

Connecticut Housing Needs Assessment



CONNECTICUT
HOUSING FINANCE
AUTHORITY

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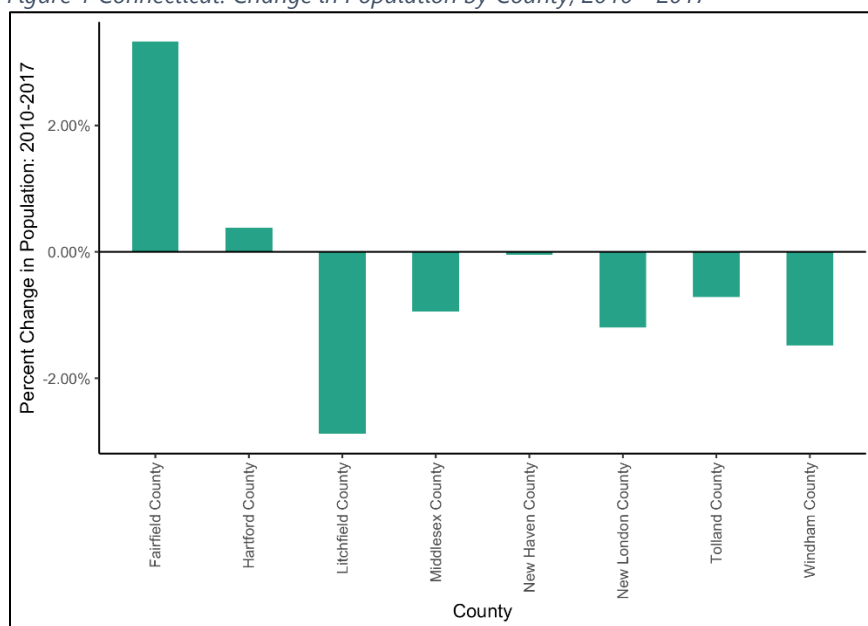
Executive Summary

This Housing Needs Assessment analyzes demographic, economic, and housing market data to create a multi-faceted profile of Connecticut's housing markets. The analysis identifies gaps in housing affordability and availability that can be addressed by the Connecticut Housing Finance Authority through its policies and programs.

A. Demographics

According to the 2010 Decennial Census and the 2013 – 2017 American Community Survey,¹ Connecticut's total population grew 1.4% between 2010 and 2017 to include nearly 3.6 million residents, but growth has not occurred evenly throughout the State. Fairfield County's 3.3% growth represented the most significant population increase of any county. With the exception of Hartford County, which grew by half a percentage point, every other county in the State decreased in population overall.

Figure 1 Connecticut: Change in Population by County, 2010 - 2017



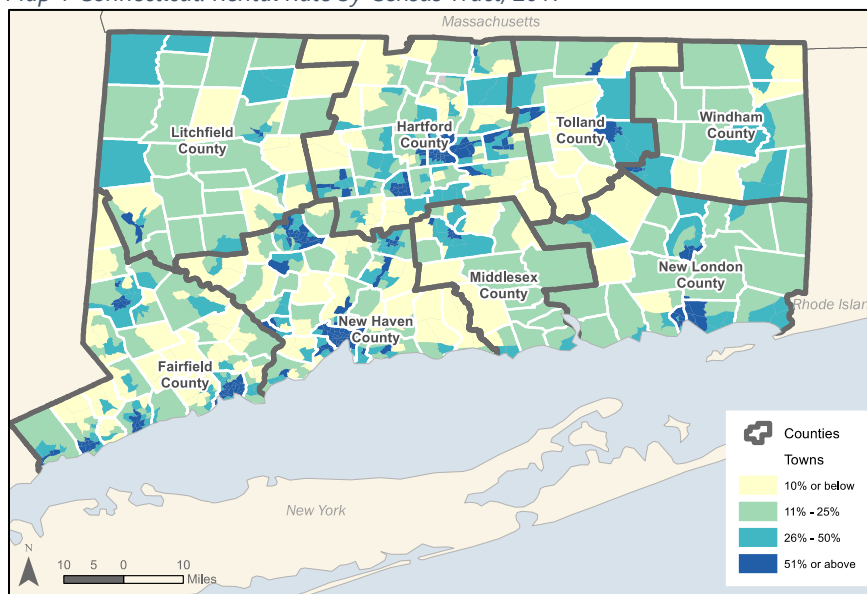
Source: 2010 Decennial Census, 2013 - 2017 American Community Survey

Between 2010 and 2017, Connecticut experienced an increase in the number of residents age 65 and older. The proportion of residents in this age group grew by 1.8 percentage points, while the proportion of residents under age 18 declined 1.7 points. Connecticut is aging at a rate that outpaces that of the rest of the country.

Connecticut has 1.3 million households, two thirds of which are homeowners. While the majority of households are owner households, the proportion of renters grew in each county between 2010 and 2017. The State's renter rate expanded 3% overall with renter households more commonly living in the State's denser and more urban census tracts.

¹ When available the 2010 Decennial Census is used as the base year for demographic changes because it is the most accurate population count produced by the Census Bureau.

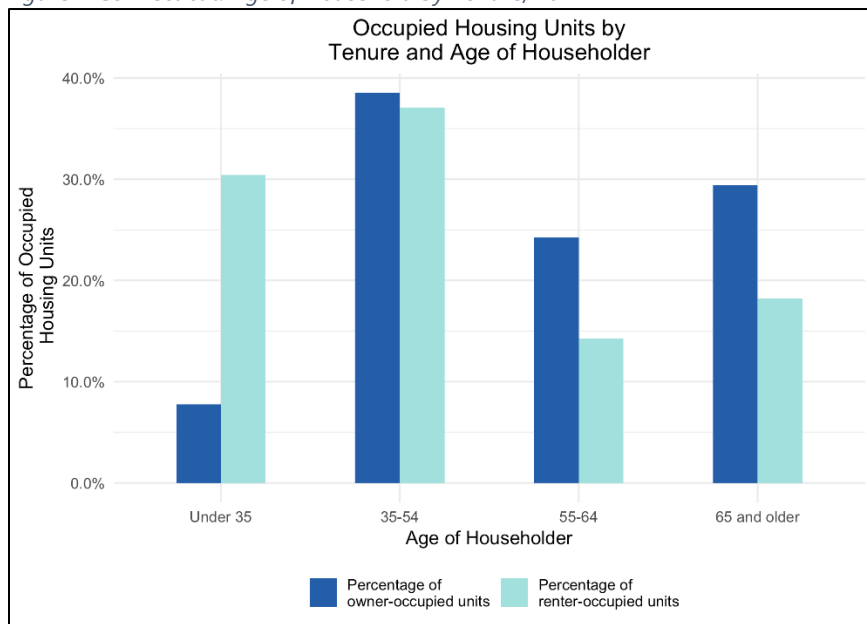
Map 1 Connecticut: Rental Rate by Census Tract, 2017



Source: 2013 - 2017 American Community Survey

As displayed in Figure 2, older householders are much more likely to own their homes than younger householders. Heads of households who are under 35 years old represent 30% of all renter households but only 7.7% of all owner households. The likelihood of renting tends to decline as householder age increases, but the pattern stops at age 65 when there is an uptick in the proportion of households that rent.

Figure 2 Connecticut: Age of Household by Tenure, 2017

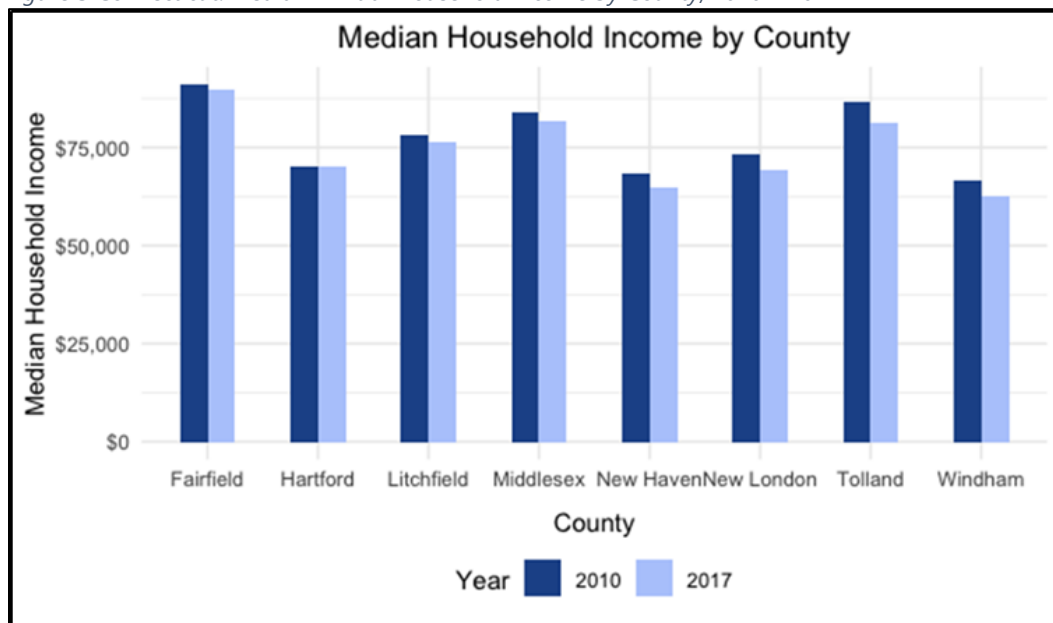


Source: 2013 - 2017 American Community Survey

B. Economy

As shown in Figure 3, in which the 2010 median incomes were adjusted for inflation to 2017 dollars, the median household income has stagnated or declined in all counties between 2010 and 2017. In the aggregate, median household income decreased by 2.5%.

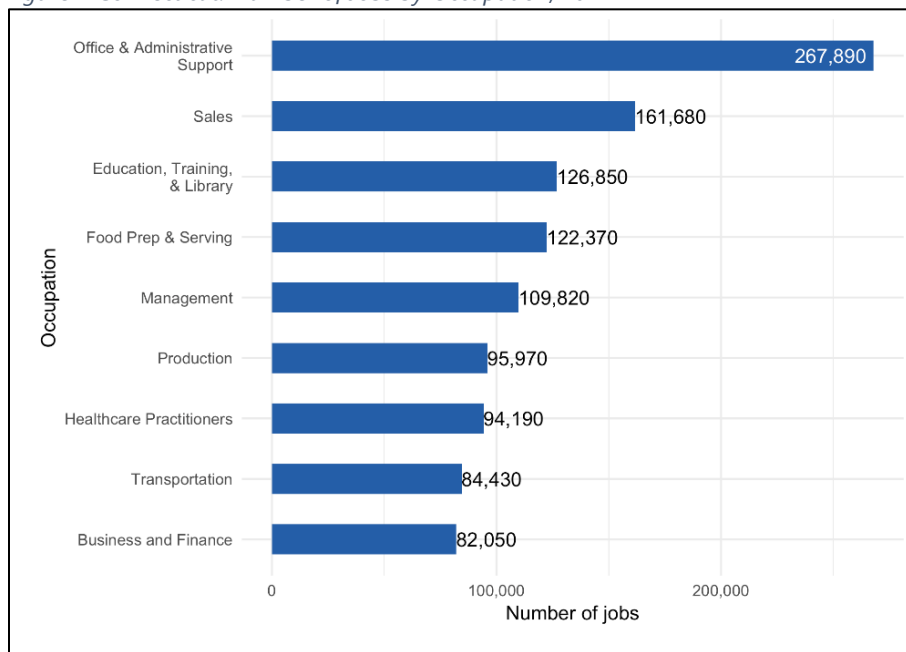
Figure 3 Connecticut: Median Annual Household Income by County, 2010 – 2017



Source: 2006 - 2010 American Community Survey, 2013 - 2017 American Community Survey

Office and Administrative Support jobs are the most common in Connecticut, while Food Preparation and Service are the fastest growing.

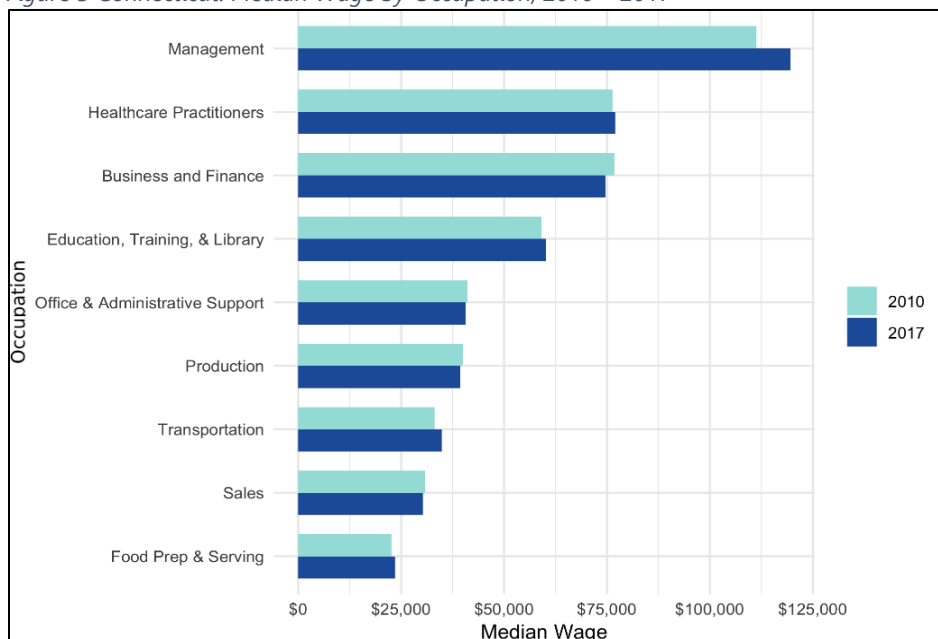
Figure 4 Connecticut: Number of Jobs by Occupation, 2017



Source: 2017 Occupational Employment Statistics, BLS

The fastest growing occupations are also generally the lowest paying and have the lowest educational requirements. Declining real wages in Connecticut's top occupations stagnated or declined between 2010 and 2017 has also been a contributor to lower household incomes in the State.

Figure 5 Connecticut: Median Wage by Occupation, 2010 – 2017



Source: 2017 Occupational Employment Statistics, BLS

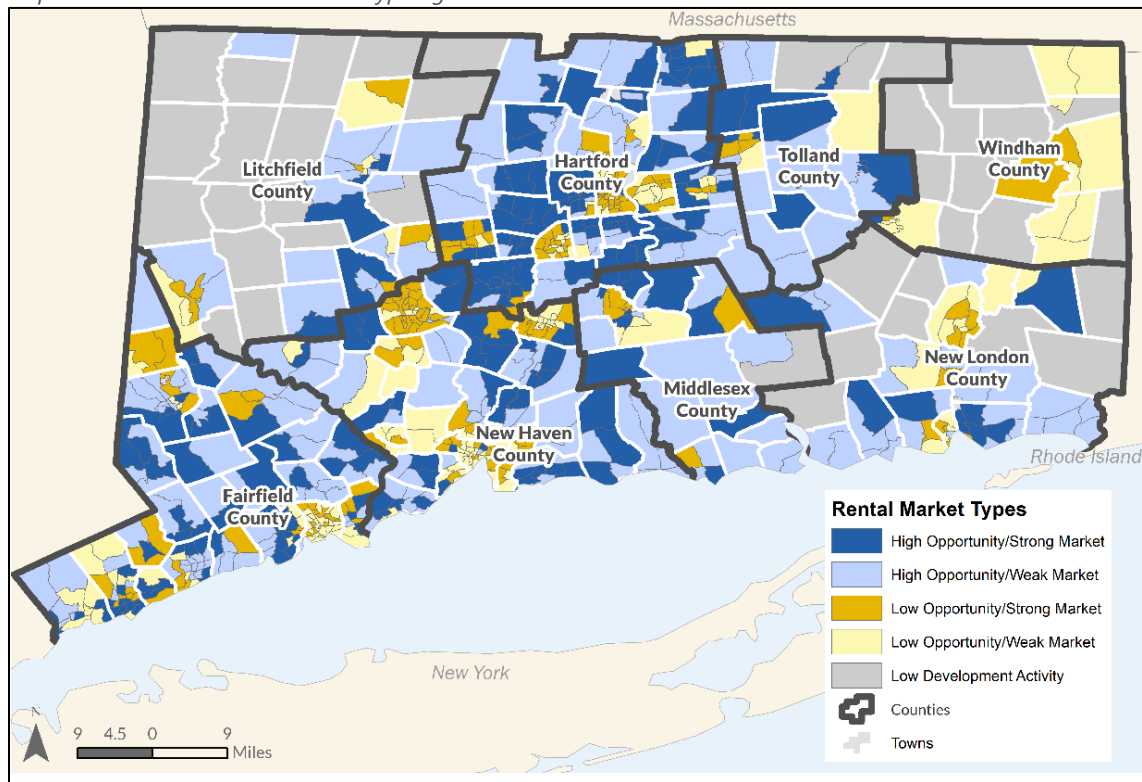
C. Housing Markets

Rather than analyze the housing stock and affordability in Connecticut by a jurisdictional unit of analysis, data has been aggregated based on market typology. The State's census tracts were divided into two of eight market typologies, one for the rental market and one for the sales market, based on their scores in two indices – Opportunity and Market Activity. An additional Low Development Activity market type was created to classify census tracts in which population growth was stagnant and vacancy rates were high. The Opportunity Index identifies areas in which new developments will provide a higher quality of life for residents with easy access to jobs and good schools while the Market Activity Index classifies census tracts based on the amount of market activity that has taken place over the past five years, 2013 to 2017, based on available data, sorting between strong or weak markets. Because a different Market Activity score can be reached for the homeowner market and rental market, a census tract can have a strong homeowner market and weak rental market. The full methodology can be found in Appendix A: Market Typology. The following classifications are used:

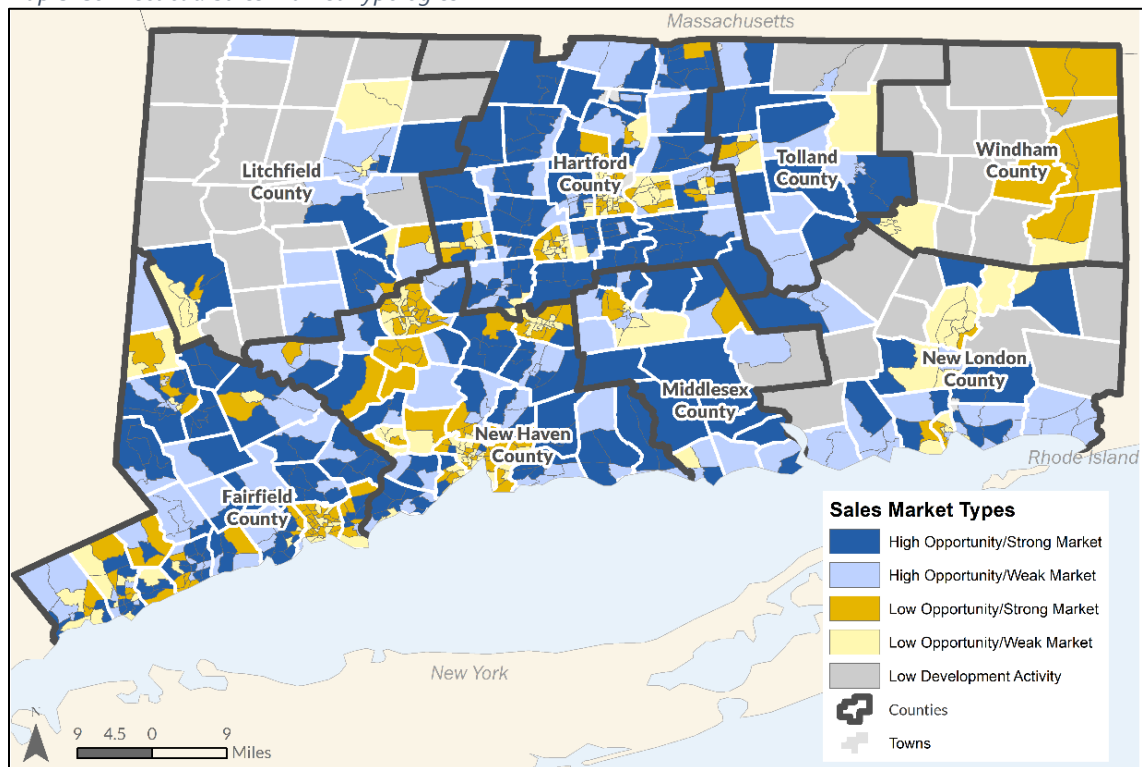
- High Opportunity/Strong Market
- Low Opportunity/ Strong Market
- High Opportunity/Weak Market
- Low Opportunity/Weak Market
- Low Development Activity

Using these Market Types as the unit of analysis rather than geographic attributes like city or county provides a greater understanding of local market conditions and housing stock and allows for a richer analysis, while still allowing policy prescriptions that can be applied across large areas of the State.

Map 2 Connecticut: Rental Market Typologies

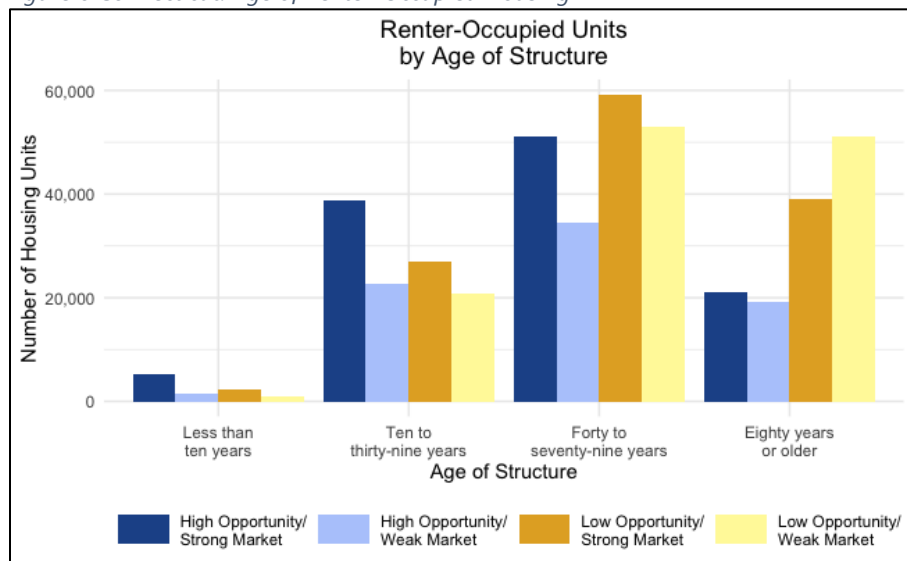


Map 3 Connecticut: Sales Market Typologies



Renters in low opportunity markets are more likely to live in older housing than those in high opportunity markets, particularly in the Low Opportunity/Weak Market.

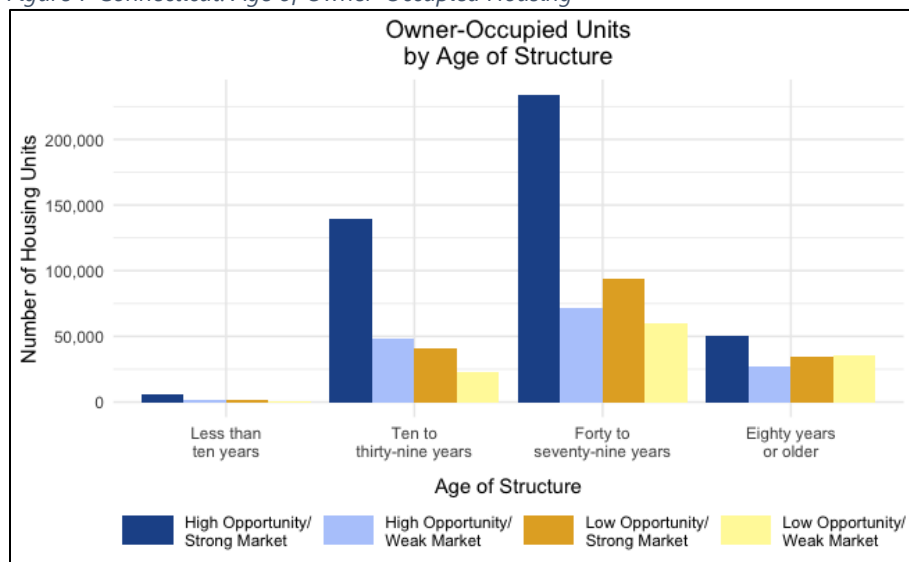
Figure 6 Connecticut: Age of Renter-Occupied Housing



Source: 2013 - 2017 American Community Survey

Homeowners in high opportunity markets are more likely to live in newer housing, while the two Strong Markets have the majority of the State's housing that is less than forty years old. The High Opportunity/Strong Market contains over half of the State's owner-occupied housing under ten years old.

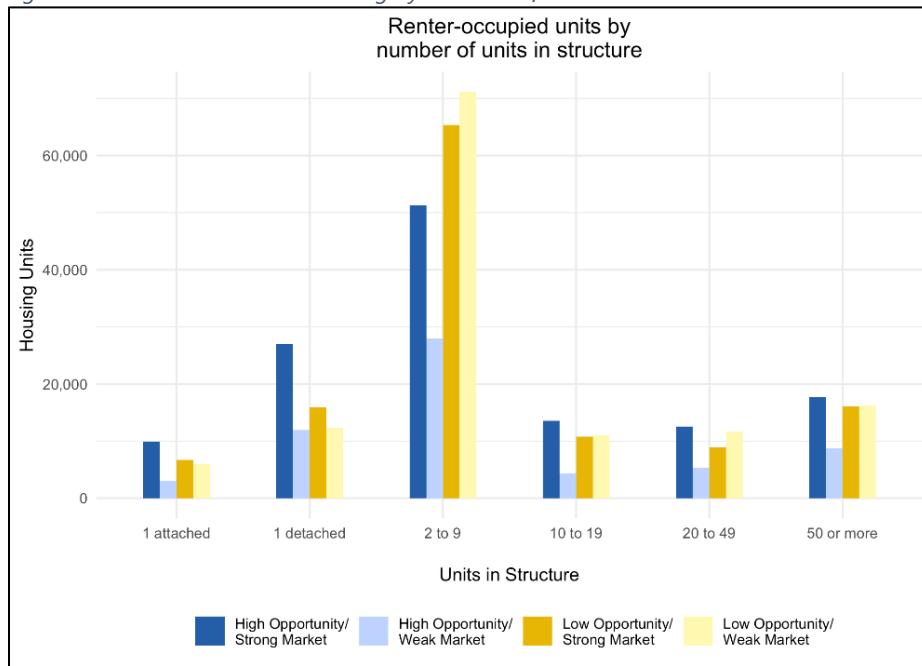
Figure 7 Connecticut: Age of Owner-Occupied Housing



Source: 2013 - 2017 American Community Survey

Renters are more likely to live in multi-family units; only 12.3% of renters live in single-family housing. Renters in high opportunity markets are more likely to rent single-family homes, while most multi-family units across all rental markets are smaller 2- to 9-unit structures. Over 80.0% of homeowners live in single-family units.

