 12/27/2017.

U.S. Department of Housing and Urban Development

Community Planning and Development list, 1/10/2018.

Multifamily Housing list, 1/10/2018.

Public and Indian Housing list, 1/10/2018.

Imagineers

Housing Choice Voucher, Homeownership Opportunities Program, and Enhanced Voucher list, 2/22/2018.

City of Hartford Project Base Program Unit list, 2/22/2018.

City of Hartford Moderate Rehabilitation Program Unit list, 2/22/2018.

Journey Home

Greater Hartford CAN Housing Inventory Chart, 5/12/2017.

Hartford HUD Blue Book list, undated.

Cthousingsearch.org

Income-restricted listings, 2/27/2018.

Affordablehousingonline.com

Hartford, CT search results, 2/27/2018.

Apartments.com

Low-income apartments in Hartford, CT search results, 2/27/2018.

Lihtc.huduser.gov

Database searched on 2/27/2018. Provides data on projects placed in service through 2015.

HUD.gov

Affordable Apartment search results, 2/27/2018.

APPENDIX B: DATA LIMITATIONS

Timing

Efforts were made to collect the data from various sources for a consistent time period. However, as data was collected from a number of different entities, the time frame depends on the frequency of the updates within those agencies and the timing of when the data was provided by each entity. Data was generally collected between November 2017-March 2018, but the time frame covered by the data varies. For certain data, the time period covered was not specified.

Consistency/Availability of Detailed Data

As data on housing was collected from a number of different sources, the type of data available and level of detail regarding the units varied significantly. Not all entities track or had available all of the data points requested (such as deed restricted status, anticipated duration of the property's participation in the program, etc.). As such, many of the units have missing or incomplete data in the more detailed analysis sections.

Duplicates

As many properties participated in more than one funding program and data was collected from many different entities, the combined lists contained a number of duplicate listings. Additionally, a number of properties may have used different names or addresses during development versus once operating. Larger developments may include multiple parcels and multiple addresses. Additionally, some of the data providers may have provided the address for the developer, owner, or management company rather than the actual property location. Efforts were made to correct and consolidate this data by matching addresses and confirming against the City's assessor list to verify the correct addresses and total number of units.

Units Out of Service or Outdated Information

A number of property listings provided were noted to have been redeveloped under a different name or address or taken out of service. In other locations, certain units may have been taken out of service to serve as an office or model unit, because the individual unit is no longer serviceable, or for other reasons. Efforts were made to eliminate from the list any properties or units that are outdated or out of service.

Aggregated Data

Due to privacy concerns or the entity's data management structure, data on certain units or funding programs was available on an aggregate basis only. As such, these units could not be geolocated, checked for duplication, or analyzed for property details individually.

Geolocation Issues

Certain properties could not be geolocated, either due to typographical errors, incorrect or outdated address information, or other errors. Where possible, efforts were made to identify and correct the information, but a portion of the properties could not be geolocated and are not included in the neighborhood tallies.