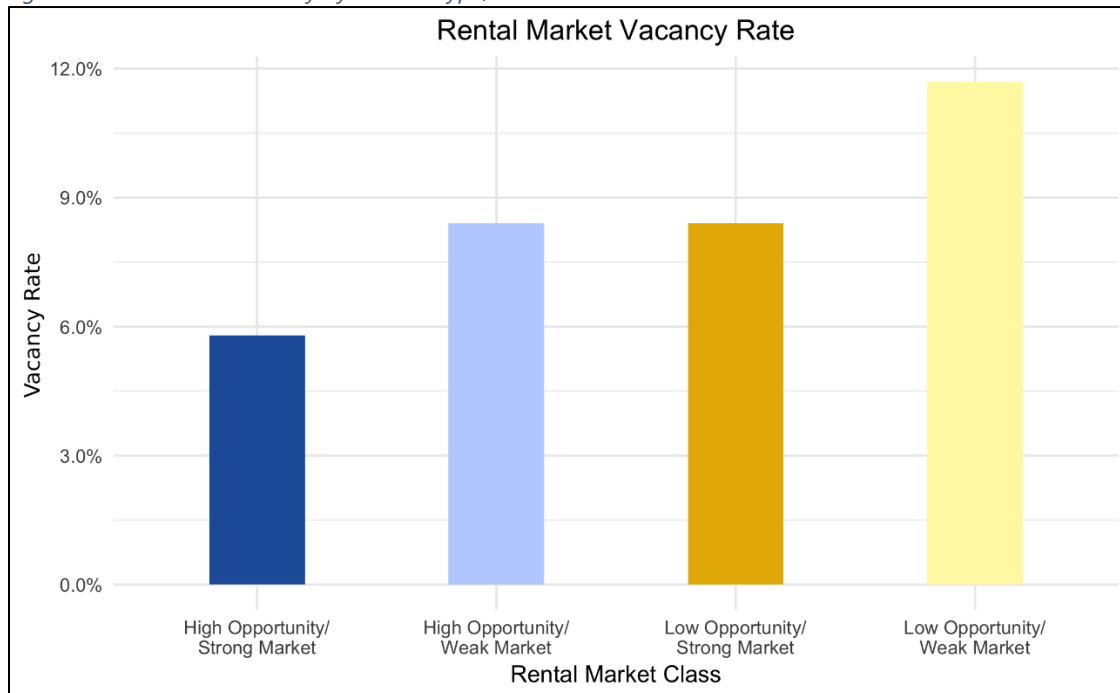
Figure 8 Connecticut: Rental Housing by Number of Units



Source: 2013 - 2017 American Community Survey

The highest rental vacancies are experienced by weak markets while low opportunity markets have the highest overall number of vacant rental units. Vacancies are lower among homeowners especially in the High Opportunity/Strong Market.

Figure 9 Connecticut: Vacancy by Market Type, 2017



Source: 2013 - 2017 American Community Survey

D. Affordability Analysis

Rental Market

Strong rental markets have increasing populations, particularly among renters. These markets are also experiencing the fastest income growth among renters. The High Opportunity/Weak Market is also experiencing rental growth; however, renters' incomes have only experienced modest growth in these areas. Renters generally earn less than owners in all market types.

The High Opportunity/Strong Rental market is the only market type for which the median rent increased faster than median household income among renters, however, rent still consumes less than 30.0% of household income. Rent consumes more than 30.0% of income in low opportunity markets where incomes are lower. When adding transportation costs to housing costs, only renters in the High Opportunity/Strong Market spend less than half of income on transportation and gross rent. There appears to be an affordability cliff below 50% of median income across all market types where a majority of renters are cost burdened up to this income level.

Across all markets, the median income appears to be a major affordability tipping point. This would suggest a lack of affordable rental options available for households below the median income in certain markets and especially for households at 80% AMI and below.

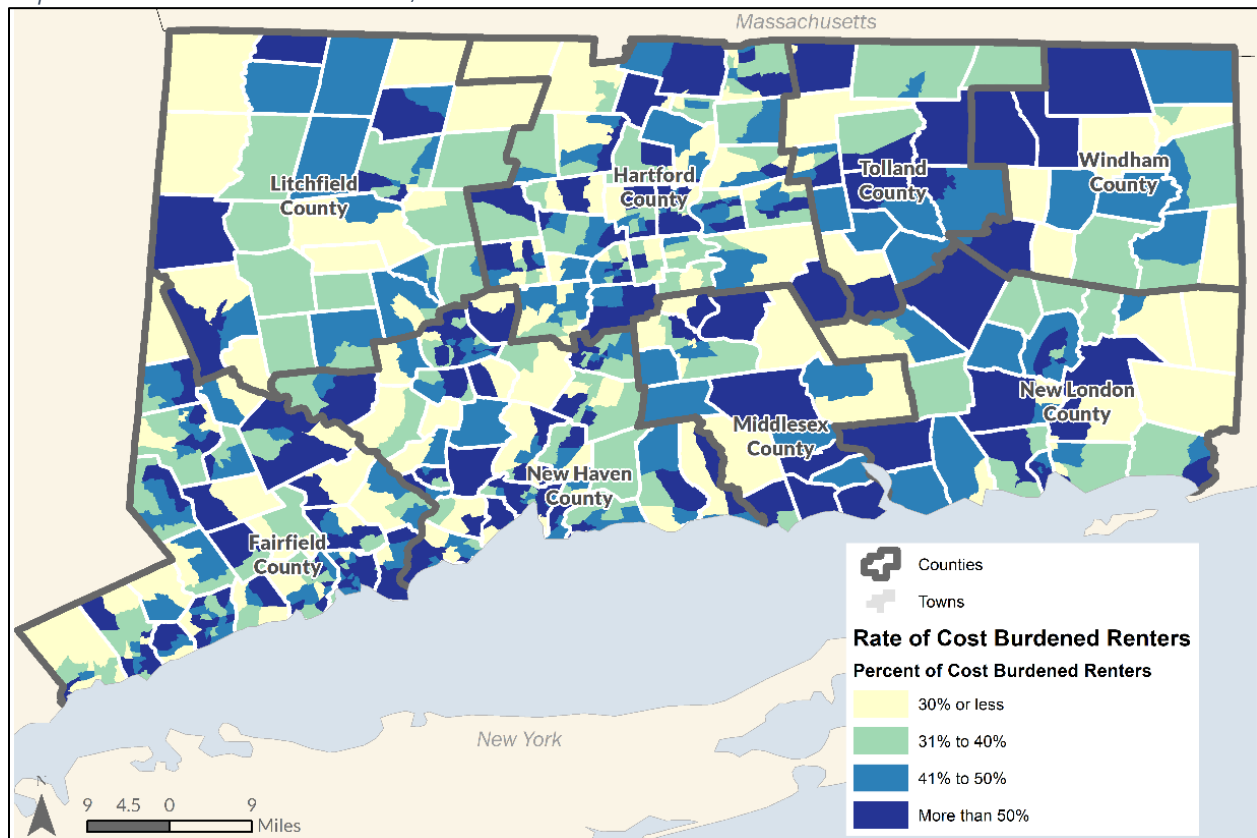
Figure 10 Connecticut: Renter Cost Burden by Market Type

	0 - 30% AMI			31 - 50% AMI			51 - 80% AMI			81 - 100% AMI			100%+ AMI		
	Total Renters	Cost Burdened	%	Total Renters	Cost Burdened	%	Total Renters	Cost Burdened	%	Total Renters	Cost Burdened	%	Total Renters	Cost Burdened	%
High Opportunity/Strong Market	26,214	18,725	71.4%	18,680	14,007	75.0%	17,881	8,180	45.7%	11,910	2,167	18.2%	35,032	1,633	4.7%
High Opportunity/Weak Market	21,111	15,437	73.1%	13,215	10,005	75.7%	12,535	5,405	43.1%	7,681	1,467	19.1%	22,003	1,052	4.8%
Low Opportunity/Strong Market	48,932	37,309	76.2%	25,774	19,131	74.2%	20,372	5,793	28.4%	10,061	797	7.9%	19,934	528	2.6%
Low Opportunity/Weak Market	51,024	38,290	75.0%	26,367	20,047	76.0%	20,951	7,877	37.6%	10,501	1,075	10.2%	18,428	424	2.3%
Low Development Activity	1,819	1,325	72.8%	1,682	1,210	71.9%	1,552	481	31.0%	834	159	19.1%	1,759	20	1.1%
Connecticut	149,100	111,086	74.5%	85,718	64,400	75.1%	73,291	27,736	37.8%	40,987	5,665	13.8%	97,166	3,657	3.8%

Source: Comprehensive Housing Affordability Strategy, 2015

The greatest concentrations of cost burdened renters are in urban centers and the inner suburbs but are not limited to these areas as there are some rural areas with large concentrations of cost burdened renters. Considering the population sizes of urban versus rural areas as well as the higher rate of renters in urban areas, the largest number of cost burdened renters are likely located in and near major cities. Rural areas would see a significant reduction in the proportion of renters who are cost burdened with a small number of additional affordable housing, however, the greatest need by volume or number of households is in the State's urban centers.

Map 4 Connecticut: Renter Cost Burden, 2015



Source: 2015 Comprehensive Housing Affordability Strategy, 2015

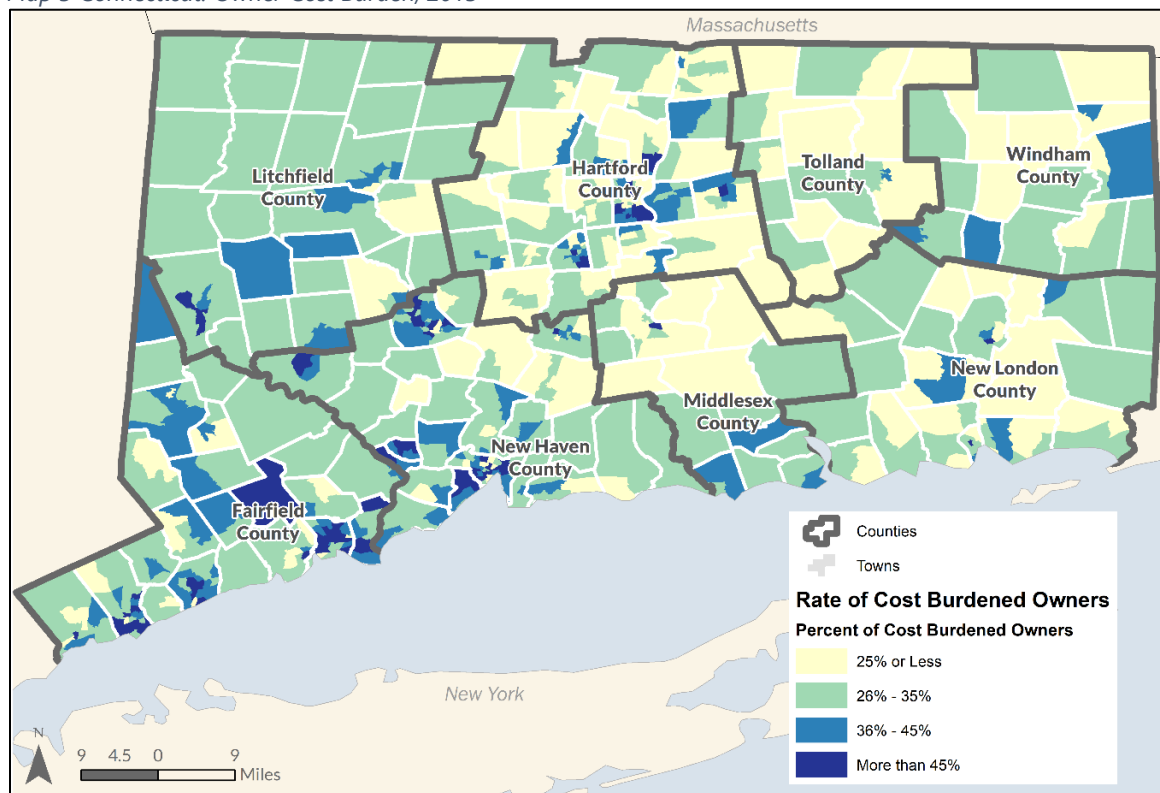
Sales Market

The data used in creating the market typologies – see Appendix A: Market Typology - suggests there is a struggling sales market across all market types and across the State. The number of homeowners has fallen across all market types, decreasing 8.6% in the Low Opportunity/Weak Market and 3.5% statewide. Income gains among homeowners have been moderate except in the Low Opportunity/Weak Market where it increased 5.4%. The home sales price has generally fallen across the State except in low opportunity areas.

When considering the affordability of homes to potential first-time home buyers, prices in low opportunity markets have increased at a greater rate than income among renters in low opportunity markets making it more difficult for renters to make a first home purchase. Alternatively, in high opportunity markets, homes are becoming more affordable to households that are currently renters. The difference in prices between high and low opportunity areas makes it difficult to move between markets as a first-time homebuyer. However, due to rising prices, particularly in the Low Opportunity/Strong Market, it is more likely for a household to sell their home as an appreciated asset and potentially move to a high opportunity market. There is a steep affordability cliff for homeowners below the median income across all markets. The percentage of cost burdened homeowners rises approximately 30 points between those earning more than the median income and those earning 80% AMI. Over three-quarters of homeowners earning up to 30% AMI are cost burdened.

The majority of the State has only moderate concentrations of homeowners who are cost burdened. For example, homeowners in nearly all census tracts in Litchfield County are cost burdened at a rate of between 26% and 35%. The larger concentrations of cost burdened homeowners occur in some of the more urban areas in Fairfield County, New Haven County, and Hartford County.

Map 5 Connecticut: Owner Cost Burden, 2015



Source: Comprehensive Housing Affordability Strategy, 2015

E. Housing Gap Analysis

The Housing Gap Analysis indicates the number of additional housing units by tenure and affordability that are needed for the housing inventory to match the number of households within the corresponding affordability/income tier based on Area Median Income (AMI) established by HUD. For the gap to be equal to zero for a particular income tier and tenure, all households in that group must occupy a unit that is affordable to a household in that income tier (i.e. a 31-50% AMI household lives in a unit affordable to a 31-50% AMI household).

Renters

There is a shortage of units for renters with household income between 0-30% AMI, leaving the majority of households cost burdened by renting higher cost units and creating competition for housing in the 31-50% income band. Renters in the 31-50% AMI tier have enough affordable units in the stock, but households from both lower income tiers and higher income tiers occupy large proportions of this stock. The majority of renters earning 31-50% AMI are cost burdened which suggests these renters are seeking unaffordable housing in higher income tiers.

Renters in the 51-80% income tier are much less likely to be cost burdened than those at lower income tiers despite most of the housing stock in their income tier being occupied by lower- and upper-income households. They are frequently avoiding cost burden by seeking housing in the lower income tiers. Renters earning greater than 80% of AMI are the least likely to be cost burdened. There are more renters in this income tier than housing stock so many are likely choosing rental units that are also affordable to households at the lower income tiers. Building more units affordable to renters earning between 51-100% AMI would likely provide more and affordable housing units to these households while opening up housing opportunities for lower income households as 51-100% AMI households are provided opportunities to move out of units affordable to 0-50% AMI households.

Owners

There are more units affordable at 0-50% AMI than there are homeowners within this income tier, except in Fairfield and Middlesex Counties. The majority of homeowners in this income tier are cost burdened, however, likely due to the large proportion of stock occupied by homeowners from higher income tiers. Homeowners earning 51-80% AMI are less likely to be cost burdened, but also face steep competition for affordable housing from residents in higher income tiers – leading them to seek more affordable housing in the 0-50% income tier. In addition to cost burden due to a mismatch in household income and unit affordability, lending practices can also lead to cost burden as lender allow a debt-to-income ratio of 43% with some lenders allowing up to a 50% debt-to-income ratio.

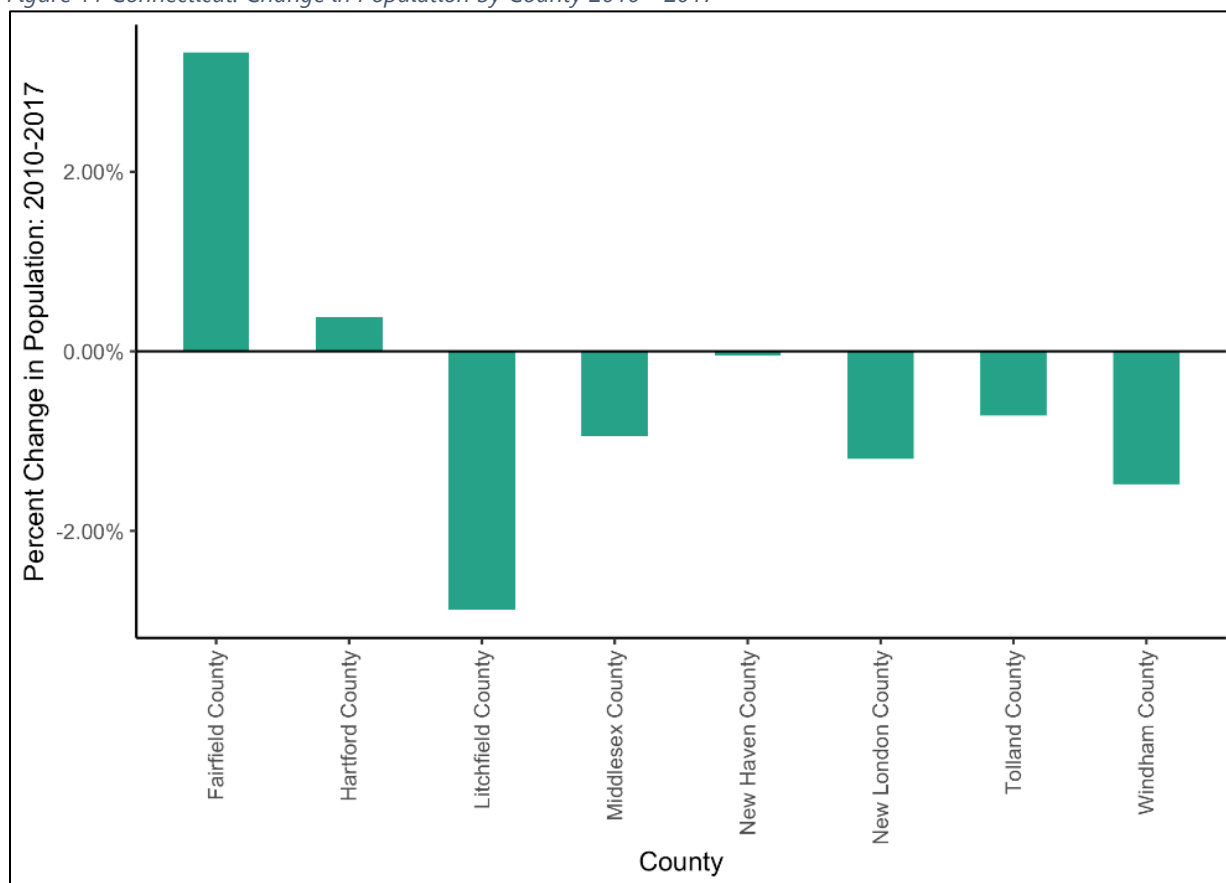
There are more units than households in the 81-100% AMI tier, however, a large share of this stock is occupied by households earning more than 100% AMI. There are fewer units affordable in the 100% AMI or greater tier than households. The largest mismatches are found in Hartford and New Haven Counties. Building more housing affordable to households earning 81-120% AMI would likely provide more and affordable housing units to these households while opening up housing opportunities for lower income households as 81-120% AMI households are provided opportunities to move out of units affordable to 0-80% AMI households.

Demographics

A. Population

According to the 2010 Decennial Census and the 2013 – 2017 American Community Survey,² Connecticut's total population grew 1.4% between 2010 and 2017 to include nearly 3.6 million residents, but growth has not occurred evenly throughout the State. Fairfield County's 3.3% growth represented the most significant population increase of any county. With the exception of Hartford County, which grew by half a percentage point, every other county in the State decreased in population overall.

Figure 11 Connecticut: Change in Population by County 2010 - 2017

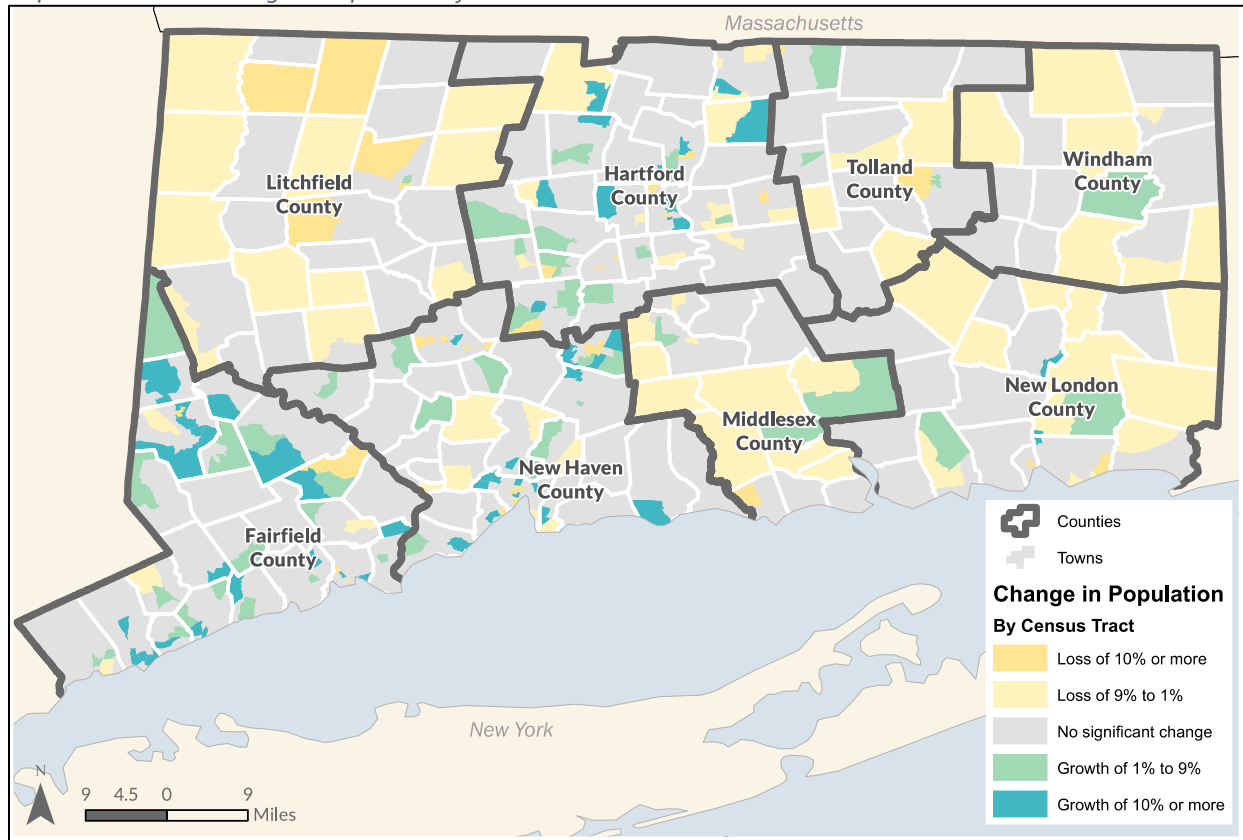


Source: 2010 Decennial Census, 2013 - 2017 American Community Survey

² When available the 2010 Decennial Census is used as the base year for demographic changes because it is the most accurate population count produced by the Census Bureau.

Population loss was generally more common in the more rural census tracts, while denser, urban areas tended to experience population growth.

Map 6 Connecticut: Change in Population by Census Tract, 2010 - 2017

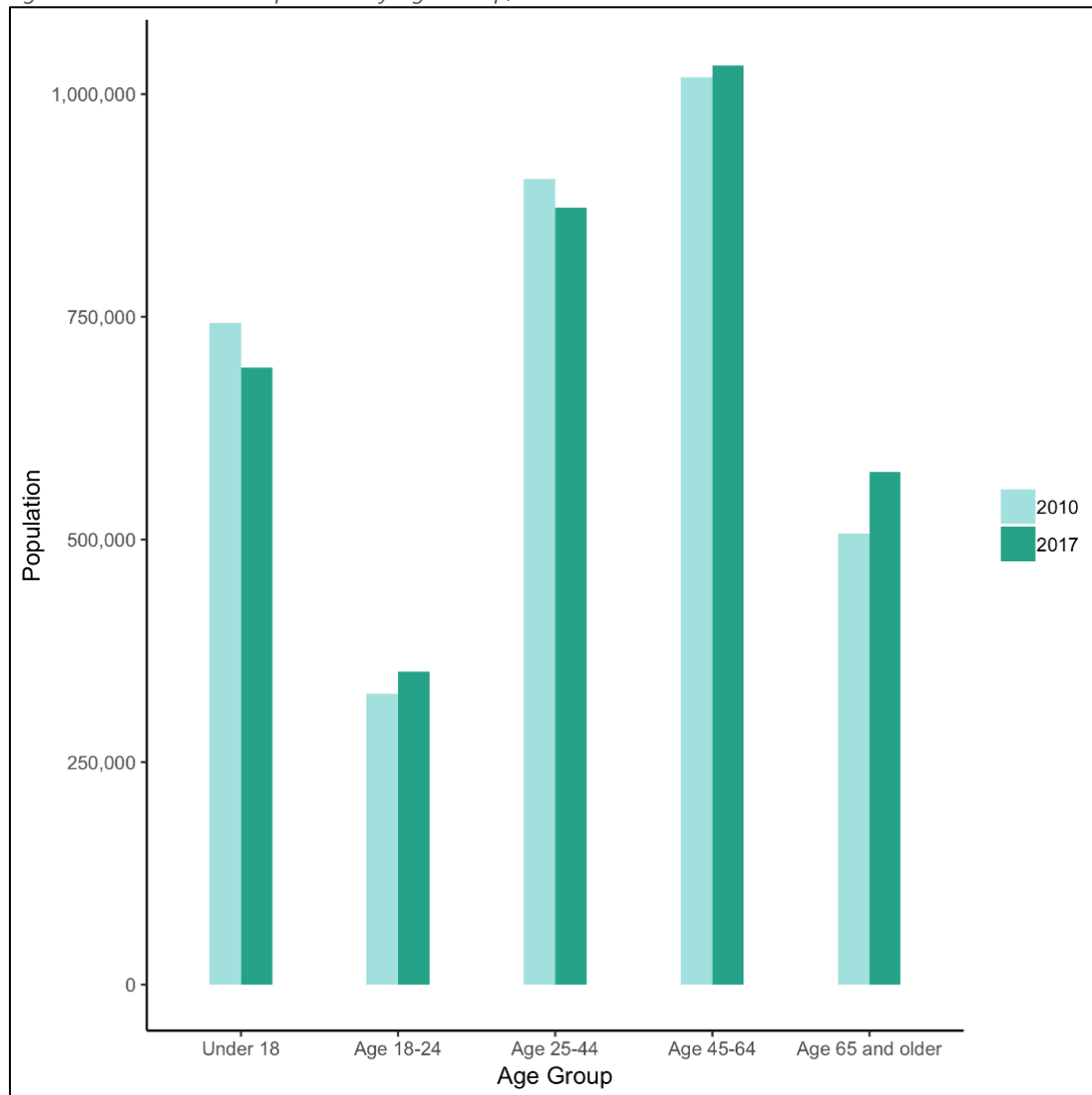


Source: 2010 Decennial Census, 2013 - 2017 American Community Survey

B. Age

Between 2010 and 2017, Connecticut experienced an increase in the number of residents age 65 and older. The proportion of residents in this age group grew by 1.8 percentage points, while the proportion of residents under age 18 declined 1.7 points. Connecticut is aging at a rate that outpaces that of the rest of the country. The number of young adults aged 18 to 24 rose slightly, but the number of adults in the early- to mid-career ages of 25 to 44 declined. The proportion of residents in the latter age group decreased 1.1% between 2010 and 2017.

Figure 12 Connecticut: Population by Age Group, 2010 - 2017

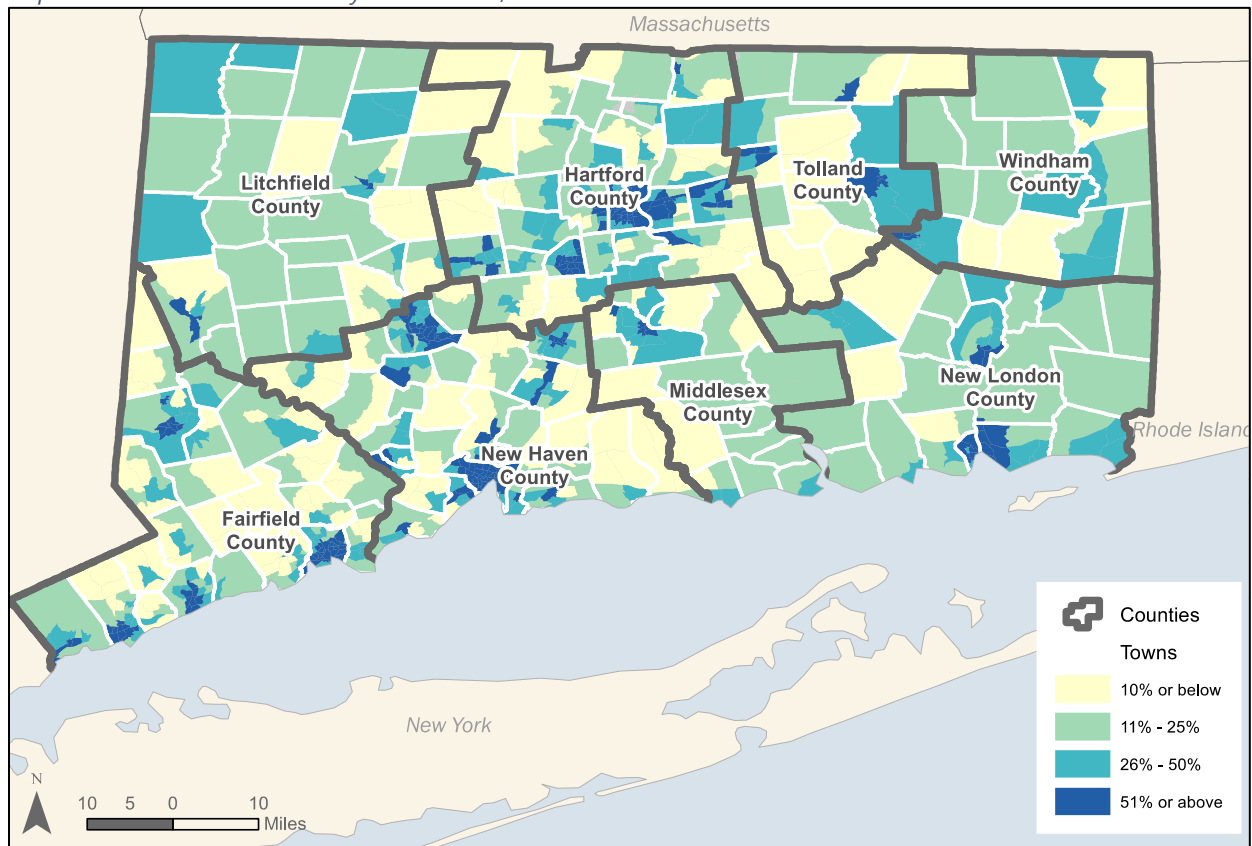


Source: 2010 Decennial Census, 2013 - 2017 American Community Survey

C. Tenure

Connecticut has 1,361,755 households. Two thirds of those households own their homes, but the proportion of renters grew in each county between 2010 and 2017. The most significant increases in renter households occurred in New London County (18.2%), Fairfield County (12.0%), and New London County (10.5%). The State's renter rate expanded 3% overall and renter households more commonly living in the State's denser and more urban census tracts.

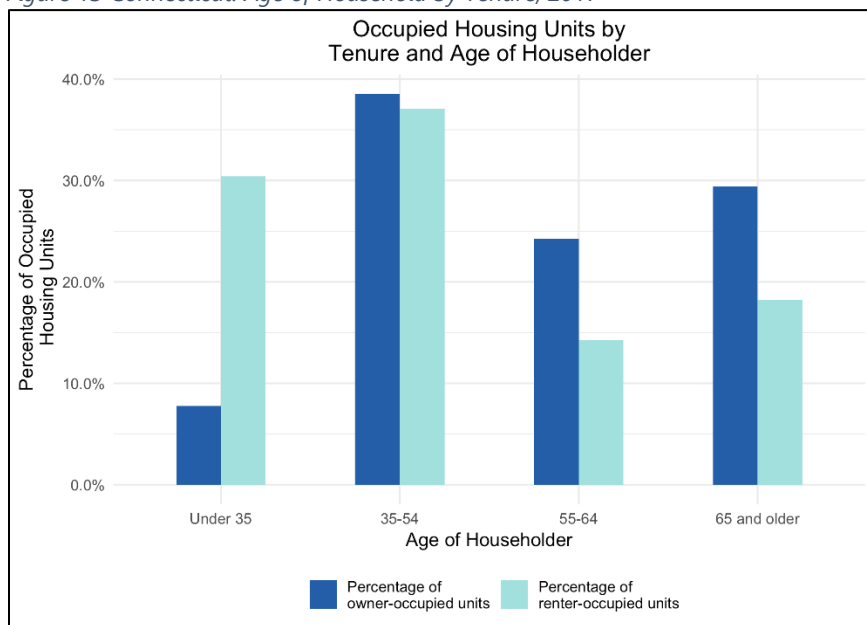
Map 7 Connecticut: Rental Rate by Census Tract, 2017



Source: 2013 - 2017 American Community Survey

Older householders are much more likely to own their homes than younger householders. Heads of households who are under 35 years old represent 30% of all renter households but only 7.7% of all owner households. With a 66.3% renter rate, householders younger than 35 years are the only ones more likely to rent a home than own. Less than a third of all householders age 35 and older rent their homes. The likelihood of renting tends to decline as the age of a householder increases, but the pattern stops at age 65. With a 23.7% renter rate, householders older than 65 are actually slightly more likely to rent a home than householders between 55 and 64, who have a renter rate of 22.8%.

Figure 13 Connecticut: Age of Household by Tenure, 2017



Source: 2013 - 2017 American Community Survey

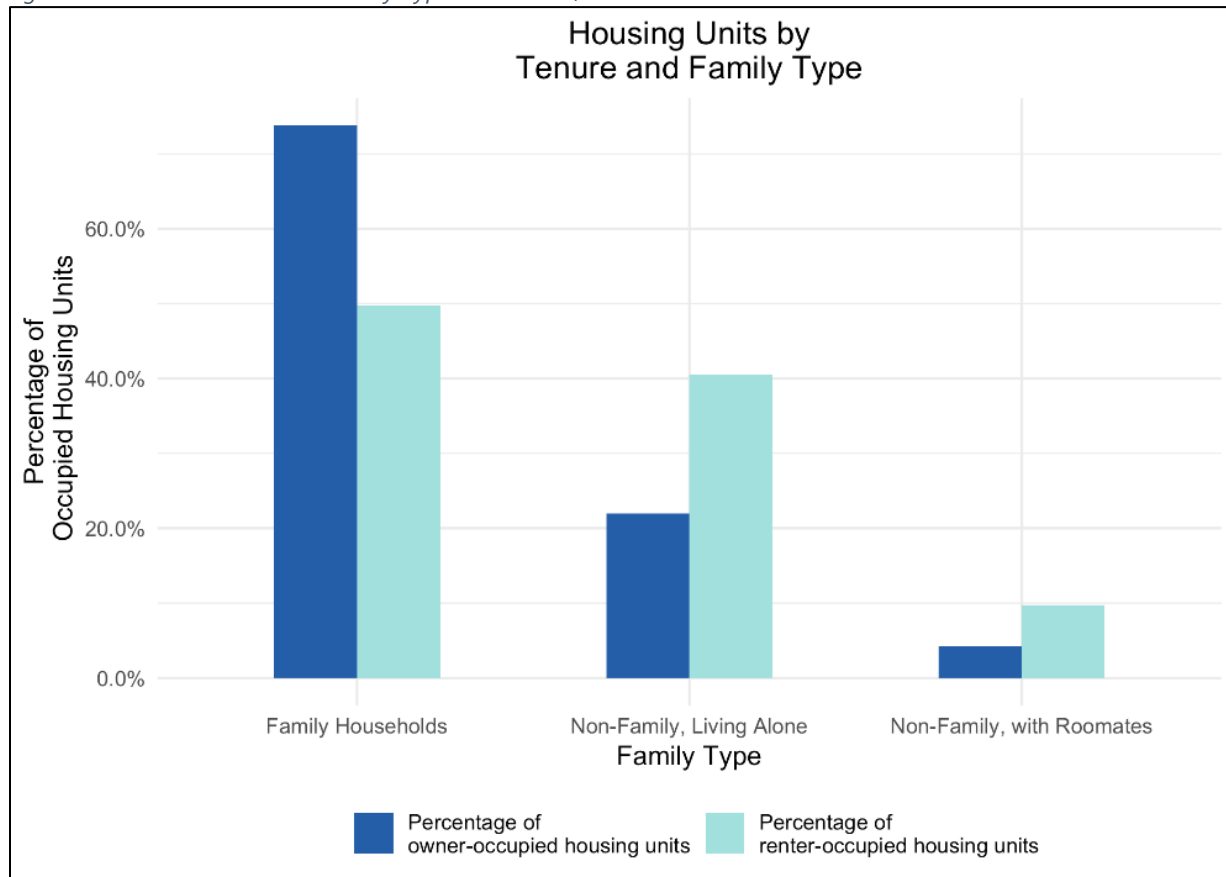
D. Household Size

The average household size grew from 2.52 persons to 2.55, generally increasing in denser census tracts and decreasing in more sparsely populated tracts. The increases can be partially attributed to increases in renter rates because renters are less likely to live alone in areas where rents are high. More expensive rents on average will require multiple incomes to be affordable which will lead to renters seeking roommates.

E. Household Type

Family households are more likely to own their homes than non-family households. Around half of all non-family households are renters; 48.1% of non-family households consisting of one person living alone are renters, while 53.6% of households composed of non-family roommates are renters. Only a quarter of all family households rent their homes.

Figure 14 Connecticut: Households by Type and Tenure, 2017



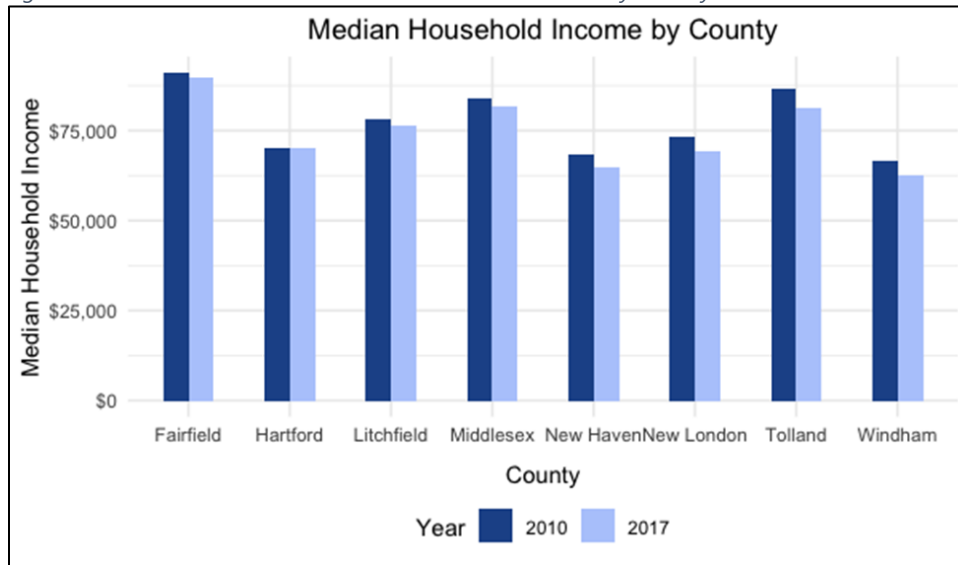
Source: 2013 - 2017 American Community Survey

Economy

A. Household Income

As shown in Figure 15, in which the 2010 median incomes were adjusted for inflation to 2017 dollars, the median household income has stagnated or declined in all counties between 2010 and 2017. In the aggregate, median household income decreased by 2.5%.

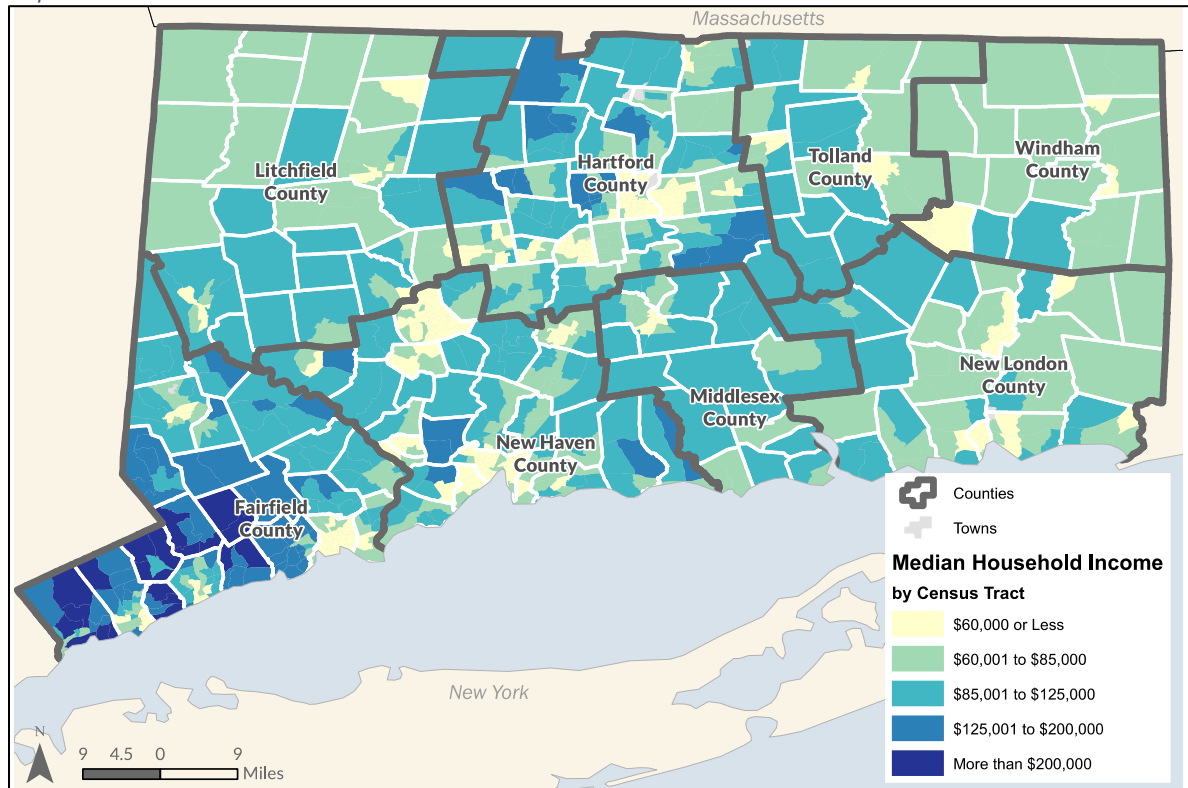
Figure 15 Connecticut: Median Annual Household Income by County, 2010 - 2017



Source: 2006 - 2010 American Community Survey, 2013 - 2017 American Community Survey

As of 2017, Connecticut's median household income was \$73,781. Median incomes vary widely by census tract throughout the State. In general, the lowest income tracts are located in urban centers. Middle income census tracts are more commonly located in more sparsely populated areas, and the highest income tracts are located in suburbs that have proximity to urban employment centers like Hartford, New Haven, and New York City.

Map 8 Connecticut: Median Household Income, 2017

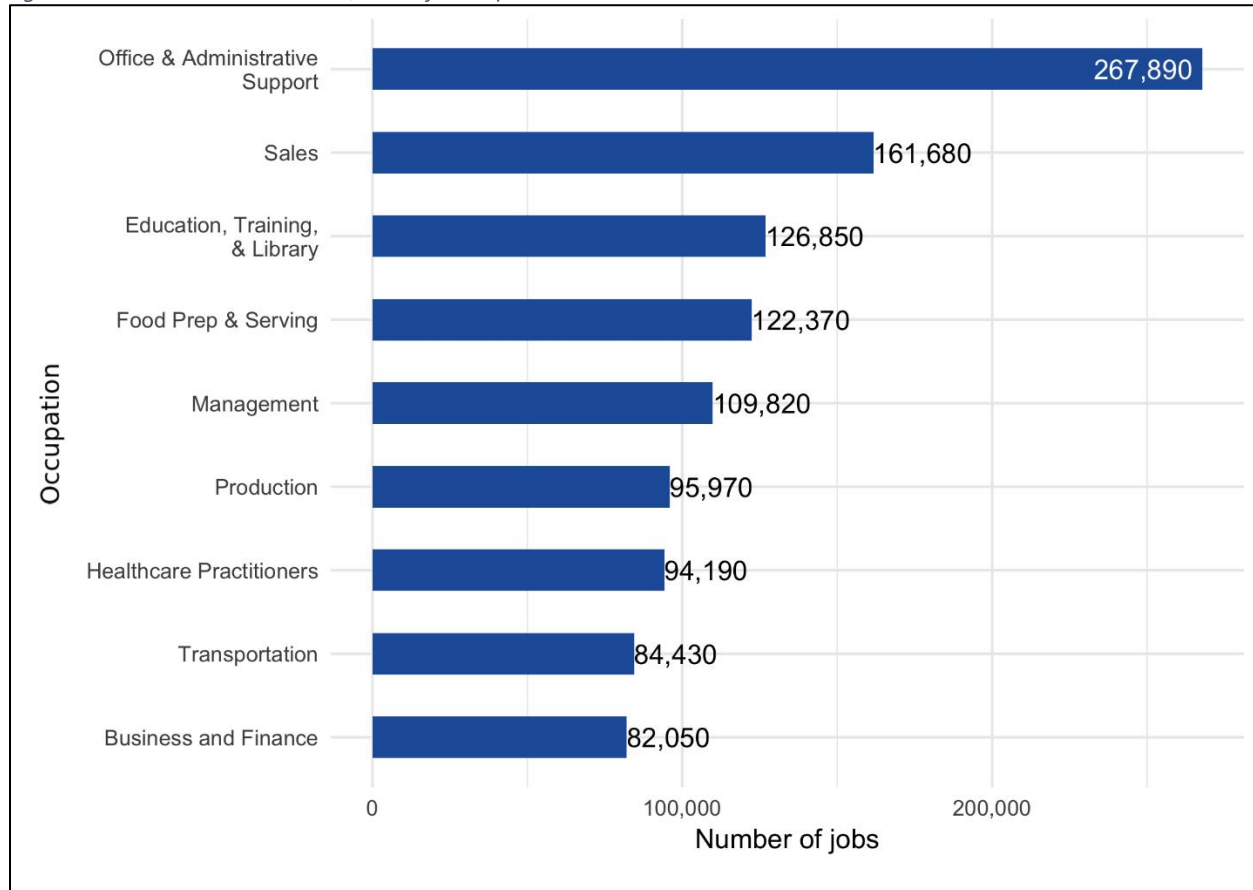


Source: 2013 - 2017 American Community Survey

B. Top Occupations

Office and Administrative Support jobs are by far the most common in Connecticut.

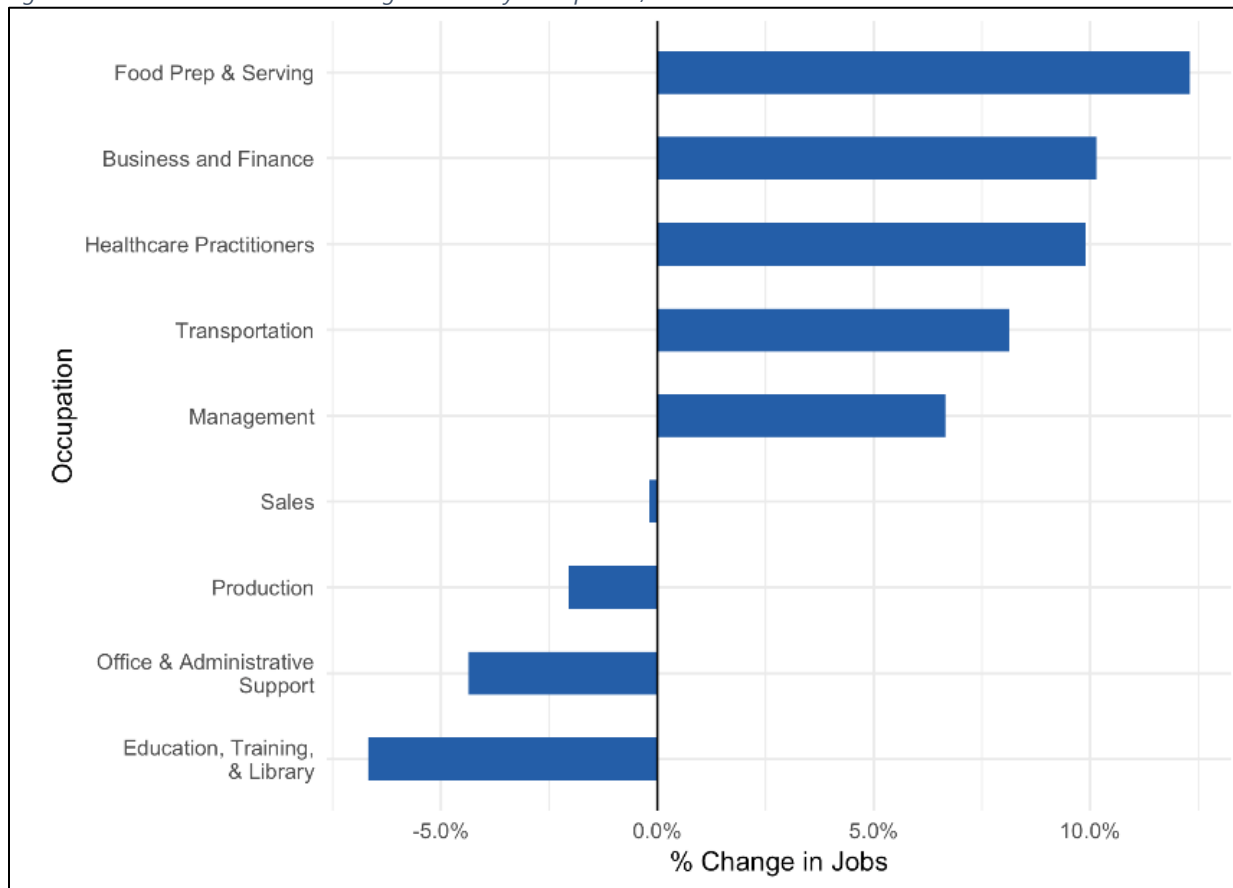
Figure 16 Connecticut: Number of Jobs by Occupation



Source: 2010 & 2017 Occupational Employment Statistics

Connecticut's fastest growing occupational sector, Food Preparation and Service, has no or low educational requirements but offers jobs with the lowest median wages of any sector. Job growth has also been strong in Business and Finance occupations as well as Healthcare occupations, both of which offer some of the highest annual median wages. However, jobs in these sectors are more likely to require higher levels of educational attainment.

Figure 17 Connecticut: Percent Change in Jobs by Occupation, 2010 - 2017

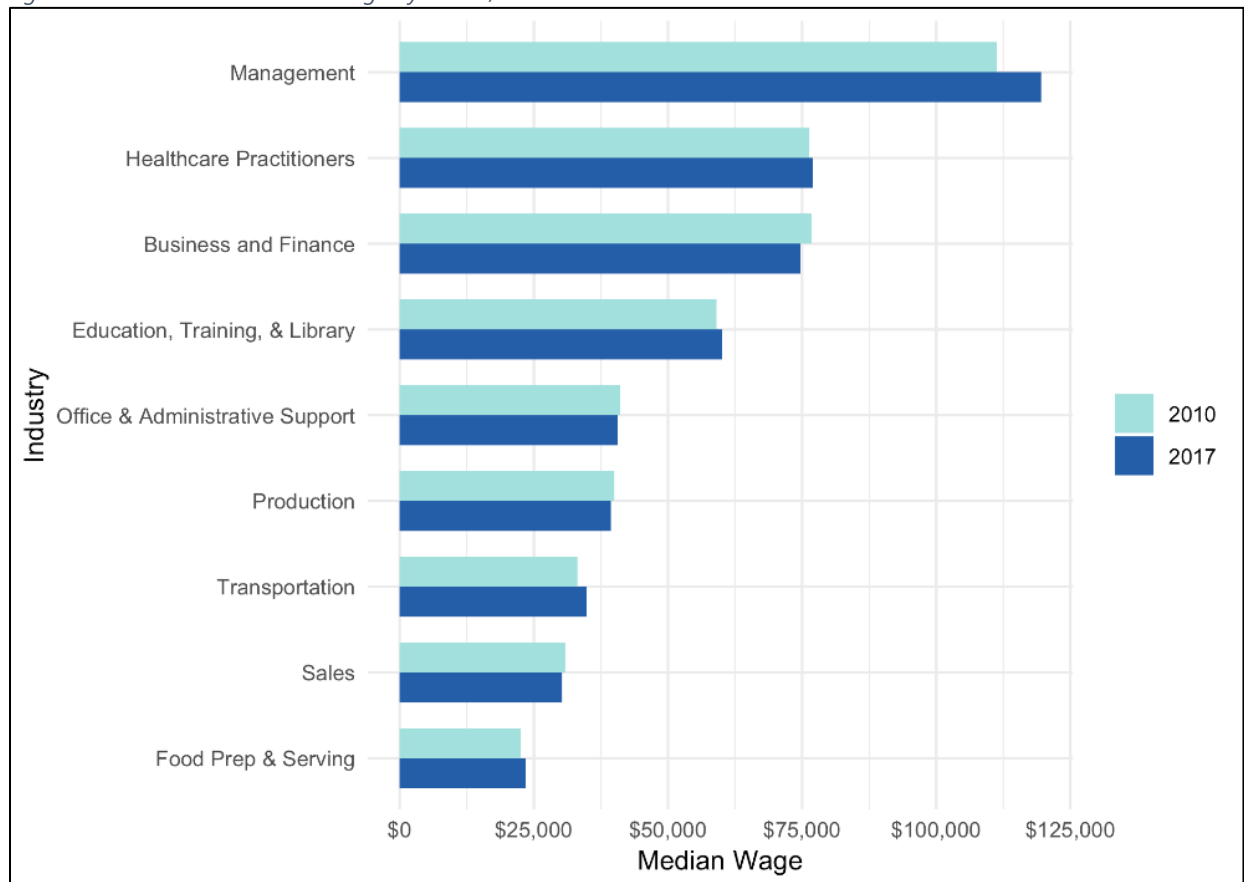


Source: 2010 & 2017 Occupational Employment Statistics

C. Wages in Top Occupations

Real wages in Connecticut's top occupations generally stagnated or declined between 2010 and 2017. Among jobs in the State's current top two occupation sectors, Office and Administrative Support and Sales, median wages have declined since 2010. These two top sectors together employ more than a quarter of the State's workforce. Overall, the State's median annual wage grew only 0.5% during this period.

Figure 18 Connecticut: Median Wage by Sector, 2010 - 2017



Source: 2010 & 2017 Occupational Employment Statistics

Housing Markets

The following sections introduce market typologies created for the purpose of analyzing census tract data across the State. This approach is used instead of a separate county by county or city by city analysis to provide a broader view of the housing stock and market activity in the State to allow market-driven policy prescriptions that can still be applied at the local level.

A. Market Typologies

Rather than analyze the housing stock and affordability in Connecticut by a jurisdictional unit of analysis, data has been aggregated based on market typology. The State's census tracts were divided into two of eight market typologies, one for the rental market and one for the sales market, based on their scores in two indices – Opportunity and Market Activity. An additional Low Development Activity market type was created to classify census tracts where population growth was stagnant and vacancy rates were high. The Opportunity Index identifies areas in which new developments may be more financially feasible in the long-term due to proximity to factors that allow residents to maintain a rental or mortgage payment while raising a family such as access to employment centers and quality schools.

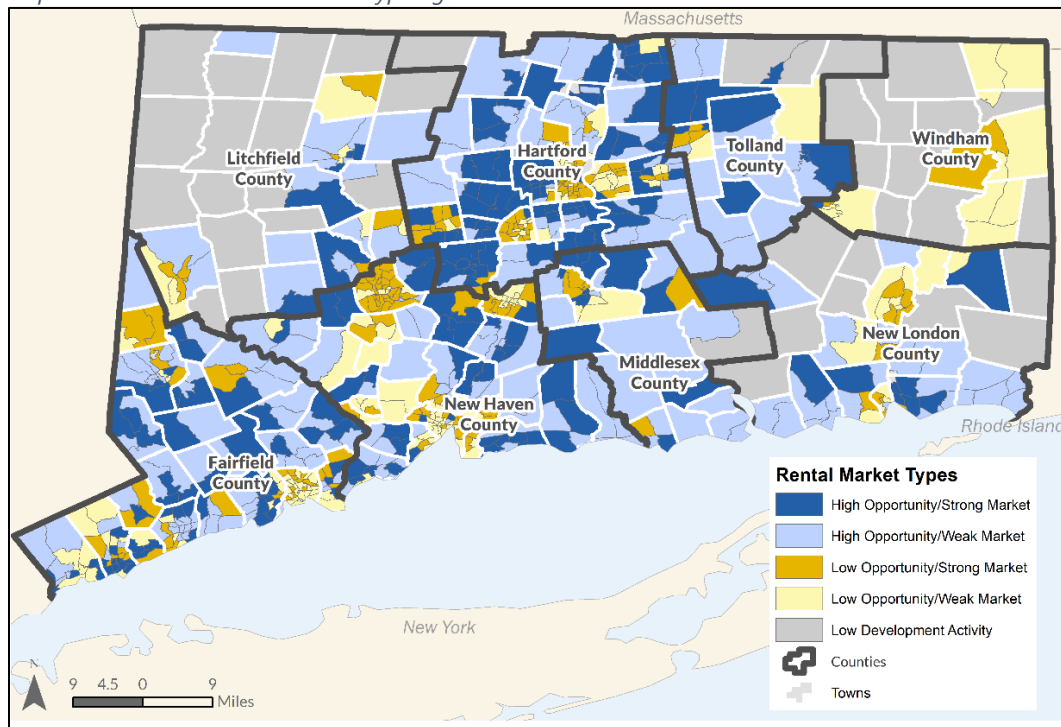
The Market Activity Index was created to classify census tracts based on the amount of market activity that has taken place over the past five years, 2013 to 2017, based on available data, sorting between strong or weak markets. Different variables are used for both the rental and homeowner markets. Variables were chosen based on their representation of single- and multi-family development activity. Because a different Market Activity score can be reached for the homeowner market and rental market, a census tract can have a strong homeowner market and weak rental market. The full methodology can be found in Appendix A. The following classifications are used:

- High Opportunity/Strong Market
- Low Opportunity/ Strong Market
- High Opportunity/Weak Market
- Low Opportunity/Weak Market
- Low Development Activity

Using these market types as the unit of analysis rather than geographic attributes like city or county provides a greater understanding of local market conditions and the state of their housing stock and allows for a richer analysis, while still allowing policy prescriptions that can be applied across large areas of the State. The maps below illustrate the rental and sales market types. Several observations can be taken from these maps:

- Lower opportunity markets most often lie in Connecticut's urban centers while high opportunity markets are more suburban.
- The Low Opportunity/Strong Market is generally highly clustered in several urban centers, especially in the rental market.

Map 9 Connecticut: Rental Market Typologies



Map 10 Connecticut: Sales Market Typologies

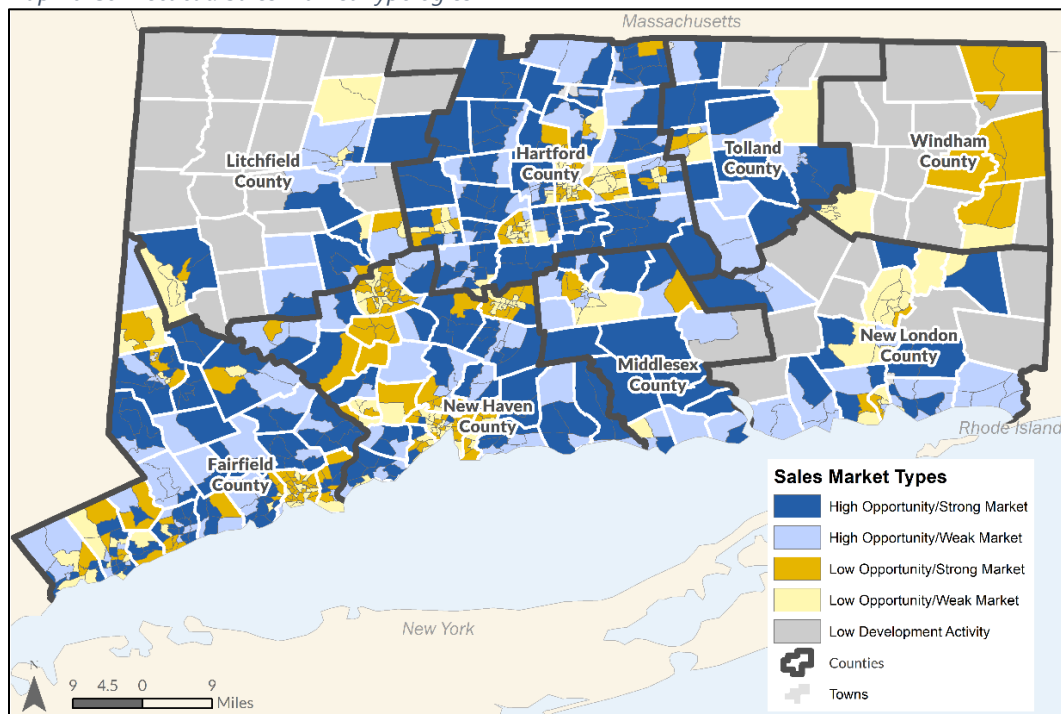


Figure 19 Number of Census Tracts by Market Type

Market Types	Rent		Sales	
	#	%	#	%
High Opportunity/Strong Market	240	28.8%	286	34.3%
High Opportunity/Weak Market	192	23.0%	146	17.5%
Low Opportunity/Strong Market	168	20.2%	168	20.2%
Low Opportunity/Weak Market	186	22.3%	186	22.3%
Low Development Activity	47	5.6%	47	5.6%
Connecticut	833	100.0%	833	100.0%

The High Opportunity/Strong Market contains the most census tracts in each tenure. This is in part due to some outlier census tracts where incomes and home prices are extremely high compared to all others. The number of census tracts in each low opportunity market type are the same for each tenure, however, they are not always the same census tracts.

B. Age of Housing Structures

Nearly 30.0% of renters live in housing that is at least 80-years old compared to 17.0% of homeowners. Renters in low opportunity markets are more likely to live in older housing than those in high opportunity markets, particularly in the Low Opportunity/Weak Market, where 40.6% of renters live in housing that is at least 80-years old. Renters in stronger markets are more likely to live in newer housing units than their corresponding weak market. Renters in the High Opportunity/Strong Market have the newest housing stock available with 33.3% renting housing that is younger than 40-years old.

Homeowners in the Low Opportunity/Weak Market have the oldest housing stock. Over 75.0% of residents live in housing that is at least 40-years old and nearly 30.0% in homes 80-years of age or older. Homeowners in high opportunity markets are more likely to live in newer housing, while the two strong markets have the majority of the State's newest housing. The High Opportunity/Strong Market contains over half of the State's owner-occupied housing under ten years old.

Figure 20 Connecticut: Housing Units by Age and Market Typology, 2017

	Less than 10 Years Old		10 - 39 Years Old		40 - 79 Years Old		80 Years or Older		Total
	#	%	#	%	#	%	#	%	#
Renter-Occupied									
High Opportunity/Strong Market	5,287	4.5%	38,716	33.3%	51,031	43.9%	21,188	18.2%	116,222
High Opportunity/Weak Market	1,564	2.0%	22,666	29.1%	34,452	44.2%	19,306	24.8%	77,988
Low Opportunity/Strong Market	2,325	1.8%	26,859	21.1%	59,167	46.5%	38,920	30.6%	127,271
Low Opportunity/Weak Market	1,071	0.8%	20,683	16.4%	53,063	42.1%	51,227	40.6%	126,044
Low Development Activity	117	1.6%	1,961	26.4%	3,099	41.7%	2,255	30.3%	7,432
Connecticut	10,364	2.3%	110,885	24.4%	200,812	44.1%	132,896	29.2%	454,957
Owner-Occupied									
High Opportunity/Strong Market	5,589	1.3%	139,139	32.4%	233,887	54.5%	50,167	11.7%	428,782
High Opportunity/Weak Market	1,816	1.2%	48,051	32.4%	71,609	48.2%	26,991	18.2%	148,467
Low Opportunity/Strong Market	1,479	0.9%	40,806	23.8%	94,353	55.1%	34,489	20.2%	171,127
Low Opportunity/Weak Market	889	0.8%	23,019	19.4%	59,504	50.2%	35,094	29.6%	118,506
Low Development Activity	600	1.5%	17,278	43.3%	14,931	37.4%	7,107	17.8%	39,916
Connecticut	10,373	1.1%	268,293	29.6%	474,284	52.3%	153,848	17.0%	906,798

Source: 2013 - 2017 American Community Survey

C. Units in Structure

Renters are more likely to live in multi-family housing by a wide margin. Almost 90.0% of homeowners live in single-family housing units, while only 21.4% of renters live in the same type. Renters in high opportunity markets are more likely to rent single-family homes, while most multi-family units across all rental markets are structures with 2- to 9-units. Homeowners in low opportunity markets are more likely than those in high opportunity markets to live in multi-family units, however, over 80.0% live in single-family homes. Nearly all of homeowners and over half of renters in the Low Development Activity Market live in single-family homes.

Figure 21 Connecticut: Housing by Number of Units and Market Type, 2017

	Single-Family		2 to 9		10 to 19		20 to 49		50 or more		Total
	#	%	#	%	#	%	#	%	#	%	#
Renter-Occupied											
High Opportunity/Strong Market	30,318	26.1%	44,930	38.7%	11,474	9.9%	11,392	9.8%	17,851	15.4%	115,965
High Opportunity/Weak Market	21,585	27.9%	34,325	44.4%	6,447	8.3%	6,463	8.4%	8,549	11.0%	77,369
Low Opportunity/Strong Market	19,930	15.7%	67,870	53.5%	11,885	9.4%	11,137	8.8%	16,005	12.6%	126,827
Low Opportunity/Weak Market	21,063	16.8%	68,632	54.8%	9,858	7.9%	9,440	7.5%	16,356	13.0%	125,349
Stagnant	3,830	52.7%	2,440	33.6%	234	3.2%	531	7.3%	232	3.2%	7,267
Connecticut	96,726	21.4%	218,197	48.2%	39,898	8.8%	38,963	8.6%	58,993	13.0%	452,777
Owner occupied											
High Opportunity/Strong Market	291,406	91.3%	17,936	5.6%	3,263	1.0%	2,947	0.9%	3,483	1.1%	319,035
High Opportunity/Weak Market	236,454	93.3%	11,893	4.7%	2,276	0.9%	1,224	0.5%	1,572	0.6%	253,419
Low Opportunity/Strong Market	119,320	83.9%	17,631	12.4%	2,008	1.4%	1,410	1.0%	1,902	1.3%	142,271
Low Opportunity/Weak Market	119,647	82.6%	19,974	13.8%	2,149	1.5%	1,509	1.0%	1,602	1.1%	144,881
Stagnant	39,126	98.5%	486	1.2%	50	0.1%	13	0.0%	42	0.1%	39,717
Connecticut	805,953	89.6%	67,920	7.6%	9,746	1.1%	7,103	0.8%	8,601	1.0%	899,323

Source: 2013 - 2017 American Community Survey

Note: Excludes Mobile Homes and Other living situations like Boat and Recreational Vehicles

D. Size of Households and the Size of Existing Housing Stock

One aspect of the housing market that must be considered is the extent to which the existing housing stock is right-sized for the household occupants. One way of considering if housing is right-sized is to compare the size of households to the size of housing units in the market using the number of bedrooms. Figure 22 below, portrays the mismatch by subtracting the number of households of a certain size from the number of units that would be appropriate for that sized household. This analysis does not take into consideration the square footage of the units and is based on the number of bedrooms.

The largest mismatch in rental units across all market types and tenures is found in household sizes between one and four persons. There is a large surplus of housing units with two to three bedrooms and a lack of smaller units for one to two persons. There is also a large surplus of owner housing with four bedrooms across all market types which continues for housing with five or more bedrooms, particularly in the high opportunity markets.

Figure 22 Connecticut: Appropriateness of Housing by Market Type, 2017

Housing Unit Size	0-1 Bedrooms	2-3 Bedrooms	4 Bedrooms	5 or More Bedrooms
Household Size	1 - 2 Persons	3 - 4 Persons	5 Persons	6 or More Persons
Renter-Occupied				
High Opportunity/Strong Market	-38,157	37,931	1,256	-1,030
High Opportunity/Weak Market	-27,925	26,196	1,616	113
Low Opportunity/Strong Market	-38,680	43,134	-2,055	-2,399
Low Opportunity/Weak Market	-40,595	43,201	-961	-1,645
Low Development Activity	-3,477	2,964	514	-1
Connecticut	-148,834	153,426	370	-4,962
Owner-Occupied				
High Opportunity/Strong Market	-177,569	97,944	66,653	12,972
High Opportunity/Weak Market	-145,103	76,086	57,391	11,626
Low Opportunity/Strong Market	-77,313	55,642	17,949	3,722
Low Opportunity/Weak Market	-82,584	58,019	20,165	4,400
Low Development Activity	-24,029	15,952	6,523	1,554
Connecticut	-506,598	303,643	168,681	34,274

Source: 2013 - 2017 American Community Survey

E. Vacancy

The highest rental vacancies are experienced by weak markets where rental vacancies reach as high as 11.7% in the Low Opportunity/Weak Market. Low Opportunity markets have the highest overall number of vacant rental units. Vacancies are lower among homeowners where they reach as low as 2.0% in the High Opportunity/Strong Market and only as high as 4.1% in the Low Opportunity/Weak Market.

Figure 23 Connecticut: Vacancy by Market Type, 2017

	Occupied	Vacant	Vacancy Rate
	Rental Units		
High Opportunity/Strong Market	116,222	6,699	5.8%
High Opportunity/Weak Market	77,988	6,576	8.4%
Low Opportunity/Strong Market	127,271	10,651	8.4%
Low Opportunity/Weak Market	126,044	14,694	11.7%
Low Development Activity	7,432	736	9.9%
Connecticut	454,957	39,356	8.7%
	Owner Units		
High Opportunity/Strong Market	428,782	8,569	2.0%
High Opportunity/Weak Market	148,467	4,728	3.2%
Low Opportunity/Strong Market	171,127	4,851	2.8%
Low Opportunity/Weak Market	118,506	4,912	4.1%
Low Development Activity	39,916	938	2.3%
Connecticut	906,798	23,998	2.6%

Source: 2013 - 2017 American Community Survey

F. Bedrooms

Renters are disproportionately living in efficiencies and one-bedroom units compared to owners; however, a majority of renters have two- or three-bedroom units. There is little difference in the distribution of housing size across the renter typologies. Considering that 40.5% of renters are non-family households living alone, the rental market may not be supplied with enough efficiency and one-bedroom rental units. Some of these renters will be required to find units that are larger and therefore likely more costly. They will also take mid-sized units that could otherwise go to household of two or more people reducing the availability of housing to these households.

The majority of homeowners live in units with between two and three bedrooms and a significant proportion live in four-bedroom units. Owners in high opportunity markets are more likely to live in a four-bedroom unit, and to a lesser extent a five-bedroom unit, than those in weak markets. Those in strong markets are slightly less likely to live in a unit four or more bedrooms than homeowners in their corresponding weak markets.

Figure 24 Connecticut: Housing by Number of Bedrooms and Market Type, 2017

	0-1 Bedrooms		2-3 Bedrooms		4 Bedrooms		5 or More Bedrooms		Total
	#	%	#	%	#	%	#	%	#
Renter-Occupied									
High Opportunity/Strong Market	43,257	37.2%	66,150	56.9%	5,487	4.7%	1,328	1.1%	116,222
High Opportunity/Weak Market	28,774	36.9%	44,039	56.5%	3,978	5.1%	1,197	1.5%	77,988
Low Opportunity/Strong Market	41,093	32.3%	79,458	62.4%	5,214	4.1%	1,506	1.2%	127,271
Low Opportunity/Weak Market	44,117	35.0%	74,861	59.4%	5,396	4.3%	1,670	1.3%	126,044
Low Development Activity	1,943	26.2%	4,461	60.3%	811	11.0%	188	2.5%	7,403
Connecticut	159,184	35.0%	268,969	59.1%	20,890	4.6%	5,889	1.3%	454,928
Owner-Occupied									
High Opportunity/Strong Market	11,731	2.7%	271,053	63.2%	120,328	28.1%	25,670	6.0%	428,782
High Opportunity/Weak Market	4,779	3.2%	93,430	62.9%	38,442	25.9%	11,816	8.0%	148,467
Low Opportunity/Strong Market	6,537	3.8%	120,676	70.5%	33,524	19.6%	10,390	6.1%	171,127
Low Opportunity/Weak Market	5,185	4.4%	83,144	70.2%	23,012	19.4%	7,165	6.0%	118,506
Low Development Activity	1,129	2.8%	27,788	69.6%	8,622	21.6%	2,377	6.0%	39,916
Connecticut	29,361	3.2%	596,091	65.7%	223,928	24.7%	57,418	6.3%	906,798

Source: 2013 - 2017 American Community Survey

Affordability Analysis

A. Rental Markets

Demographics

Strong rental markets have experienced moderate population growth; however, this has occurred with a substantial increase in the number of renters. In the High Opportunity/Strong Market there was a 17.5% increase in renter-occupied housing units from 2010 to 2017 and a 9.7% increase in Low Opportunity/Strong Market compared to an 8.5% increase in renters statewide. The majority of renters across the State are under 65 years old, but low opportunity markets are slightly younger.

Figure 25 Connecticut: Renter Demographic Changes by Market Type

	Population 2010	Population 2017	Percent Change Population	Percent Change Households	Percent Change Renters	Percent Renters Under 65 Years Old, 2017
High Opportunity/Strong Market	1,101,442	1,141,855	3.7%	1.5%	17.5%	79.6%
High Opportunity/Weak Market	890,928	872,552	-2.1%	-2.3%	9.0%	78.3%
Low Opportunity/Strong Market	697,795	730,291	4.7%	0.7%	9.7%	84.5%
Low Opportunity/Weak Market	752,976	722,224	-4.1%	-3.2%	0.7%	83.2%
Low Development Activity	130,956	127,556	-2.6%	-1.9%	-1.0%	81.5%
Connecticut	3,574,097	3,594,478	0.6%	-0.7%	8.5%	81.8%

Source: 2010 Decennial Census, 2013 - 2017 American Community Survey

Income

After adjusting for inflation, the median household income fell across the State from 2010 - 2017.³ Among renters, however, incomes are rising at a higher rate in strong rental markets than the other market types and the State. High Opportunity/Strong Market areas, where renters are older, have the highest incomes and the fastest pace of income growth. High opportunity areas are in demand by upper income renters, while lower income renters live in low opportunity market areas.

Figure 26 Connecticut: Renter Incomes by Market Type

	Median Income 2010	Median Income 2017	Percent Change Median Income	Median Income Among Renters 2010	Median Income Among Renters 2017	Percent Change Income Among Renters
High Opportunity/Strong Market	\$91,353	\$88,789	-2.8%	\$49,165	\$52,551	6.9%
High Opportunity/Weak Market	\$93,350	\$90,356	-3.2%	\$51,193	\$51,397	0.4%
Low Opportunity/Strong Market	\$53,599	\$52,094	-2.8%	\$34,148	\$34,545	1.2%
Low Opportunity/Weak Market	\$55,136	\$52,331	-5.1%	\$35,964	\$35,353	-1.7%
Low Development Activity	\$84,467	\$84,520	0.1%	\$48,844	\$51,000	4.4%
Connecticut	\$78,628	\$73,781	-6.2%	\$43,654	\$39,110	-10.4%

Note: All dollar values are in 2017 dollars

Source: 2006 - 2010 & 2013 - 2017 American Community Survey

³ Without the actual survey responses, it is impossible to calculate dollar figures such as the median household income in a market typology. This analysis uses the median of all median household incomes for each census tract in a typology as a way to calculate a close proxy.

Cost of Housing

Rent has been rising in strong markets and falling everywhere else. The statewide median gross rent decreased 2.7% from 2010 to 2017 compared to a 7.5% increase in the High Opportunity/Strong Market type and 3.0% in the Low Opportunity/Strong Market type. Rents are highest in high opportunity markets where the median gross rent is slightly higher than the State median.

Despite rents increasing faster than income in the High Opportunity/Strong Market, it remains relatively affordable to renters – only 28.4% of income is spent on rent. This affordability is likely due, in part, to the higher incomes that renters enjoy and because rent has increased faster than income in this market but has not yet become unaffordable. Stagnant changes in income among renters was kept in check by falling rents to keep the High Opportunity/Weak Market broadly affordable to renters as well.

The Low Opportunity/Strong Market is the most profitable market for developers with a median capitalization rate (or cap rate) of 7.2%, even with the second lowest median rent; however, this is also the least affordable market area for renters – over 30.0% of their income goes to rent. Median rent increased 3.0% in this market type compared to a 1.2% increase in renter income. The median Low Opportunity/Weak Market rent has fallen 4.3% since 2010, but also remains unaffordable to its renters who spend 32.1% of income on rent.

The two weak rental markets had median cap rates of 6.1% among high opportunity areas compared to 6.5% in low opportunity areas, lower than the statewide median of 6.7%. Profitability in these two areas could be linked to stagnating renter incomes and falling rents.

Figure 27 Connecticut: Cost of Rent by Market Type

	Median Rent 2010	Median Rent 2017	Median Percent Change Rent	Median Rent as % of Income 2010	Median Rent as % of Income 2017	Median Cap Rate
High Opportunity/Strong Market	\$1,249	\$1,342	7.5%	29.1%	28.4%	6.8%
High Opportunity/Weak Market	\$1,287	\$1,206	-6.3%	28.8%	28.8%	6.1%
Low Opportunity/Strong Market	\$1,032	\$1,062	3.0%	32.0%	33.3%	7.2%
Low Opportunity/Weak Market	\$1,114	\$1,067	-4.3%	33.0%	32.1%	6.5%
Low Development Activity	\$1,066	\$990	-7.2%	28.2%	27.8%	6.5%
Connecticut	\$1,155	\$1,123	-2.7%	30.1%	30.0%	6.7%

Note: All dollar values are in 2017 dollars

Source: 2006 – 2010 & 2013 – 2017 American Community Survey

Cost of Transportation

While transportation expenses are not calculated as a direct cost of housing it is an important element to consider when analyzing affordability due to its relationship to housing. Where one lives is one of the primary determinants of how much transportation costs. Living far away from employment and leisure activities will invariably cost more as walking is impossible, public transportation becomes scarce or nonexistent, and more miles are driven by vehicle on a daily commute.

There is a narrow difference in commute time between markets. Low Opportunity/Strong Market areas are mostly located in urban centers across the State. The median of each census tract's average commute time in this market area is 24.2 minutes. The more suburban High Opportunity/Weak Market areas have a median commute time of 26.1 minutes – only a 1.9-minute difference. The cost of transportation is about 20% of income for households earning the median income in high opportunity markets, 18.0% in low opportunity and in areas of Low Development Activity, transportation consumes nearly one-fourth of household income.

When combining both transportation and housing costs, high opportunity markets spend less than half of their incomes on housing and transportation. In low opportunity markets, where incomes are lowest, there is little room for rents to increase due to the smaller amount of income remaining after housing and transportation expenses. A median renter household in the Low Opportunity/Strong Market has \$1,402 per month available for all other living expenses and leisure activities available per month (considering this is gross income these figures are smaller after factoring in other items such as taxes). The median household in a High Opportunity/Strong Market area has \$2,206 remaining per month.

Figure 28 Connecticut: Renter Transportation Costs by Market Type

	Mean Commute Time (Minutes)	Median Household Transp. Costs as % Income	Transp. Costs and Median Gross Rent as % of Income	Remaining Monthly Income Less Housing Costs and Transp. Expenses
High Opportunity/Strong Market	24.9	20.0%	48.4%	\$2,260
High Opportunity/Weak Market	26.1	20.5%	49.3%	\$2,172
Low Opportunity/Strong Market	24.2	18.0%	51.3%	\$1,402
Low Opportunity/Weak Market	24.4	18.0%	50.1%	\$1,470
Low Development Activity	29.9	24.0%	51.8%	\$2,049
Connecticut	25.1	19.0%	49.0%	\$1,662

Source: 2013 - 2017 American Community Survey, Center for Neighborhood Technology, Housing & Transportation Index

Cost Burden

By HUD standards a household is considered cost burdened if it spends more than 30% of its income on housing costs. For this analysis, census tract level Comprehensive Housing Affordability Strategy (CHAS) data was aggregated to the market typology to determine cost burden by income level. While updated annually, the CHAS data is several years behind the American Community Survey (ACS) data in part because the CHAS data is a custom tabulation of ACS data. Renter data was aggregated to rental market typologies and homeowner data was aggregated to homeowner market typologies to clarify the level of cost burden within each market.

Statewide, only 3.8% of renters earning more than the median income were cost burdened with a larger share of households being cost burdened for each step down in income tier. For renters up to 50% AMI, there is little variation between the proportion that are cost burdened in each market typology and the State. Among all renters of this income level, 74.7% are cost burdened. In high opportunity markets, over 40.0% of renters 51 – 80% AMI are cost burdened, while in the Low Opportunity/Strong Market only 28.4% are cost burdened. Similarly, nearly 20.0% of renters earning 81 – 100% AMI are cost burdened in high opportunity markets compared to 10.2% in the Low Opportunity/Weak Market and 7.9% in the Low Opportunity/Strong Market. This is likely due to higher rents in high opportunity areas making these areas unaffordable to lower income households. Across all markets, the median income appears to be a major affordability tipping point – less than 5.0% of renters earning more than the median income are cost burdened. This would suggest a lack of affordable rental options available for households below the median income in certain markets and especially for households at 80% AMI and below.

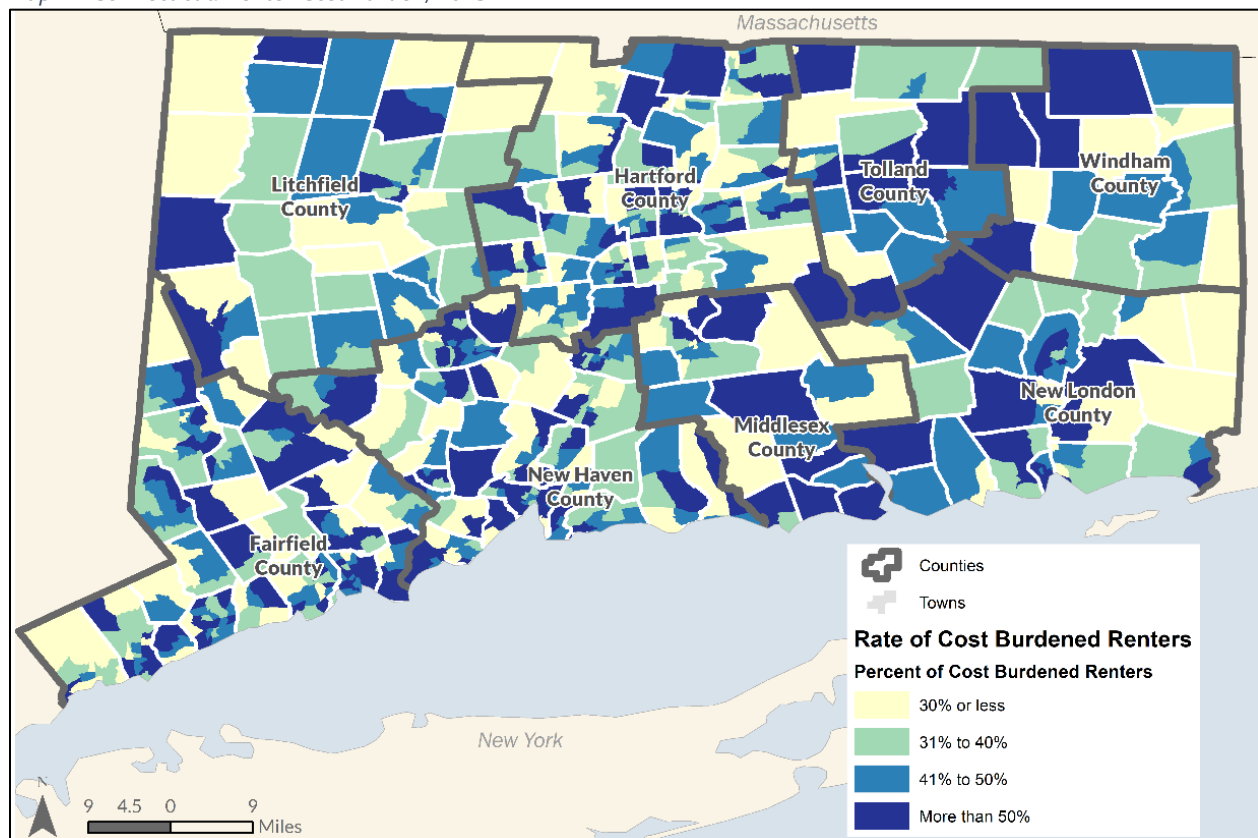
Figure 29 Connecticut: Renter Cost Burden by Market Type

	0 - 30% AMI			31 - 50% AMI			51 - 80% AMI			81 - 100% AMI			100%+ AMI		
	Total Renters	Cost Burdened	%	Total Renters	Cost Burdened	%	Total Renters	Cost Burdened	%	Total Renters	Cost Burdened	%	Total Renters	Cost Burdened	%
High Opportunity/Strong Market	26,214	18,725	71.4%	18,680	14,007	75.0%	17,881	8,180	45.7%	11,910	2,167	18.2%	35,032	1,633	4.7%
High Opportunity/Weak Market	21,111	15,437	73.1%	13,215	10,005	75.7%	12,535	5,405	43.1%	7,681	1,467	19.1%	22,003	1,052	4.8%
Low Opportunity/Strong Market	48,932	37,309	76.2%	25,774	19,131	74.2%	20,372	5,793	28.4%	10,061	797	7.9%	19,934	528	2.6%
Low Opportunity/Weak Market	51,024	38,290	75.0%	26,367	20,047	76.0%	20,951	7,877	37.6%	10,501	1,075	10.2%	18,428	424	2.3%
Low Development Activity	1,819	1,325	72.8%	1,682	1,210	71.9%	1,552	481	31.0%	834	159	19.1%	1,759	20	1.1%
Connecticut	149,100	111,086	74.5%	85,718	64,400	75.1%	73,291	27,736	37.8%	40,987	5,665	13.8%	97,166	3,657	3.8%

Source: Comprehensive Housing Affordability Strategy, 2015

The map below illustrates where cost burdened renters live by census tract. The greatest concentrations of cost burdened renters are in urban centers and the inner suburbs but are not limited to these areas. There are some rural areas with large concentrations of cost burdened renters as well. Considering the population sizes of urban versus rural areas as well as the higher rate of renters in urban areas, the largest number of cost burdened renters are likely located in and near major cities. Rural areas would see a drastic reduction in the proportion of renters who are cost burdened with a small amount of additional affordable housing, however, the greatest need by volume or number of households is in the State's urban centers.

Map 11 Connecticut: Renter Cost Burden, 2015



Source: 2015 Comprehensive Housing Affordability Strategy Data

Rental Markets Summary

Strong rental markets have increasing populations, particularly among renters. These markets are also experiencing the fastest income growth among renters. The High Opportunity/Weak Market is also experiencing rental growth; however, renters' incomes have only experienced modest growth in these areas. Renters generally earn less than owners in all market types.

The High Opportunity/Strong Rental market is the only market type where the median rent increased faster than median household income among renters, however, rent still consumes less than 30.0% of household income. Rent consumes more than 30.0% of income in low opportunity markets where incomes are less. When adding transportation costs, only renters in the High Opportunity/Strong Market spend less than half of income on transportation and gross rent. There appears to be an affordability cliff below 50% of median income across all market types where a majority of renters are cost burdened up to this income level.

B. Sales Markets

Demographics

Population and household growth are only occurring in the strong sales markets; however, homeownership is falling across all market types. Statewide, the number of homeowners fell 3.5%. This indicates a potentially struggling sales market that is transitioning towards a more rental-oriented market. Nearly three-quarters of homeowners in Connecticut are under the age of 65 with little variation across market types.

Figure 30 Connecticut: Owner Demographic Changes by Market Type

	Population 2010	Population 2017	Percent Change Population	Percent Change Households	Percent Change Owners	Percent Owners Under 65 Years Old, 2017
High Opportunity/Strong Market	1,436,910	1,475,138	2.7%	1.0%	-1.3%	71.5%
High Opportunity/Weak Market	555,460	539,269	-2.9%	-3.2%	-4.1%	68.1%
Low Opportunity/Strong Market	774,319	806,163	4.1%	0.2%	-5.2%	71.0%
Low Opportunity/Weak Market	676,452	646,352	-4.4%	-3.0%	-8.6%	69.9%
Low Development Activity	130,956	127,556	-2.6%	-1.9%	-1.4%	70.1%
Connecticut	3,574,097	3,594,478	0.6%	-0.7%	-3.5%	70.6%

Source: 2010 Decennial Census, 2013 - 2017 American Community Survey

Income

Household income is highest in high opportunity markets and even higher among owners. Median household income in 2017 was \$90,938 among all households in the High Opportunity/Strong Market and \$106,598 among homeowners. Homeowner income grew fastest in low opportunity markets but is still about 20 - 30% less than in high opportunity markets. At a rate of 1.4%, the fastest income growth occurred in the Low High Opportunity/Weak Market. The High Opportunity/Weak Market and Low Development Activity market types were the only two where incomes grew less than the State.

Figure 31 Connecticut: Owner Incomes by Market Type

	Median Income 2010	Median Income 2017	Percent Change Median Income	Median Income Among Owners 2010	Median Income Among Owners 2017	Percent Change Median Income Among Owners
High Opportunity/Strong Market	\$95,310	\$90,938	-4.6%	\$105,137	\$106,598	1.4%
High Opportunity/Weak Market	\$85,618	\$83,434	-2.6%	\$98,875	\$99,815	1.0%
Low Opportunity/Strong Market	\$62,260	\$58,637	-5.8%	\$79,888	\$79,965	0.1%
Low Opportunity/Weak Market	\$49,249	\$46,750	-5.1%	\$71,387	\$72,199	1.1%
Low Development Activity	\$84,467	\$84,520	0.1%	\$91,268	\$94,685	3.7%
Connecticut	\$78,628	\$76,637	-2.5%	\$90,600	\$90,103	-0.5%

Note: All dollar values are in 2017 dollars

Source: 2006 - 2010 & 2013 - 2017 American Community Survey

Cost of Housing

The median sales price is highest in high opportunity markets where incomes are also highest. Statewide prices fell 1.0%, which has affected most market areas. The High Opportunity/Weak Market median sales price fell 6.9% but is still second highest among all market types and the State median. The High Opportunity/Strong Market experienced a 4.3% decrease in sales prices from 2010 to 2017, however, it also had the highest sales volume over this period with 44.8% of the State's home sales (it also contains 47.2% of the State's owner-occupied housing units). Each typology's proportion of total home sales is nearly equal to its proportion of the State's owner-occupied housing units, which suggests that no market is experiencing a boom in sales compared to the others. Home prices rose 5.5% in the Low Opportunity/Strong Market, the fastest among all market types, which also had the fastest pace of income growth among homeowners and second fastest growth among all households.

Due to falling prices and rising incomes, homeownership is generally affordable across all market areas at the median income and above. The median selected monthly owners' costs (SMOC) as a percent of income for homeowners with a mortgage in 2017 was 23.4%. There was little variation across market types – only the Low Opportunity/Weak Market was greater than a quarter of household income. The percent of income spent on housing for homeowners has fallen several points since 2010.

Figure 32 Connecticut: Cost of Ownership by Market Type

	Median Sale Price 2010	Median Sale Price 2017	Percent Change Sales Price	Sales Volume 2010 - 2017	Median SMOC as % of Income 2010	Median SMOC as % of Income 2017
High Opportunity/Strong Market	\$268,777	\$257,350	-4.3%	143,890	25.9%	22.6%
High Opportunity/Weak Market	\$268,400	\$249,950	-6.9%	50,726	26.7%	23.2%
Low Opportunity/Strong Market	\$144,979	\$153,000	5.5%	67,914	28.3%	24.7%
Low Opportunity/Weak Market	\$132,583	\$139,000	4.8%	48,031	28.0%	26.3%
Low Development Activity	\$222,589	\$235,000	5.6%	11,101	26.9%	23.1%
Connecticut	\$210,597	\$208,500	-1.0%	321,662	26.8%	23.4%

Note: All dollar values are in 2017 dollars

Source: 2006 - 2010 & 2013 - 2017 American Community Survey

Cost of Transportation

There is a narrow difference between markets in commute time. According to the Census Bureau, the median of each census tract's average commute time is between 23 and 26 minutes across the four primary market areas. This translates to low transportation costs for households with only the Low Development Activity market having a median transportation cost more than 20.0% of household income as calculated by the Center for Neighborhood Technology, Housing & Transportation Index.

When transportation and housing costs are combined, the median homeowner spends less than 50.0% of its income on these expenses across all market types. Households that own their home are significantly more likely to have a substantial amount of income left for other essentials like groceries. In the Low Opportunity/Weak Market, a homeowner earning the median income can expect to have \$3,414 remaining each month for groceries, savings, and leisure activities like entertainment (considering this is gross income, these figures are smaller after factoring in other items like taxes). In the High Opportunity/Strong Market, that figure is \$5,099.

Figure 33 Connecticut: Owner Transportation Costs by Market Type

	Mean Commute Time (Minutes)	Median Household Transp. Costs as % Income	Transp. Costs and Median SMOC as % of Income	Remaining Monthly Income Less Housing Costs and Transp. Expenses
High Opportunity/Strong Market	25.6	20.0%	42.6%	\$5,099
High Opportunity/Weak Market	25.0	20.0%	43.2%	\$4,725
Low Opportunity/Strong Market	25.2	18.0%	42.7%	\$3,818
Low Opportunity/Weak Market	23.5	17.0%	43.3%	\$3,414
Low Development Activity	29.9	24.0%	47.1%	\$4,178
Connecticut	25.1	19.0%	42.4%	\$4,325

Source: 2013 - 2017 American Community Survey, Center for Neighborhood Technology, Housing & Transportation Index

Cost Burden

Statewide, 11.2% of homeowners earning more than the median income were cost burdened with a larger share of households being cost burdened for each step down in income level. There is little variation in proportion of cost burdened homeowners of each market type and the proportion of cost burdened homeowners statewide across income levels. Over half of all households that are 80% AMI or lower and over one-third of households 81 – 100% AMI are cost burdened compared to just over 10.0% of owners above 100% AMI, suggesting that the sales market becomes unaffordable below the median household income.

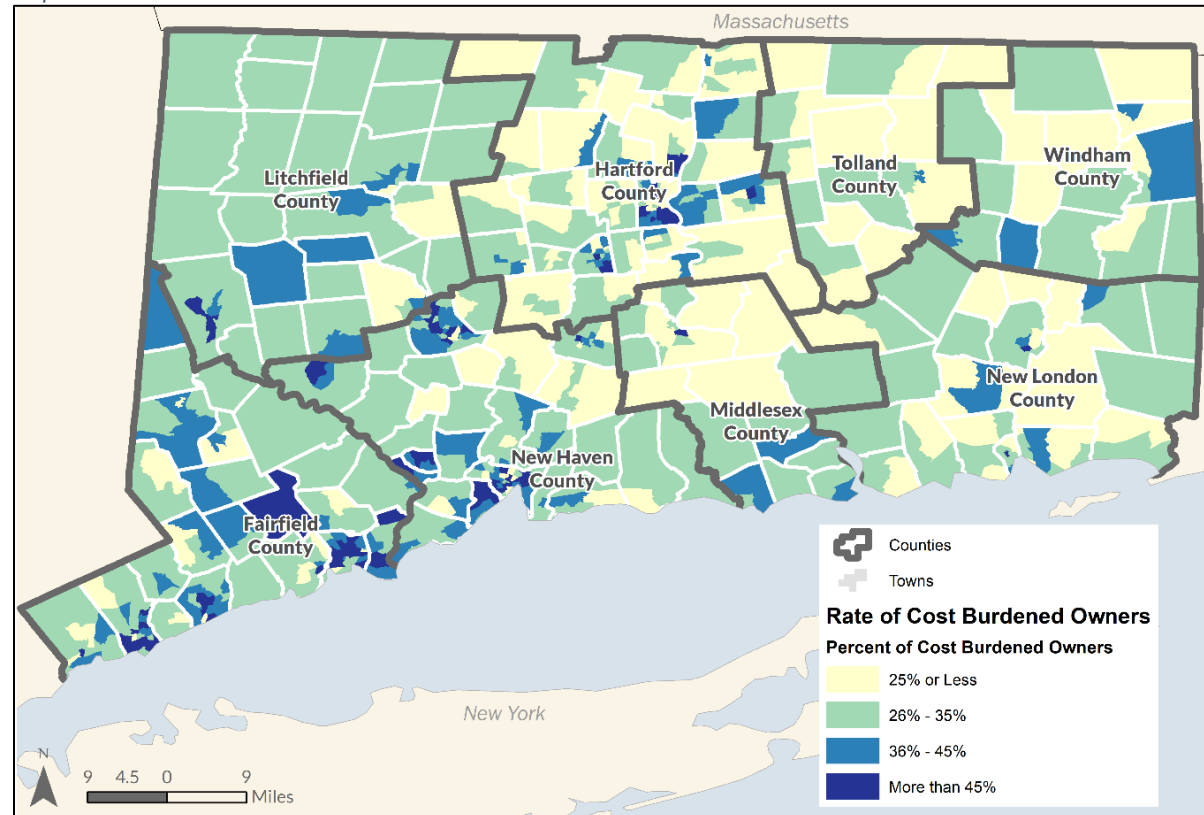
Figure 34 Connecticut: Owner Cost Burden by Market Type

	0 - 30% AMI			31 - 50% AMI			51 - 80% AMI			81 - 100% AMI			100%+ AMI		
	Total Owners	Cost Burdened	%	Total Owners	Cost Burdened	%	Total Owners	Cost Burdened	%	Total Owners	Cost Burdened	%	Total Owners	Cost Burdened	%
High Opportunity/Strong Market	25,345	22,253	87.8%	33,870	25,161	74.3%	43,820	24,364	55.6%	39,658	16,946	42.7%	285,040	33,020	11.6%
High Opportunity/Weak Market	10,958	9,466	86.4%	12,575	9,218	73.3%	16,065	8,297	51.6%	13,774	5,441	39.5%	95,395	11,423	12.0%
Low Opportunity/Strong Market	14,286	12,291	86.0%	18,879	14,281	75.6%	25,832	14,666	56.8%	19,691	7,716	39.2%	92,080	9,803	10.6%
Low Opportunity/Weak Market	10,553	9,117	86.4%	15,157	11,461	75.6%	18,445	9,992	54.2%	14,251	4,965	34.8%	61,356	6,006	9.8%
Low Development Activity	2,849	2,419	84.9%	3,079	2,119	68.8%	4,855	2,604	53.6%	4,109	1,548	37.7%	24,324	2,524	10.4%
Connecticut	63,991	55,546	86.8%	83,560	62,240	74.5%	109,017	59,923	55.0%	91,483	36,616	40.0%	558,195	62,776	11.2%

Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

The map below illustrates where cost burdened owners live by census tract. The majority of the State has only moderate concentrations of homeowners who are cost burdened. For example, homeowners in nearly all census tracts in Litchfield County are cost burdened at a rate of between 26% and 35%. The larger concentrations of cost burdened homeowners occur in some of the more urban areas in Fairfield County, New Haven County, and Hartford County.

Map 12 Connecticut: Owner Cost Burden, 2015



Source: Comprehensive Housing Affordability Strategy, 2015

Sales Markets Summary

Data suggests there is a struggling sales market across all market types and across the State. The number of homeowners has fallen across all market types, decreasing 8.6% in the Low Opportunity/Weak Market and 3.5% statewide. Income gains among homeowners have been moderate except in the Low Opportunity/Weak Market where it increased 5.4%. The sales price of a home has generally fallen across the State except in low opportunity areas.

When considering the affordability of homes to potential first-time home buyers, prices in low opportunity markets have increased faster than income among renters making it more difficult to make that first home purchase. Alternatively, in high opportunity markets, homes are becoming more affordable to households that are currently renters. The difference in prices between high and low opportunity areas makes it difficult to move between markets as a first-time homebuyer, however, due to rising prices, particularly in the Low Opportunity/Strong Market, it is more likely for a household to sell their home as an appreciated asset and potentially move to a high opportunity market. There is a steep affordability cliff for homeowners below the median income across all markets. The percent of homeowners who are cost burdened rises approximately 30 points between those earning more than median income and those earning 80% AMI. Over three-quarters of homeowners earning 30% AMI are cost burdened.

C. Mortgage Loan Analysis

The Consumer Financial Protection Bureau releases mortgage application information, called Home Mortgage Disclosure Act (HMDA) data, at the census tract level. This analysis studies loan originations and denials from 2013-2017 by income and market type to find where homeownership is either unaffordable or unobtainable due to bank denials. The following types of mortgage applications were included in the analysis and the data is aggregated by sales typology:

- Loans to be secured by a first lien;
- Loans for units that were to be the primary residence of the applicant;
- Applications for which the applicant completed the application; and
- Applications that were either originated or denied.

Of the State's 175,466 applications considered in the analysis, more than half came from the High Opportunity/Strong Market. Loans are denied at their highest rates in low opportunity markets, but only to low-income applicants defined as having incomes below the median income for the census tract. These markets have the lowest denial rates among upper income applicants defined as having income above the median income for the census tract. High opportunity markets have denial rates lower than the State rate but slightly more than the State for high-income applicants. Weak markets have higher low-income denial rates than strong markets of the same opportunity level while denial rates among upper income applicants were nearly equal between strong and weak markets.

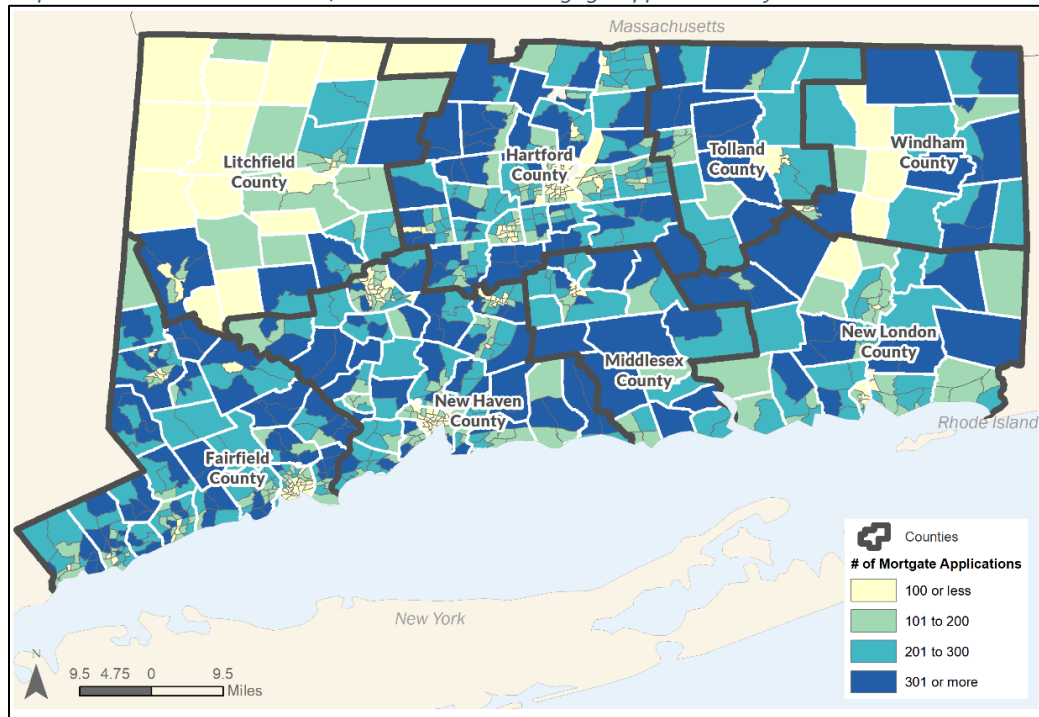
Figure 35 Connecticut: Home Purchase Mortgage Applications by Market Type

	Total Applications	Total Denied	Denial Rate	Low-Income Denial Rate	High-Income Denial Rate
High Opportunity/Strong Market	85,307	8,667	10.2%	13.2%	7.5%
High Opportunity/Weak Market	28,381	3,211	11.3%	15.3%	7.9%
Low Opportunity/Strong Market	33,395	5,007	15.0%	17.7%	9.6%
Low Opportunity/Weak Market	22,240	3,704	16.7%	19.2%	10.5%
Low Development Activity	6,143	802	13.1%	15.4%	10.2%
Connecticut	175,466	21,391	12.2%	15.6%	8.2%

Source: 2013 – 2017 HMDA

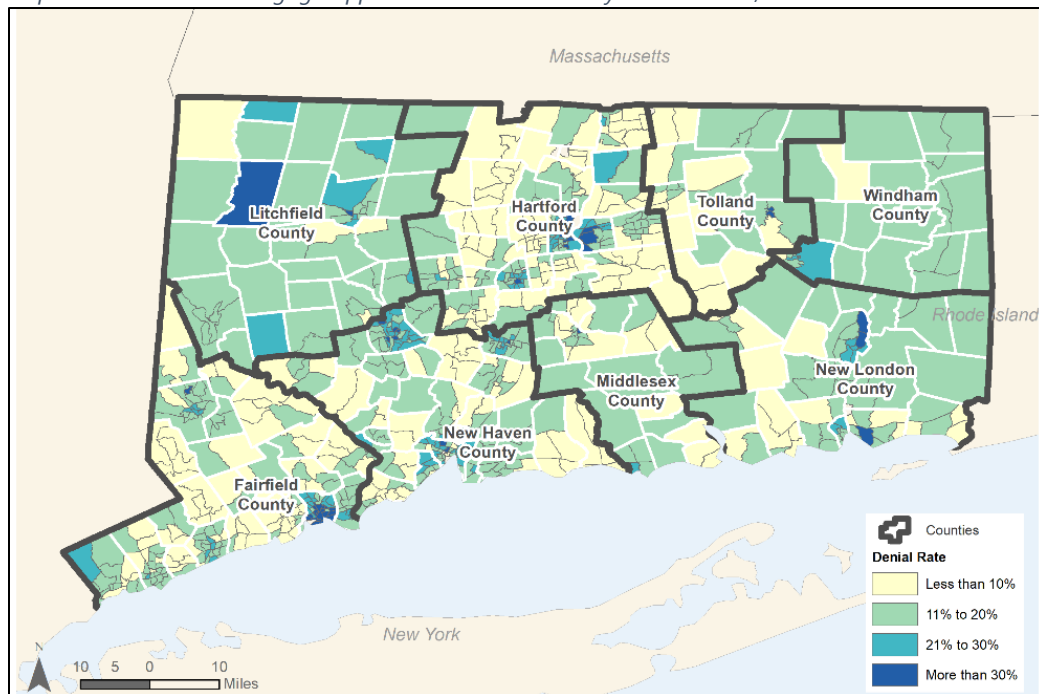
Map 13 illustrates the geographical distribution of units for which applicants sought financing. The more suburban areas generally had more applications while the very urban and very rural areas had the fewest. The inverse relationship can be seen in Map 14 which portrays the rates of mortgage application denial.

Map 13 Connecticut: Number of Home Purchase Mortgage Applications by Census Tract, 2013 - 2017



Source: 2013 - 2017 HMDA

Map 14 Connecticut: Mortgage Application Denial Rates by Census Tract, 2013 - 2017



Source: 2013 - 2017 HMDA

Low-income households are more likely to apply in low opportunity markets where they accounted for over two-thirds of applications. In high opportunity markets low-income households accounted for a little less than half of applications. Statewide, 53.7% of applications came from low-income households.

Figure 36 Connecticut: Mortgage Applications by Income and Market Type

	Total Applications	Low-Income Applications		High-Income Applications	
		#	%	#	%
High Opportunity/Strong Market	85,307	39,930	46.8%	45,377	53.2%
High Opportunity/Weak Market	28,381	13,026	45.9%	15,355	54.1%
Low Opportunity/Strong Market	33,395	22,105	66.2%	11,290	33.8%
Low Opportunity/Weak Market	22,240	15,726	70.7%	6,514	29.3%
Low Development Activity	6,141	3,383	55.1%	2,758	44.9%
Connecticut	175,466	94,172	53.7%	81,294	46.3%

Source: 2013 – 2017 HMDA

HMDA data also includes applications for home improvement loans. This data can be used to portray the extent that home repairs may be needed in the housing stock and the investment being made by homeowners which may affect a home's future market value. It does not, however, capture home repairs and improvements made by homeowners paying cash or utilizing credit cards to finance home improvement projects. A review of several large lenders in Connecticut and a few smaller credit unions indicated that lenders often require an applicant to have approximately 20% equity in the value of their home, or a loan-to-value ratio of 0.8 before approving a home equity loan. Some credit unions allow a loan-to-value ratio as high as 0.9. The approved loan is generally only worth the remaining value of the home. For example, an applicant with a \$300,000 home that has equity of \$60,000 will only be able to qualify for up to a \$60,000 home equity loan. This home equity loan will have a loan-to-value ratio of 0.2. An area with a large number of high loan-to-value loans could need rehabilitation and/or indicate areas that are beginning to be more attractive places to live and pulling in households from outside the area who can afford to make relatively costly home improvement relative to the current home value. The area could also experience a sharp rise in home values in the future as improvements create value that affect a home's market price.

This portion of the analysis includes:

- Loans that would be a first or subordinate lien;
- Loans for units that were to be the primary residence of the applicant;
- Applications for which the applicant completed the application; and
- Applications that were either originated or denied.

Subordinate liens were included in this analysis to account for homeowners who may not have paid off their homes but would like to make improvements.

As with most areas across the country, there are far fewer applications for home improvement loans than home purchase loans. In Connecticut, there were 37,048 applications for home improvement loans for units that would be the primary residence of the applicant which had an outcome of being originated or denied - incomplete applications, for example, were not considered in the analysis – which is approximately one quarter as many home improvement loans as for home purchases. Among these applications, approximately

62% were originated. High opportunity markets were more likely to be approved for a home improvement loan than low opportunity markets by a margin of approximately 14 percentage points.

The highest loan values were in high opportunity areas. Among the high opportunity areas, loan values on strong markets were 93% of the loan value in weak markets and the home values are 7.3% above the weak market values. The combination of higher loan values and lower home values in weaker markets results in a higher loan-to-median-home-value ratio in weaker markets (0.190) than in strong markets (0.164). This could indicate that homebuyers in the weaker markets still view home improvement investments as being safe and/or the improvements needed in the strong markets are more minimal and the higher home value reflects higher quality homes.

Among the low opportunity markets, there was a large difference in the loan-to-home-value ratio. The ratios were 0.224 and 0.171 for the strong and weak markets, respectively. In the low opportunity areas, the home values in strong markets are 5.3% above the value of the weak market areas but the loan amounts are 33% higher. This indicates that the Low Opportunity/Strong Markets are viewed as safe places to make large investments in homes.

While HMDA data does not include the purpose of the home improvement loan (i.e. new roof, new kitchen, upgrade mechanicals, etc.), it is possible that that purpose of the home improvement loans in low opportunity areas are being used to make the units livable rather than making aesthetic or optional home upgrades. The low opportunity areas are home to some of Connecticut's oldest housing stock as shown in Figure 20. While approximately half of all owner units are 40-79 years old regardless of market type, the low opportunity areas are more likely to have more units that are 80 years old or older. Loan amounts could be lower in low opportunity areas than in high opportunity areas in part because incomes are lower (Figure 31). Lastly, the slightly higher loan-to-value ratio in the Low Opportunity/Strong Market could be driven in part by units being flipped. These data are not available via HMDA.

Figure 37 Connecticut: Home Equity Loans by Market Type

Market Type	Loan Count	Approval Rate	Median Loan Value	Median Home Value	Median Loan-to-Home-Value Ratio
Sales - High Opportunity/Strong Market	16,953	65.6%	50,000	304,850	0.164
Sales - High Opportunity/Weak Market	5,994	66.0%	54,000	284,000	0.190
Sales - Low Opportunity/Strong Market	6,638	52.0%	40,000	178,700	0.224
Sales - Low Opportunity/Weak Market	5,276	52.2%	30,000	169,650	0.177
Sales - Stagnant	2,187	69.9%	45,000	263,150	0.171
Connecticut	37,048	61.6%	50,000	238,100	0.210

Source: 2013 – 2017 HMDA, 2013-2017 American Community Survey

Housing Gap Analysis

The Housing Gap Analysis indicates the number of additional housing units by tenure and affordability that are needed for the housing inventory to match the number of households within the corresponding affordability/income tier based on Area Median Income (AMI) established by HUD. For the gap to be equal to zero for a particular income tier and tenure, all households in that group must occupy a unit that is affordable to a household in that income tier (i.e. a 31-50% AMI household lives in a unit affordable to a 31-50% AMI household). Factors that contribute to the gap - which is a measure of the mismatch between households and units - include:

- 1) having more households than units in a particular tier (i.e. 1,000 households but only 500 units); and/or
- 2) having households outside of a particular tier residing in those units (i.e. 1,000 households and 1,500 units for a particular tier but 750 of the units occupied by households outside the tier leading to only 750 units available to the 1,000 households).

Comprehensive Housing Affordability (CHAS) data, which is a custom tabulation of ACS data for use by HUD, was used in the analysis. CHAS data provides a count of units and households by income tier and tenure including occupancy data. Due to the constraints of the dataset, renters and owners in this analysis are separated into slightly different income tiers:

Renters

- 0 – 30% AMI
- 31 – 50% AMI
- 51 – 80% AMI
- Greater than 80% AMI

Owners

- 0 – 50% AMI
- 51 – 80% AMI
- 81 – 100% AMI
- Greater than 100% AMI

To determine the gap at the county level, the number of households and housing units (both occupied and vacant units) were counted within each income tier by tenure. Units occupied by households outside of the income tier were subtracted out of the total because these units are not available to households in the specified tier. The difference in the number of households in a tier/tenure and the number of units occupied by households in that tier/tenure is referred to as the gap. The gap represents the mismatch in households and units based on both the number of units in the AMI tier and/or households outside the AMI tier residing in the units as described above. The gap columns found in tables found in figures 39 through 53 do not represent the number of units that need to be built. Rather they demonstrate a need for available and affordable units across all AMI tiers and all counties.

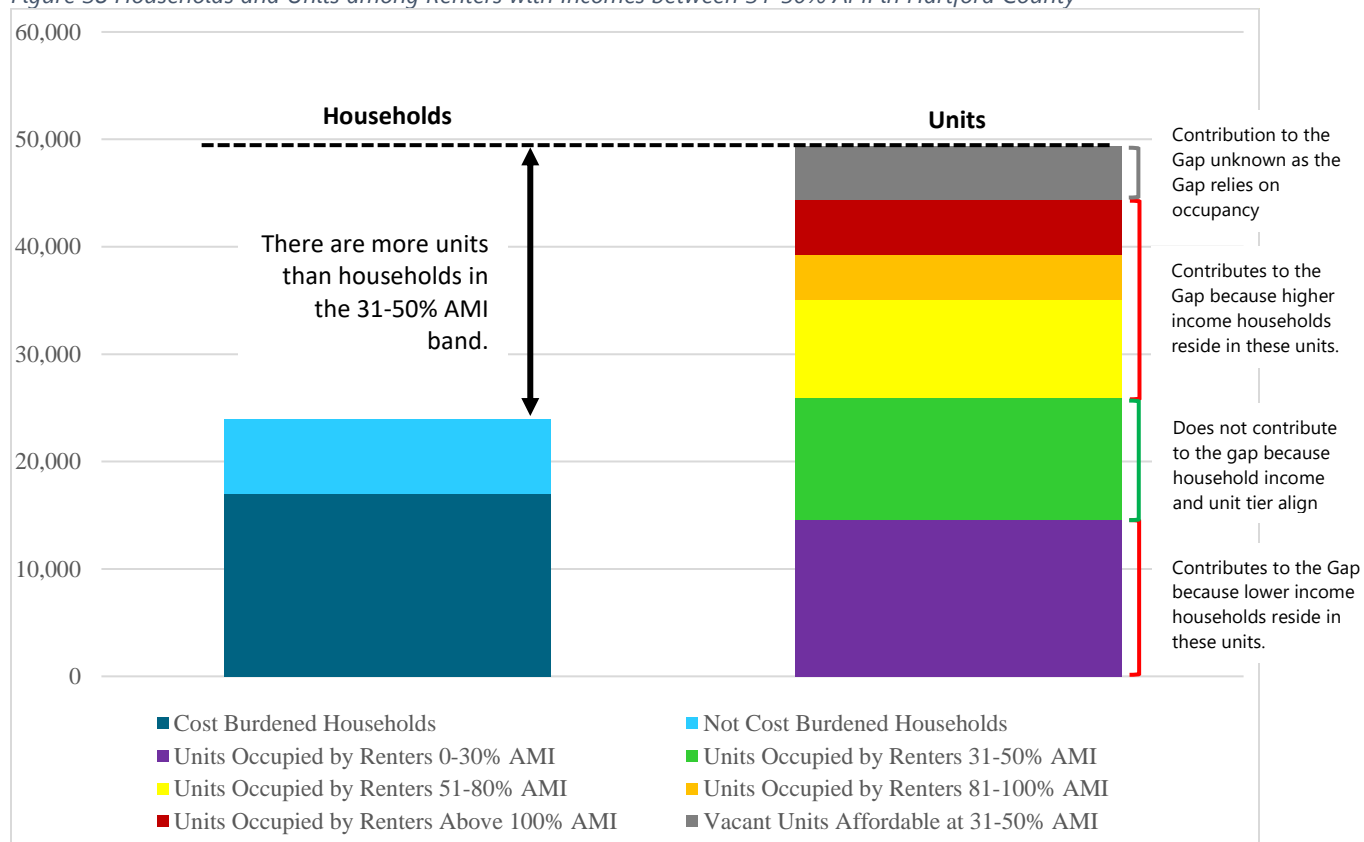
Within each income tier, it is possible for a household to be cost burdened – paying more than 30% of household income on housing costs – despite residing in a unit that is affordable within that tier. For example, a 62% AMI household residing in a unit affordable to a household earning 75% AMI is cost burdened but both the household and the unit “match” in that they both are categorized in the 51-80% AMI tier.

The bar graphs that follow are comprised of a pair of bars for each county by income tier and tenure. The graphs illustrate several key concepts listed below and are depicted in Figure 38:

- 1) The number of households within an income tier (shown as the height of the blue bar at left within each pair of bars);
- 2) The number of cost burdened households (the dark blue part of the blue bar) and not cost burdened households (light blue part of the blue bar) within that tier;
- 3) The number of units affordable to households with a particular income tier/tenure (the height of the multicolored bar at right within each pair of bars);
- 4) The occupancy patterns by income tier within a particular tier (purple for 0-30% AMI, green for 31-50% AMI, etc.);
- 5) The number of vacant units within that income tier and tenure (the grey segment of the multicolored bar). Vacancy data is graphed for reference but is not included in the Gap calculations because the Gap calculation is based on the alignment/misalignment of households and unit. Additionally, the data does not indicate whether a vacant unit is habitable.

As illustrated in Figure 38, while there are more units than households in this tier and tenure in Hartford County (the right hand bar is taller than the blue left hand bar), many of the units are occupied by households with lower incomes than this tier (in this case, the 0-30% AMI households shown in purple) or by households with incomes above the tier (yellow, orange and red segments representing 51-80% AMI, 81-100% AMI and above 100% AMI, respectively). For the 31-50% AMI income tier, the gap is visually the difference between the height of the blue bar at left and the green segment at right.

Figure 38 Households and Units among Renters with Incomes between 31-50% AMI in Hartford County



Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

A. Renters 0-30% AMI

Renters 0-30% AMI have a high gap relative to the number of households within this tier in each county. As the largest counties in the state, Fairfield, Hartford, and New Haven Counties have the largest gaps by about 15,000 to 20,000 units. These counties have the most low-income renters by a wide margin, which means the gap will be similarly large.

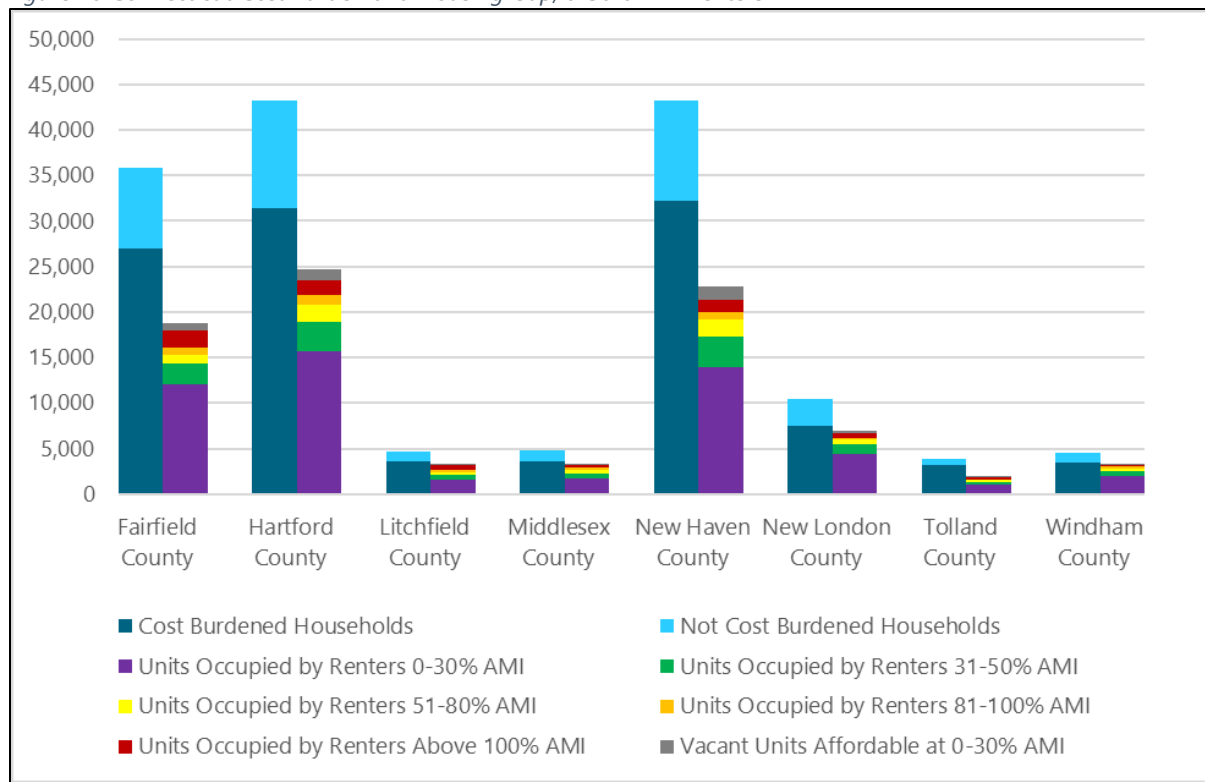
Figure 39 Connecticut Housing Gap, 0-30% AMI Renters

0-30% AMI Renters				
	Households	Affordable Housing Units	Units Occupied by Upper Income Households	Gap
Fairfield County	35,880	18,755	5,845	22,970
Hartford County	43,170	24,705	7,735	26,200
Litchfield County	4,685	3,230	1,670	3,125
Middlesex County	4,810	3,330	1,515	2,995
New Haven County	43,205	22,765	7,405	27,845
New London County	10,485	6,960	2,310	5,835
Tolland County	3,860	1,930	855	2,785
Windham County	4,595	3,375	1,265	2,485

Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

In addition to a shortage of units affordable to the lowest income renter households, many units that do exist are occupied by households with incomes above 30% AMI.

Figure 40 Connecticut Cost Burden and Housing Gap, 0-30% AMI Renters



Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

B. Renters 31-50% AMI

The housing gap for renters 31-50% AMI is narrower than for renters 0-30% AMI. This is in part due to the number of affordable housing units at this income tier. All counties have more units affordable in this income tier than there are households, however, there still exists a gap. A significant number of the affordable housing units at this tier are occupied by lower and upper income households.

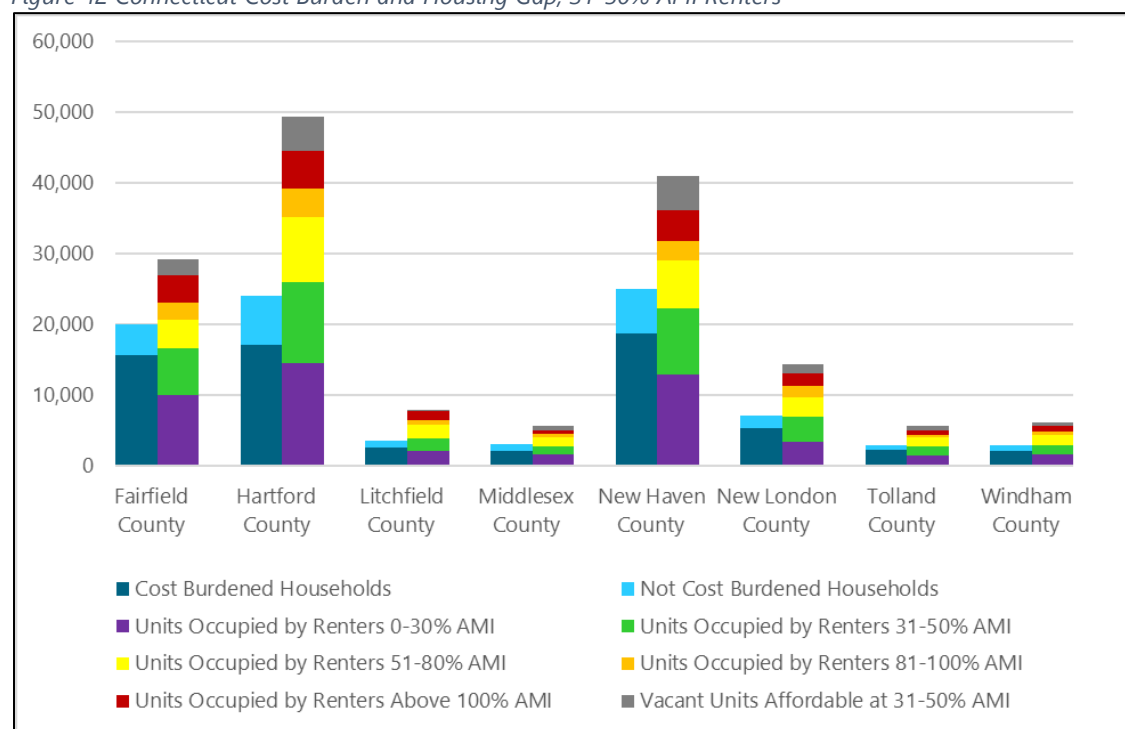
Figure 41 Connecticut Housing Gap, 31-50% AMI Renters

31-50% AMI Renters				
	Households	Affordable Housing Units	Units Occupied by Upper and Lower Income Households	Gap
Fairfield County	20,025	29,145	20,375	11,255
Hartford County	23,925	49,380	33,020	7,565
Litchfield County	3,540	7,950	5,910	1,500
Middlesex County	2,970	5,680	3,860	1,150
New Haven County	25,010	40,880	26,650	10,780
New London County	7,125	14,375	9,645	2,395
Tolland County	2,880	5,660	3,695	915
Windham County	2,910	6,050	4,210	1,070

Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

As illustrated in Figure 42, there are more housing units affordable to households earning 31-50% AMI, but the majority are occupied by residents with incomes outside of the 31-50% AMI income tier, reducing the number of housing units available to households earning 31-50% AMI. Some 31-50% AMI households find housing in units affordable to 0-30% AMI households while others reside in more costly units than their incomes allow.

Figure 42 Connecticut Cost Burden and Housing Gap, 31-50% AMI Renters



Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

C. Renters 51-80% AMI

Renters earning 51-80% AMI have similar sized gaps to renters earning 31-50% AMI. In some instances, the gap is larger for 51-80% AMI households and in others, it is smaller. The differences are more impactful in counties with lower populations. For example, in Litchfield County the gap between 31-50% and 51-80% households grew by 870 units which represents a 58.0% larger gap compared to New London County where the gap is smaller by 2,350 units or a difference of 21.8%.

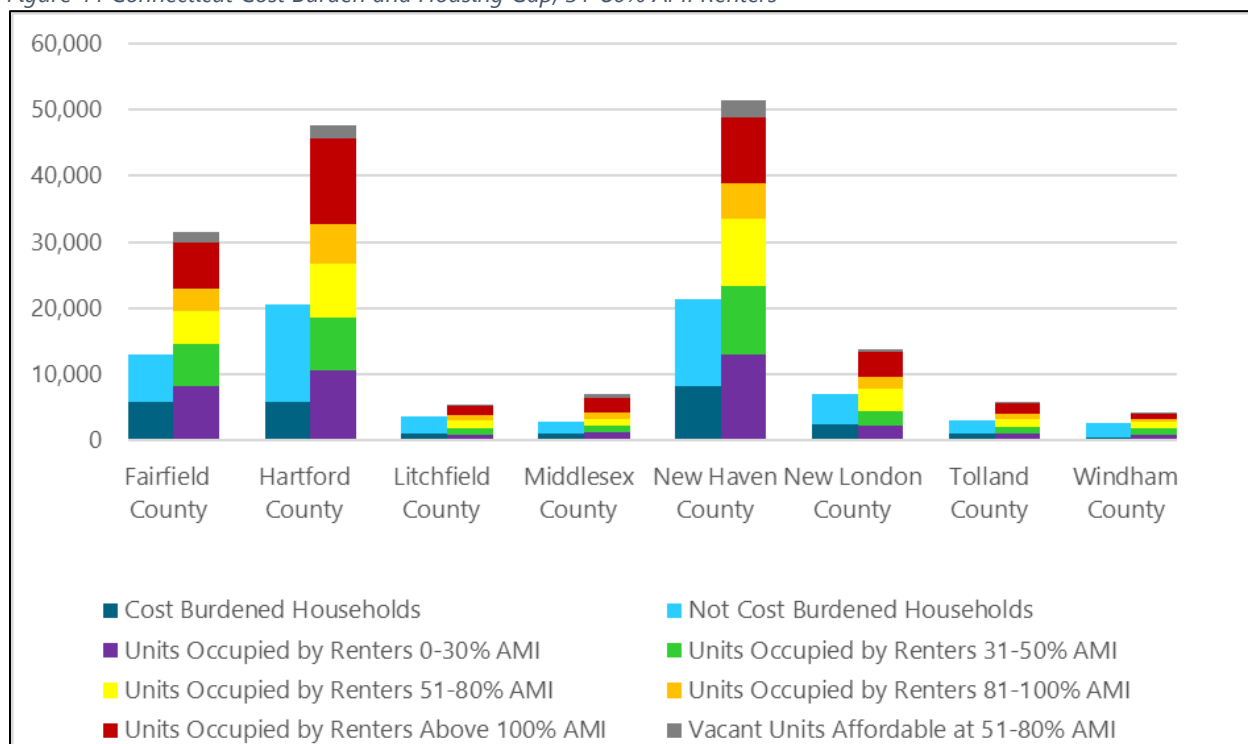
Figure 43 Connecticut Housing Gap, 51-80% AMI Renters

51-80% AMI Renters				
	Households	Affordable Housing Units	Units Occupied by Upper and Lower Income Households	Gap
Fairfield County	13,095	31,520	25,025	6,600
Hartford County	20,525	47,550	37,395	10,370
Litchfield County	3,710	5,280	3,940	2,370
Middlesex County	2,965	6,975	5,420	1,410
New Haven County	21,350	51,465	38,545	8,430
New London County	7,135	13,915	10,010	3,230
Tolland County	3,000	5,780	4,465	1,685
Windham County	2,695	4,220	3,105	1,580

Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

There are fewer cost burdened households in the 51-80% AMI income tier due to the availability of more affordable housing units. A household in this income tier may choose a housing unit that is affordable to a lower income household as well, which means these households have more opportunities to find housing that is affordable to them than 0-50% AMI renters.

Figure 44 Connecticut Cost Burden and Housing Gap, 51-80% AMI Renters



Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

D. Renters 81% AMI or Greater

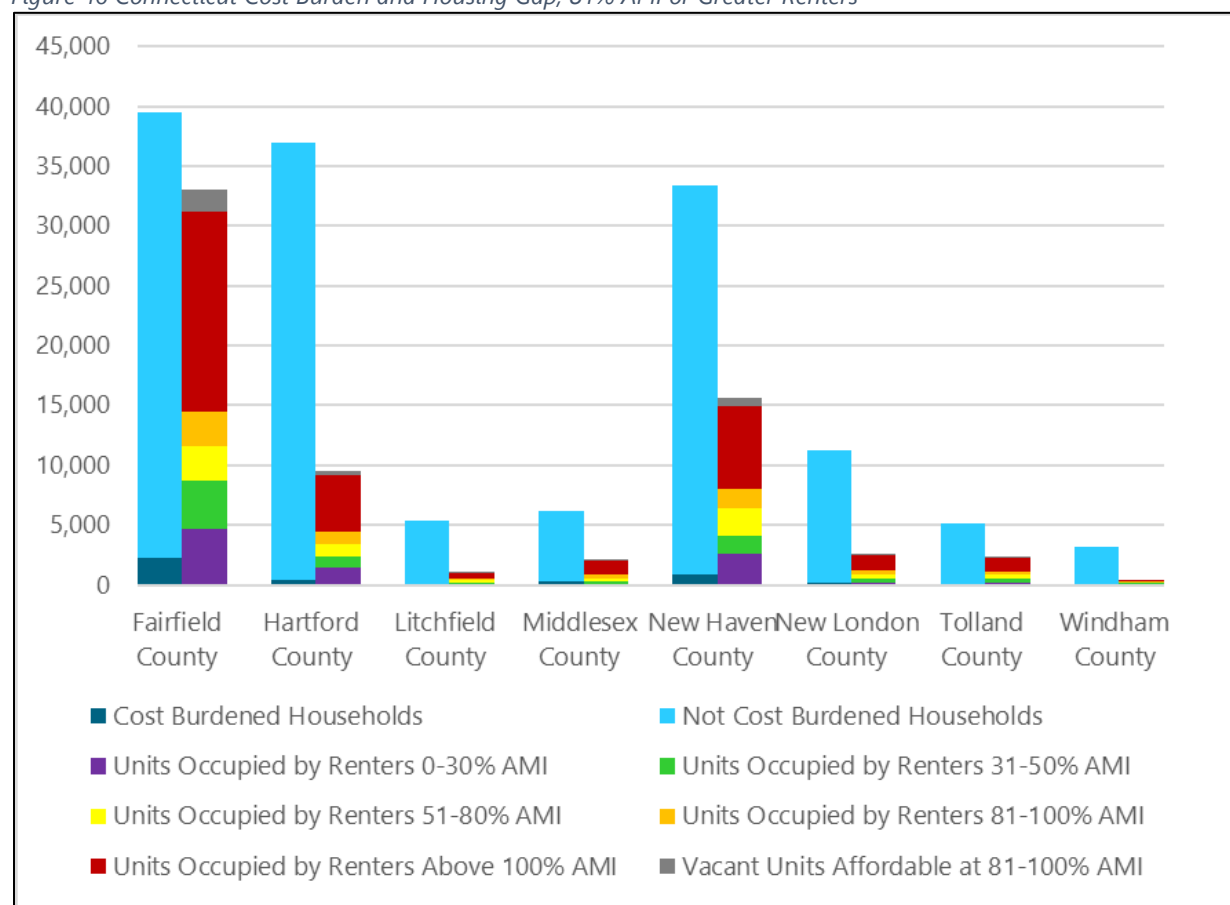
Renters earning more than 80% AMI have a large gap primarily due to the number of lower income households occupying housing that is unaffordable to them but affordable to 81% AMI or greater households. In Hartford and New Haven Counties in particular, the gap is also driven by a significant shortage of units affordable to households with incomes above 80% AMI. The lack of units for this income tier could be driving these renters to reside in units affordable to lower income households, particularly units affordable in the 51-80% AMI range making few renters in this tier cost burdened.

Figure 45 Connecticut Housing Gap, 81% AMI or Greater Renters

81% or Greater AMI Renters				
	Households	Affordable Housing Units	Units Occupied by Lower Income Households	Gap
Fairfield County	39,505	33,065	11,570	18,010
Hartford County	36,945	9,580	3,410	30,775
Litchfield County	5,395	1,060	435	4,770
Middlesex County	6,180	2,095	565	4,650
New Haven County	33,355	15,635	6,395	24,115
New London County	11,290	2,570	920	9,640
Tolland County	5,155	2,220	885	3,820
Windham County	3,120	415	215	2,920

Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

Figure 46 Connecticut Cost Burden and Housing Gap, 81% AMI or Greater Renters



Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

E. Owners 0-50% AMI

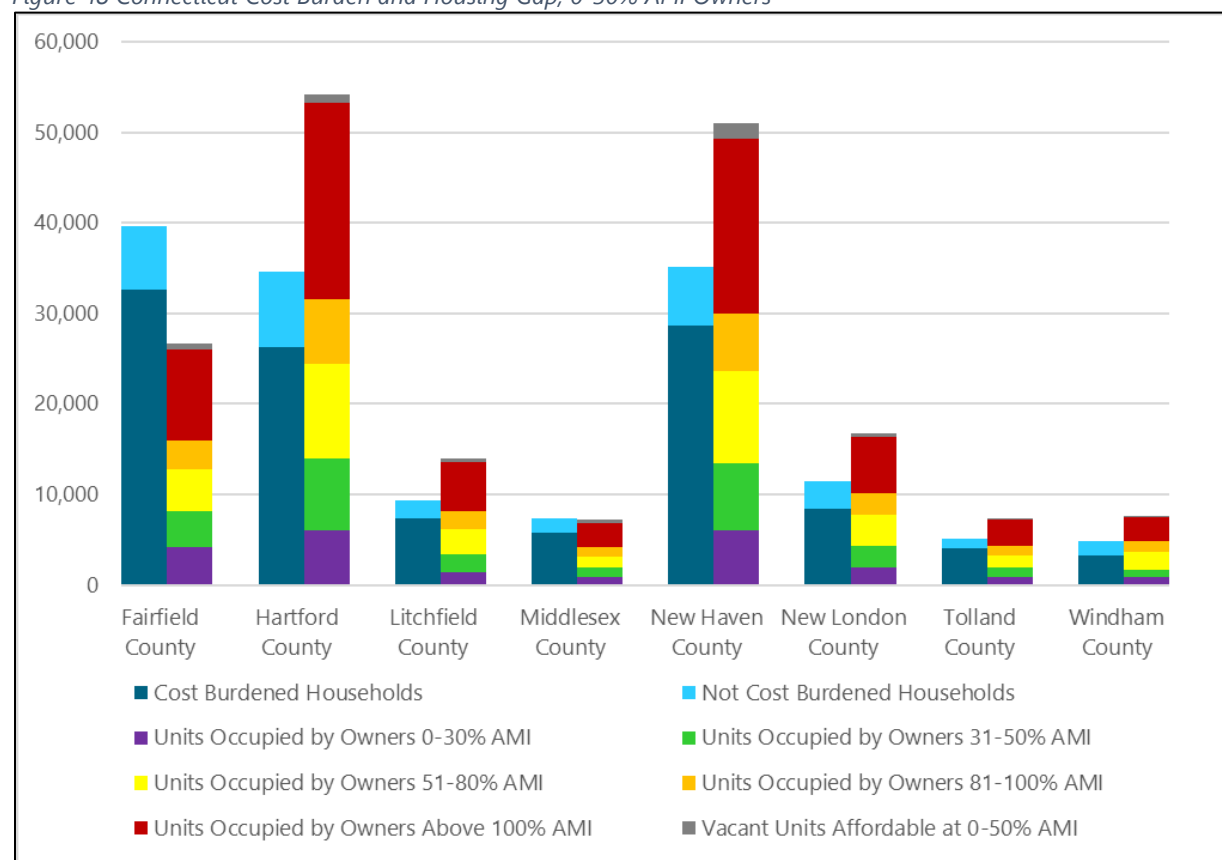
With the exceptions of Fairfield and Middlesex Counties, there are more units affordable to homeowners earning 0-50% AMI than there are households in this income tier. The primary driver of the gap among non-exception counties is the large proportion of housing units that are occupied by households from higher income tiers. With only a small proportion of the housing units in this income tier matched with households earning 0-50% AMI, most homeowners in this income tier are cost burdened.

Figure 47 Connecticut Housing Gap, 0-50% AMI Owners

0-50% AMI Owners				
	Households	Affordable Housing Units	Units Occupied by Upper Income Households	Gap
Fairfield County	39,590	26,750	17,880	30,720
Hartford County	34,685	54,290	39,335	19,730
Litchfield County	9,390	13,995	10,135	5,530
Middlesex County	7,415	7,145	4,955	5,225
New Haven County	35,130	51,070	35,845	19,905
New London County	11,455	16,810	12,050	6,695
Tolland County	5,115	7,320	5,410	3,205
Windham County	4,815	7,685	5,740	2,870

Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

Figure 48 Connecticut Cost Burden and Housing Gap, 0-50% AMI Owners



Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

F. Owners 51-80% AMI

There are sufficient units affordable to homeowners earning 51-80% AMI to house every household in this income tier. However, over three-quarters of all units in this income tier are occupied by a household from a lower or higher income tier, which is the primary source for the gap in each county.

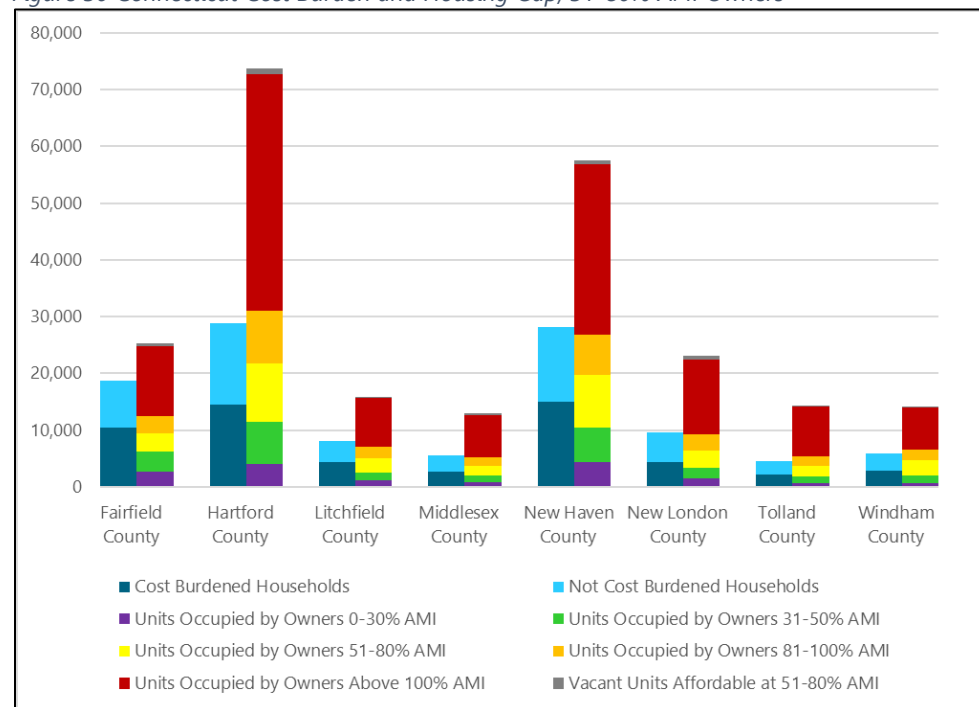
About half of homeowners in this income tier are cost burdened due to the large share of units that are occupied by households earning more than 80% AMI. The loss of affordable housing for this income tier will also lead to some households seeking more affordable housing at the expense of those in a lower income tier.

Figure 49 Connecticut Housing Gap, 51-80% AMI Owners

51-80% AMI Owners				
	Households	Affordable Housing Units	Units Occupied by Upper and Lower Income Households	Gap
Fairfield County	18,655	25,235	21,640	15,060
Hartford County	28,785	73,745	62,490	17,530
Litchfield County	8,110	15,715	13,115	5,510
Middlesex County	5,530	13,055	11,060	3,535
New Haven County	28,180	57,470	47,465	18,175
New London County	9,535	23,015	19,450	5,970
Tolland County	4,495	14,405	12,245	2,335
Windham County	5,840	14,015	11,125	2,950

Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

Figure 50 Connecticut Cost Burden and Housing Gap, 51-80% AMI Owners



Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

G. Owners 81-100% AMI

There are more units affordable at the 81-100% income tier than there are households; however, the majority are occupied by households outside of this income tier. The gap is of a similar size to the 51-80% tier.

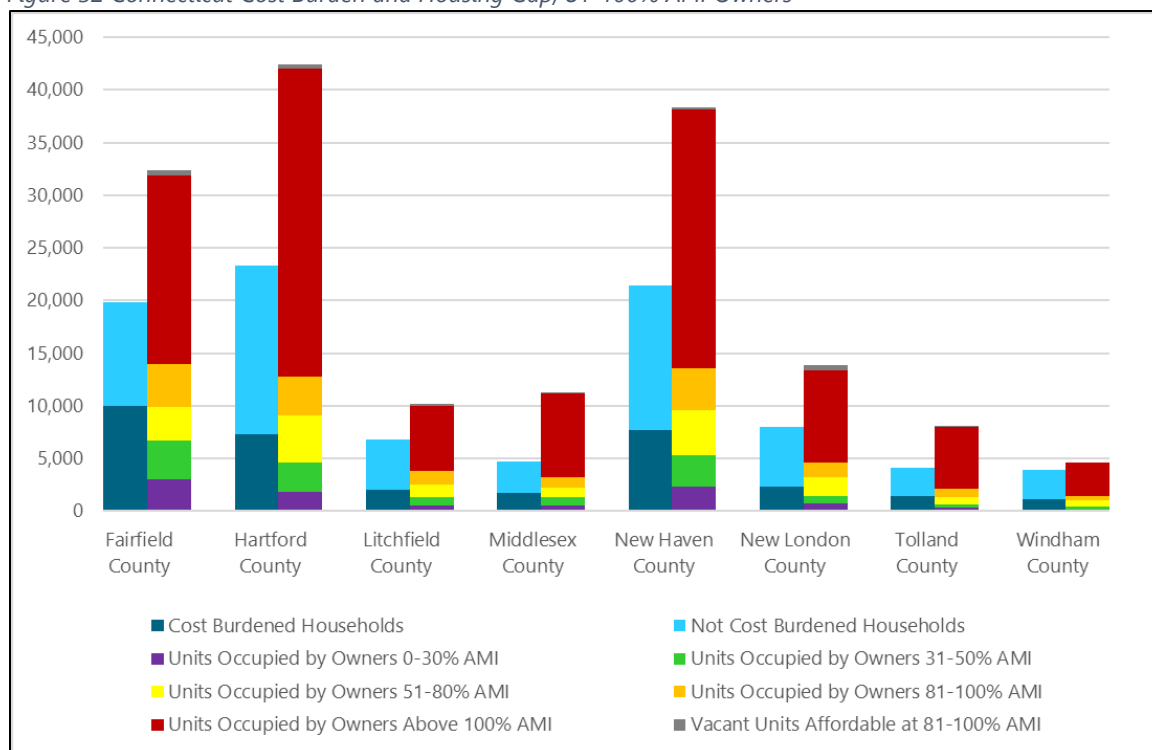
Figure 51 Connecticut Housing Gap, 81-100% AMI Owners

81-100% AMI Owners				
	Households	Affordable Housing Units	Units Occupied by Upper and Lower Income Households	Gap
Fairfield County	19,815	32,390	27,845	15,270
Hartford County	23,325	42,410	38,355	19,270
Litchfield County	6,785	10,200	8,710	5,295
Middlesex County	4,745	11,225	10,215	3,735
New Haven County	21,420	38,300	34,155	17,275
New London County	7,980	13,820	12,025	6,185
Tolland County	4,135	8,060	7,180	3,255
Windham County	3,885	4,600	4,125	3,410

Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

The majority of homeowner units in this income tier are occupied by households earning more than 100% AMI. Only 36.5% of all households across the State in this income tier are cost burdened despite only a small proportion of these units being occupied by homeowners earning 81-100% AMI, which indicates that many of these households are seeking housing that is affordable to lower income tiers.

Figure 52 Connecticut Cost Burden and Housing Gap, 81-100% AMI Owners



Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

H. Owners 101% AMI or Greater

There are more households earning greater than 100% AMI than owner units that are appropriate to this income tier. This gap in appropriate units leads these households to occupy units affordable to lower income households. The mismatch varies by county with Fairfield County having the smallest mismatch and Hartford County the largest.

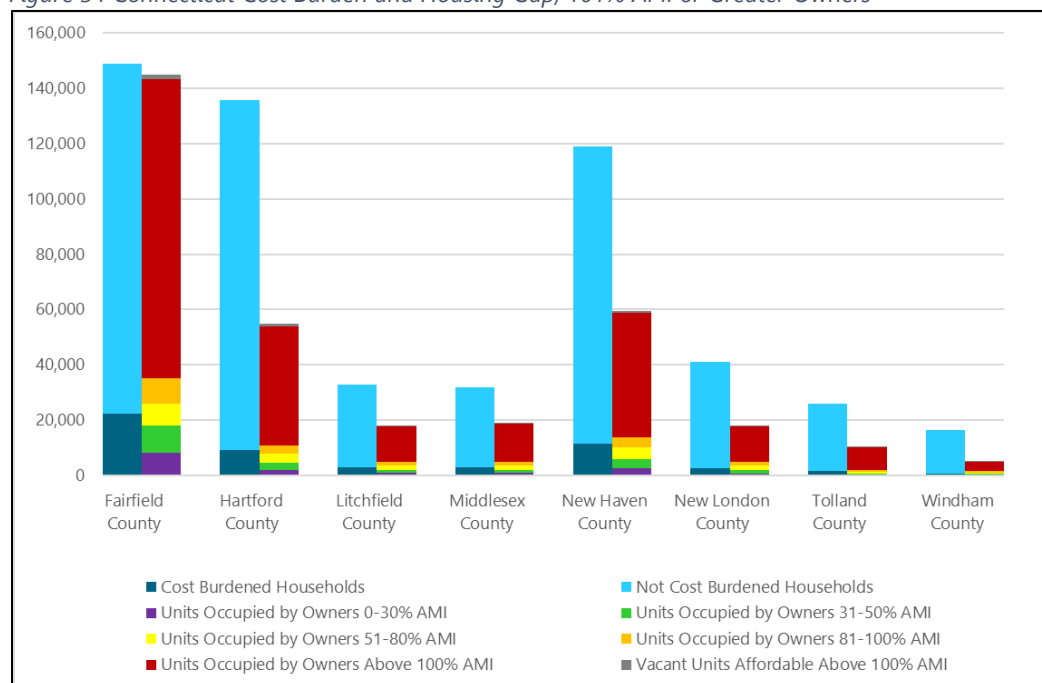
Figure 53 Connecticut Housing Gap, 101% AMI or Greater Owners

101% or Greater AMI Owners				
	Households	Affordable Housing Units	Units Occupied by Lower Income Households	Gap
Fairfield County	148,650	145,035	35,155	38,770
Hartford County	135,840	54,795	10,920	91,965
Litchfield County	32,730	18,055	5,090	19,765
Middlesex County	31,855	19,175	5,055	17,735
New Haven County	118,835	59,360	14,000	73,475
New London County	41,175	18,025	4,835	27,985
Tolland County	25,935	10,340	1,930	17,525
Windham County	16,405	4,940	1,625	13,090

Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

Despite the mismatch between housing units and households, homeowners in this income tier are the least likely to be cost burdened. They are likely seeking more affordable housing at the lower income tiers rather than more expensive housing within their own income tier, which would make them cost burdened. This is the only homeowner group where the majority of housing units are matched with households in the same income tier.

Figure 54 Connecticut Cost Burden and Housing Gap, 101% AMI or Greater Owners



Source: 2012 – 2016 Comprehensive Housing Affordability Strategy Data

I. Housing Gap Summary

Renters

Renters at the 0-30% income tier do not have an adequate supply of affordable units so many households reside in units affordable to higher income tiers leading to high rates of cost burden and creating greater competition for housing among households in the 31-50% income tier. Renters in this income tier have more than adequate affordable units in the stock, but households from both lower income tiers and higher income tiers occupy large proportions of this stock. The majority of renters earning 31-50% AMI are cost burdened, which suggests these renters are seeking unaffordable housing at higher income tiers.

Renters in the 51-80% income tier are much less likely to be cost burdened than those at lower income tiers despite most of the housing stock in their income tier being occupied by lower- and upper-income households. They are frequently avoiding cost burden by seeking housing in the lower income tiers. Renters earning greater than 80% of AMI are the least likely to be cost burdened. There are more renters in this income tier than housing stock so many are likely choosing rental units that are also affordable to households at the lower income tiers. Building more units affordable to renters earning between 51-100% AMI would likely provide more appropriate and affordable housing units to these households while opening up housing opportunities for lower income households as 51-100% AMI households move out of units affordable to 0-50% AMI households.

Owners

There are more units affordable at 0-50% AMI than there are homeowners within this income tier, except in Fairfield and Middlesex Counties. The majority of homeowners in this income tier are cost burdened, however, likely due to the large proportion of stock occupied by homeowners from higher income tiers. Homeowners earning 51-80% AMI are less likely to be cost burdened, but also face steep competition for affordable housing from residents in higher income tiers – leading them to seek more affordable housing in the 0-50% income tier.

There are more units than households in the 81-100% AMI tier, however, a large share of this stock is occupied by households earning more than 100% AMI. There are less units affordable in the 100% AMI or greater tier than households. The largest mismatches are found in Hartford and New Haven Counties. Building more housing affordable to households earning 81-120% AMI would likely provide more appropriate and affordable housing units to these households while opening up housing opportunities for lower income households as 81-120% AMI households move out of units affordable to 0-80% AMI households.

Existing Assets

The following table with data collected by the National Housing Preservation Database portrays the number of publicly supported units with tax credits expiring before 2025 and 2030. The units are subject to income restrictions that keep them affordable for a finite period of time. Preservation of affordable units is more cost effective than the construction of new affordable units, so focusing on the renewal of these affordability restrictions will preserve a significant contribution to the total supply of affordable housing over the next decade. The table also provides the number of expiring units that are owned by for-profit entities because these are most likely at greatest for conversion to market-rate units, particularly in higher opportunity markets.

New Haven County has the largest number of units expiring by both 2025 and 2030 – both total units and units owned by for-profit entities. Assuming the housing gap in this county remains unchanged, allowing these units to expire, even just the for-profit ones, could have severe consequences for renters at 0-50% AMI. At 0-50% AMI, there are currently an additional 38,625 rental units needed to close the housing gap. Allowing all for-profit units to expire would increase that figure to 39,925 units, a 3.4% increase. This assumes that the subsidies are for households that earn 0-50% AMI; however, even if only affecting those at 50-80% AMI, it would convert housing previously available and affordable to this income group to market-rate housing. There would be a ripple effect to the lower income groups as higher earners suddenly began competing for the same housing. While the most drastic numbers affect New Haven County, most counties have an extensive supply of expiring units to be concerned with the potential effects on their housing markets. Appendix D: Assisted Housing Inventory contains a table for each county containing information about their current supply of subsidized housing units.

Figure 55 Connecticut: Subsidized Housing Units Expiring by 2030

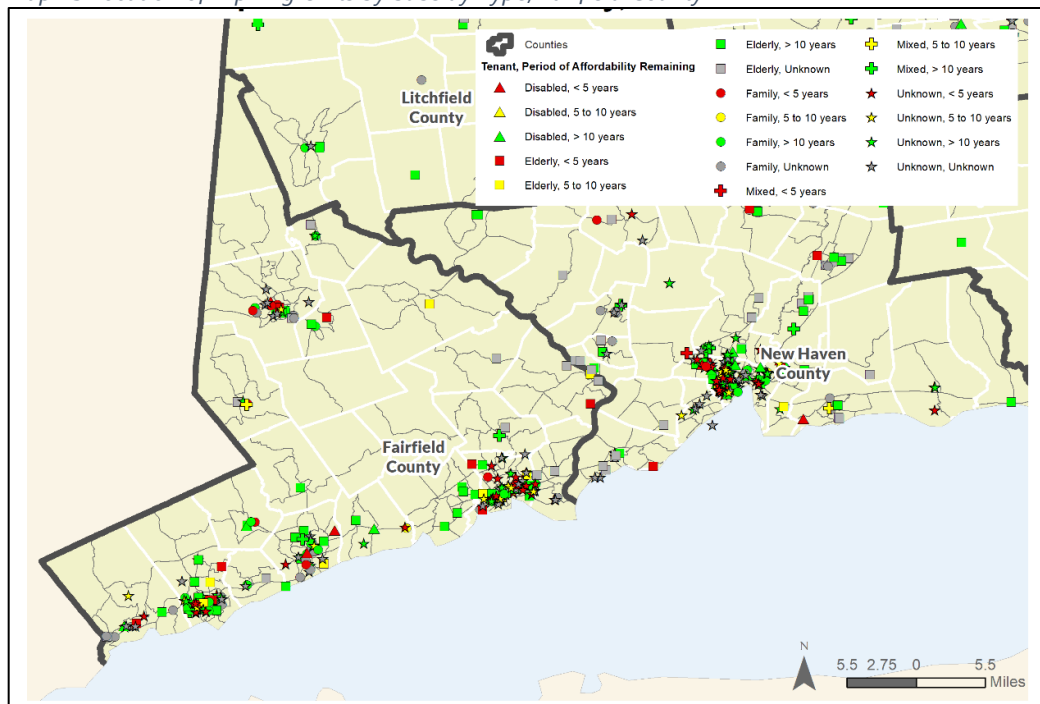
	All Units		For Profit Units	
	Units Expiring Before 2025	Units Expiring Between 2026-2030	Units Expiring Before 2025	Units Expiring Between 2026-2030
Fairfield	2,572	1,544	366	160
Hartford	4,153	2,581	1,069	474
Litchfield	409	74	70	0
Middlesex	304	0	150	0
New Haven	5,598	2,913	2,161	756
New London	617	84	462	62
Tolland	25	44	0	0
Windham	107	41	0	0
Total	13,785	7,281	4,278	1,452

Source: National Housing Preservation Database

Note: This table does not include properties for which the year of expiration is unknown. The For Profit units include properties identified by the National Housing Preservation Database as being For Profit or Profit Motivated. Additionally, if local funds were invested in a given property and the period of affordability extended then this may not be reflected in the table.

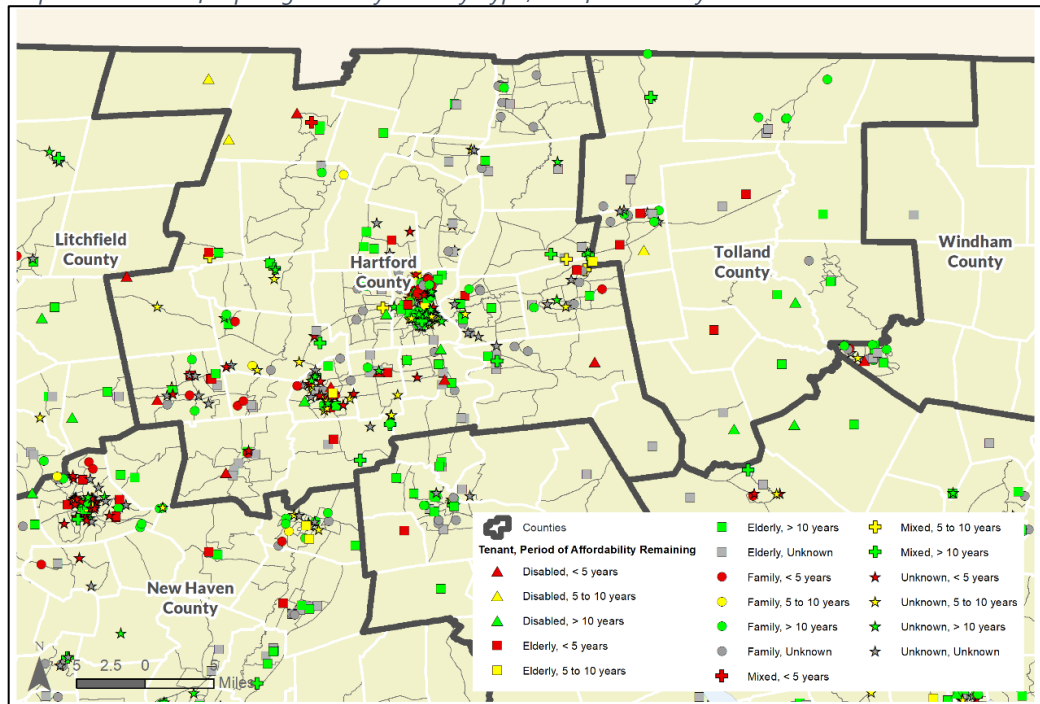
The maps below illustrate where expiring units are located, the majority of which are located along urban corridors while the balance are grouped in different sites throughout the rural counties.

Map 15 Location of Expiring Units by Subsidy Type, Fairfield County



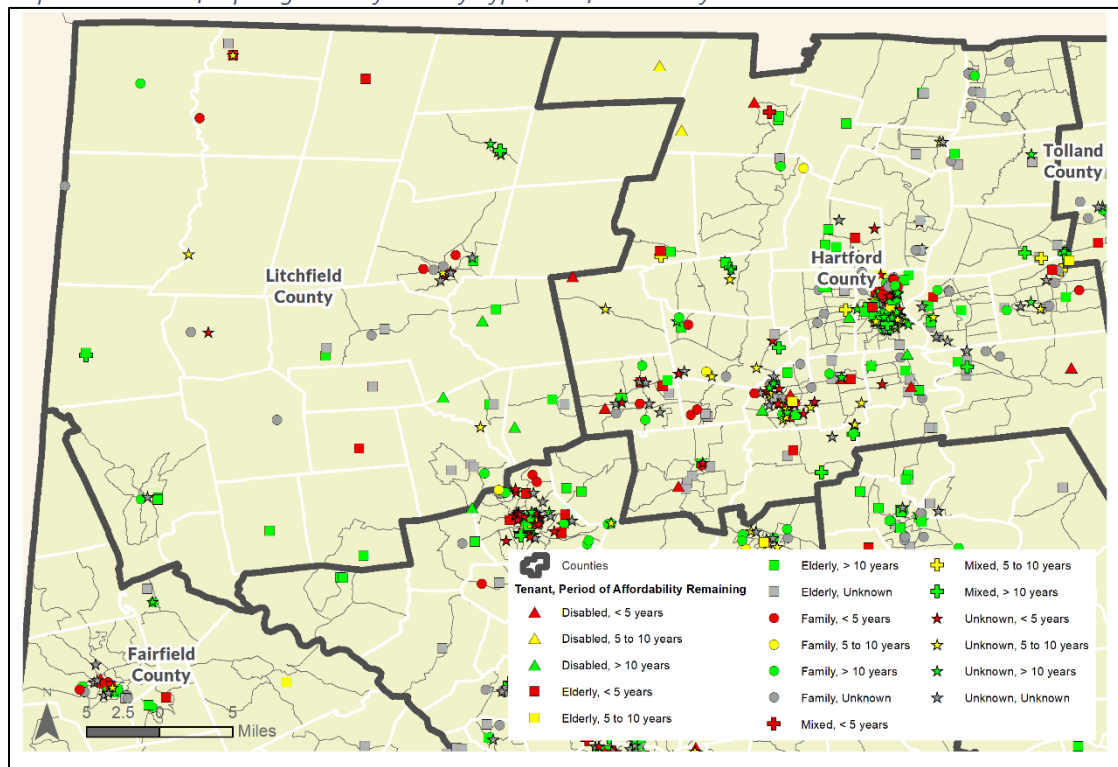
Source: National Housing Preservation Database

Map 16 Location of Expiring Units by Subsidy Type, Hartford County



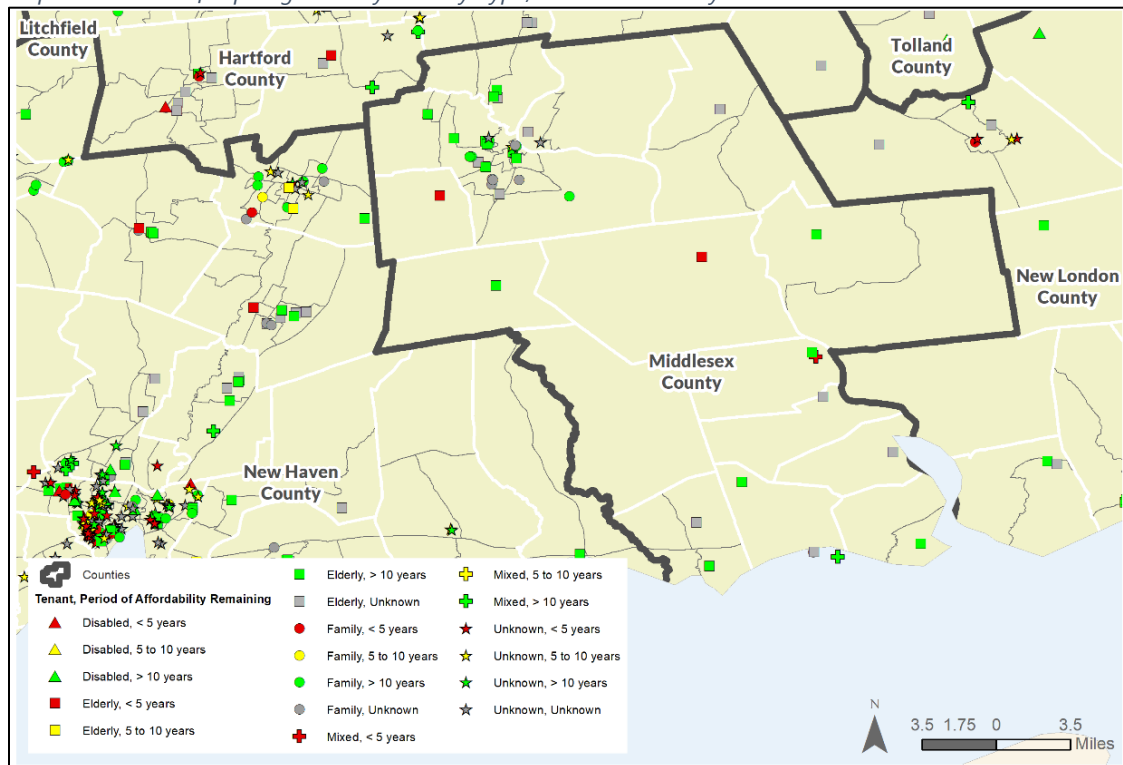
Source: National Housing Preservation Database

Map 17 Location of Expiring Units by Subsidy Type, Litchfield County



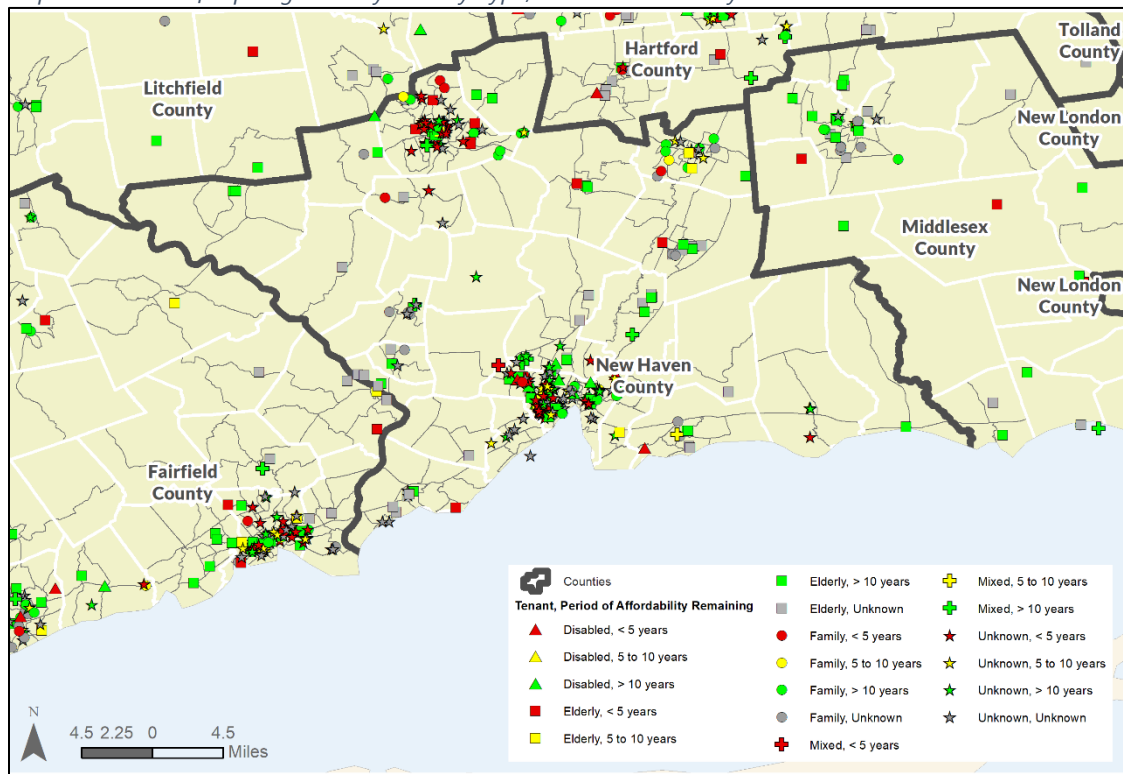
Source: National Housing Preservation Database

Map 18 Location of Expiring Units by Subsidy Type, Middlesex County



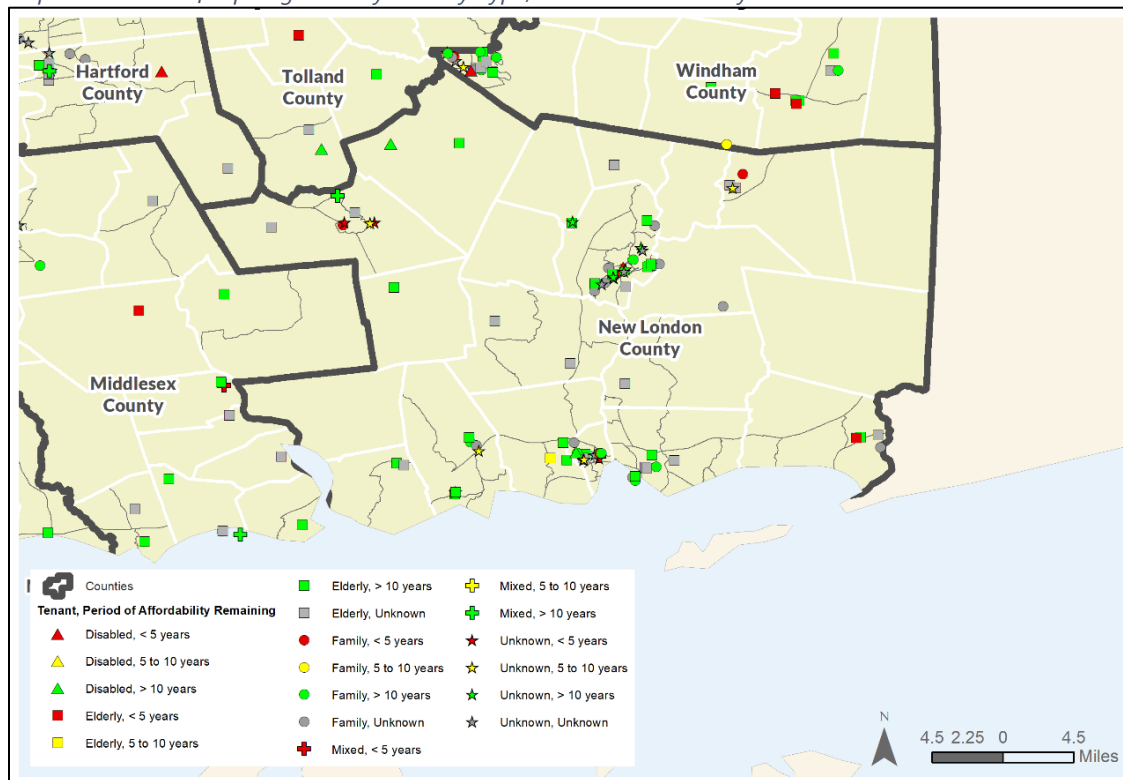
Source: National Housing Preservation Database

Map 19 Location of Expiring Units by Subsidy Type, New Haven County



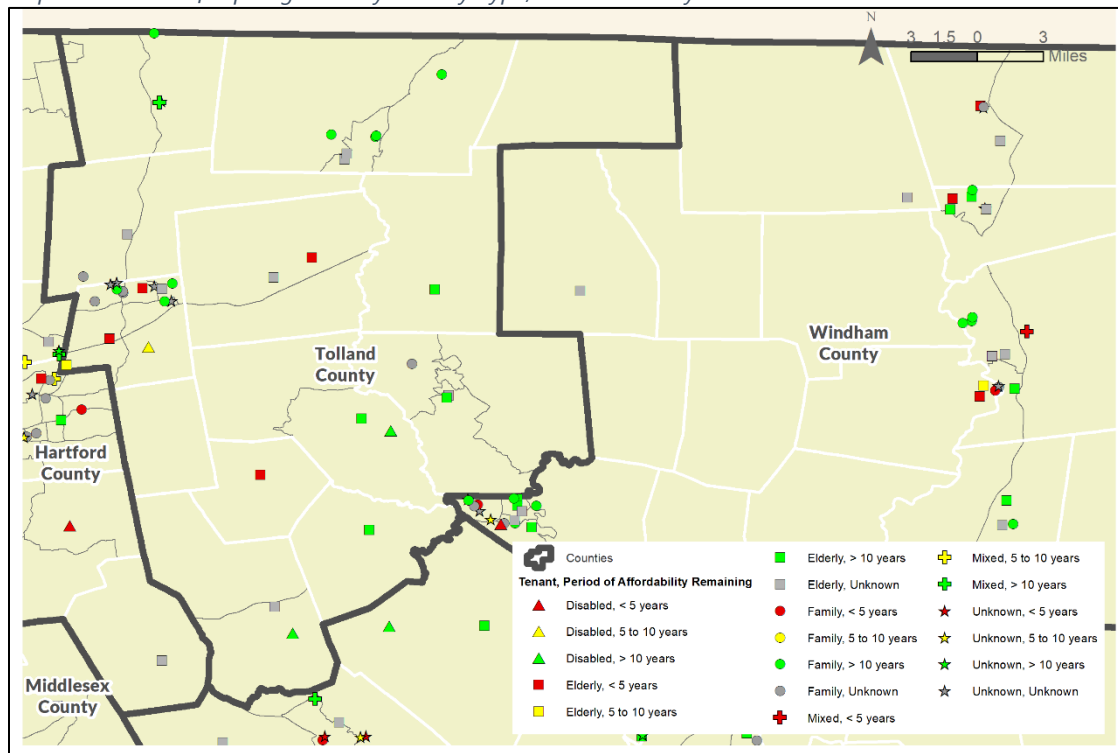
Source: National Housing Preservation Database

Map 20 Location of Expiring Units by Subsidy Type, New London County



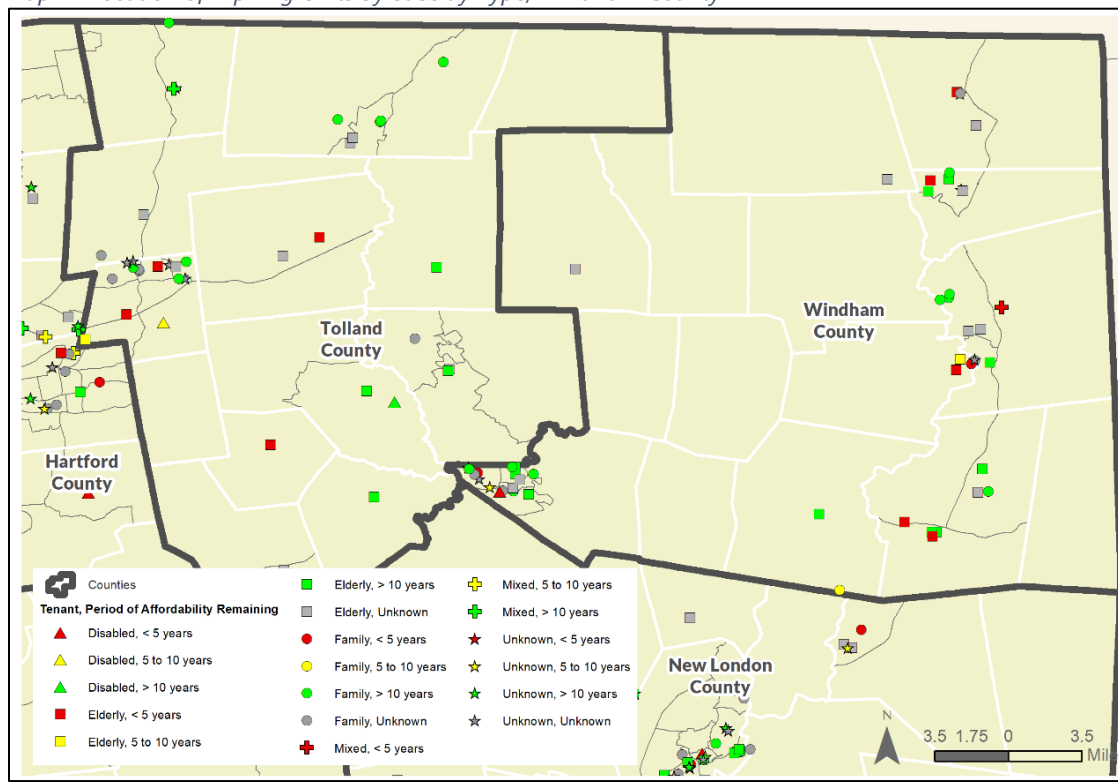
Source: National Housing Preservation Database

Map 21 Location of Expiring Units by Subsidy Type, Tolland County



Source: National Housing Preservation Database

Map 22 Location of Expiring Units by Subsidy Type, Windham County



Source: National Housing Preservation Database

Projections

Using Household Income Size Tenure Age (HISTA) data from Ribbon Demographics LLC, which uses census data to generate projections, the projected number of households in 2024 by income tier and tenure was determined. A full methodology of can be found in Appendix C: Projections Methodology.

The following assumptions were made in estimating the projected housing gap in 2024:

- the number of units available and the occupancy patterns remain constant over time (i.e. the rainbow bar of the bar charts from the Housing Gap Analysis remain the same);
- the area median income for each county increases by 2% each year but otherwise remains constant;
- the percent change in the number of projected households within each income tier and tenure will either increase or decrease the housing gap (i.e. they will not have housing in their tier).

The number of units needed to close the housing gap depends in part on the flow of households from one income tier to another as housing opportunities arise. For example, if more housing affordable to 80-100% AMI households is built, and households that earn more than 80% AMI move the new units from housing affordable at the 30-50% income tier, then it is possible that there will be fewer additional 31-50% AMI units needed to close the gap for that income tier. However, there is no reliable way to predict occupancy shifts over the next five years so it is assumed that the occupancy patterns remain the same. Additionally, it is known that there will be some units lost from the inventory to age and that additional units will be built. However, as with occupancy patterns, there is no way to accurately predict the number of locations of units lost and added to the inventory. For these reasons, these projections should be considered alongside the housing gap analysis section of this document and not as a prescriptive policy of building a set number of units for each income tier by 2024. Projections should also help set priorities due to expected demographic changes in each county.

The largest rental gap and gap changes occur for units affordable in the 0-30% AMI tier, indicating that there will be increased need for additional units in affordable to the lowest income households. Among renters with incomes between 31-50% AMI, Middlesex, New Haven and Hartford Counties – all of which are adjacent to each other – are projected to have increases in the housing gap while all other counties are projected to have slight declines in the gap. A decrease in the gap does not indicate that there is no longer a mismatch in housing occupancy patterns (i.e. every households is in “appropriate” housing) but instead indicates that there are expected to be fewer renter households within this tier. Only Fairfield County is expected to have an increase in the housing gap among renters in the 51-100% AMI tier.

Figure 56 Connecticut: Projected Rental Housing Gaps, 2024

	0-30% AMI Renters			31-50% AMI Renters			51-80% AMI Renters		
	Gap	Projected Gap	Gap Change	Gap	Projected Gap	Gap Change	Gap	Projected Gap	Gap Change
Fairfield County	22,970	24,092	1,122	11,255	11,196	-59	6,600	6,786	186
Hartford County	26,200	26,983	783	7,565	7,696	131	10,370	9,873	-497
Litchfield County	3,125	3,184	59	1,500	1,450	-50	2,370	2,154	-216
Middlesex County	2,995	3,084	89	1,150	1,242	92	1,410	1,309	-101
New Haven County	27,845	28,638	793	10,780	10,849	69	8,430	8,340	-90
New London County	5,835	5,867	32	2,395	2,380	-15	3,230	3,208	-22
Tolland County	2,785	2,879	94	915	943	28	1,685	1,582	-103
Windham County	2,485	2,588	103	1,070	1,035	-35	1,580	1,571	-9

Source: Household Income Size Tenure Age dataset, calculations by Mullin & Lonergan Associates, Inc.

The housing gap is expected to increase across all income tiers in nearly all counties. In line with having larger populations, Fairfield, Hartford and New Haven Counties are expected to have the largest increase in housing gap by 2024 among owner households with incomes between 0-50% AMI. However, all but Litchfield County are expected to see the gap grow within this tier. Among households with income between 51-80% AMI, again, the gap is expected to grow in nearly all counties; only New London county is projected to have a slight decrease in the housing gap. Among households with incomes between 81-100% AMI, Litchfield and Middlesex Counties are projected to have slight decreases in the housing gap while all other counties are expected to have increased gaps.

Figure 57 Connecticut: Projected Homeowner Housing Gaps, 2024

	0-50% AMI Owners			51-80% AMI Owners			81-100% AMI Owners		
	Gap	Projected Gap	Gap Change	Gap	Projected Gap	Gap Change	Gap	Projected Gap	Gap Change
Fairfield County	30,720	32,638	1,918	15,060	15,549	489	15,270	15,625	355
Hartford County	19,730	20,853	1,123	17,530	18,109	579	19,270	19,762	492
Litchfield County	5,530	5,528	-2	5,510	5,641	131	5,295	5,200	-95
Middlesex County	5,225	5,554	329	3,535	3,821	286	3,735	3,638	-97
New Haven County	19,905	20,853	948	18,175	18,372	197	17,275	17,715	440
New London County	6,695	6,761	66	5,970	5,957	-13	6,185	6,258	73
Tolland County	3,205	3,434	229	2,335	2,511	176	3,255	3,276	21
Windham County	2,870	3,036	166	2,950	3,085	135	3,410	3,501	91

Source: Household Income Size Tenure Age dataset, calculations by Mullin & Lonergan Associates, Inc.

Because of the limitations of being able to predict changes in inventory – both in terms of losses and gains – the projections are intended to be prescriptive. Units lost due to age are likely from units that are affordable to the lowest-income households and unsubsidized new construction is likely affordable to households with income above 100% AMI. Being able to increase the supply of units affordable to the lowest income households will likely require deep subsidy.

Appendix A: Market Typology

An Opportunity Index was developed to classify areas of opportunity for Connecticut residents. The Opportunity Index identifies areas in which new developments may be more financially feasible in the long-term due to proximity to factors that allow residents to be successful – access to quality schools and employment centers. After the data is standardized so that the average of all scores equals zero, census tracts are classified as having High Opportunity if they have a score above zero and Low Opportunity if they have a score below zero.

In addition to the Opportunity Index, a Market Activity Index was created to classify census tracts based on the amount of market activity that has taken place over the past five years. A separate index is used for both the rental and homeowner markets. The variables were chosen based on their representation of single- and multi-family development activity. Population density and vacancy were also used to control for smaller markets and markets with high rates of single-family turnover where homes do not appear to be lived in year-round, respectively.

Each variable was standardized so that the average of all scores were zero, and then a weighted average was taken to produce a composite score. Each census tract was classified as a Strong Market if the composite score was above zero and a Weak Market if the composite was below zero. Census tracts with a population density below 150 persons per square mile were classified as having Low Development Activity, because changes in the number of new homes developed in these areas were too small to inform a significant classification of Strong or Weak Market.

The classifications from both the Opportunity and Market Activity indices produced five market typologies: 1) High Opportunity/Strong Market, 2) High Opportunity/Weak Market, 3) Low Opportunity/Strong Market, 4) Low Opportunity/Weak Market, 5) Low Development Activity. The variables and weights used for each index are found below.

Opportunity Index

School Proficiency Index: Uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The school proficiency index is a function of the percent of 4th grade students proficient in reading and math on state test scores for up to three schools within 1.5 miles of the block-group. Scores are assigned to a census tract by taking the average of the block groups.

Source: Great Schools (proficiency data, 2013-14); Common Core of Data (4th grade school addresses and enrollment, 2013-14); Maponics (attendance boundaries, 2016).

Labor Force Engagement: Combination of unemployment and labor force participation rates of a census tract and percent with at least a bachelor's degree.

Source: Census Bureau, 2013 – 2017 American Community Survey (S2301, S1501)

Jobs: Proximity to jobs is estimated by finding the average commute time to work for each census tract and the number of jobs located in a census tract.

Source: Census Bureau, 2013 – 2017 American Community Survey (B08303); Longitudinal Employment Household Dynamics (LEHD), On The Map 2015.

Market Activity Index

Sales Index

Population Growth: Percent change in population from 2012 to 2017.

Source: Census Bureau, 2013 – 2017 American Community Survey (B01003)

Change in Sales Price: Percent change in real sales price from 2013 to 2018.

Source: Warren Group home sales

Sales Volume: The sum of home sales in a census tract from 2013 to 2018.

Source: Warren Group home sales

Rental Index

Population Growth: Percent change in population from 2012 to 2017

Source: Census Bureau, 2013 – 2017 American Community Survey (B01003)

Change in Rent: Percent change in real gross rent from 2012 to 2017.

Source: Census Bureau, 2013 – 2017 American Community Survey (B25063)

Cap Rate or Percent of Households Renting: Some areas of Connecticut did not fall into market areas used by CoStar, which provided the cap rate data. For census tracts where there was no cap rate available, percent of households renting was used as a rough proxy.

Source: CoStar rental data; Census Bureau, 2013 – 2017 American Community Survey (B25003)

Variable Weights

All variables contribute to 28.3% of the total score with the exception of vacancy rate which only contributes 15%.

The Need to Normalize the Data

The computational problem arises in that the metrics all use different scales; metrics with larger values (i.e. housing values) would overpower those with smaller values (poverty levels). To solve this problem, each metric was normalized so that the average of the normalized score is zero. A county/census tract with a score of 0 would indicate a census tract with a score exactly in the middle of the highest and lowest scoring county/census tract. A negative score is below the average and a positive score is above the average.

Appendix B: Projections Methodology

Overview

Projection data from Ribbon Demographics, LLC. were utilized. Ribbon Demographics specializes in county demographic projections and includes data related to the number of households by income, size, tenure and age. Projections are inherently subject to uncertainty as they are based on assumptions which may or may not bear out over time. While projections can be useful for overall planning purposes at a macro level, they should be used with caution when applied on a micro level.

Estimating the Projected Number of Households by Income

Income thresholds for 30% AMI, 50% AMI, and 80% AMI for renters and 50% AMI, 80% AMI, and 100% AMI were calculated using the median incomes for each county. Because the HISTA data provides the number of households in income brackets from \$0 to \$10,000, \$10,001 to 20,000, etc., it was necessary to regroup households into income levels used in the study. It was assumed that households are uniformly distributed among the HISTA income levels.

To determine the number of households in each income level and tenure in 2024, a similar procedure was used. However, it was assumed that the current median income remained the same when adjusted for inflation; inflation was assumed to be 2% annually.

Appendix C: Projected Units Needed to Close the Housing Gap

Overview

To apply projection data and keep this definition of the gap, the following assumptions can be made:

1. The number of units affordable in each income tier and tenure will remain the same (i.e. the height of the rainbow bar is the same).
2. The occupancy characteristics remain the same (i.e. the proportion of 0-30% AMI households in 0-30% units remains the same, as does the percentage of 31-50% AMI households in the 0-30% units, etc. such that the rainbow bar remains unchanged).
3. Any changes in the number of households for a tier and tenure will be attributed to the gap in that tier and tenure (i.e. if there are projected to be more households in a tier and tenure then the gap will increase but the gap will decrease if there are expected to be fewer households in a tier and tenure).
4. The percent change in households for each tier and tenure is accurate (as determined by HISTA projection data) even if the number of households in the tier and tenure varies from what is reported in CHAS. It is the percent change in number of households that will be applied to the gap.

Estimating the Projected Housing Gap

The following methodology was used in determining the projected housing gap in 2024:

1. The projections from HISTA will yield the estimated number of households in a tier and tenure in 2019 and 2024. The percent change in the number of households in each income tier and tenure was determined.
2. Apply the percent change in the number of households in a tier and tenure (as determined by HISTA 2019-2024) to the existing gap (as determined by CHAS) to get the gap for 2024. For example, assume that CHAS showed that there are 16,000 0-30% AMI renters and a gap of 11,000. Assume then that HISTA projections showed there was a 25% increase in the number of households in this tier and tenure. Apply that 25% increase to the 16,000 households that CHAS identified (4,000 additional households because 25% of 16,000 is 4,000). Assume that all 4,000 households do not have housing in their tier and tenure bringing the gap to 16,000 households for 0-30% renters ($11,000 + 4,000 = 15,000$) in 2024.

Limitations

There are some inherent limitations to the proposed methodology including:

1. The number of units probably will actually change as units are built (probably mostly higher end) and units are lost (probably mostly lower end) due to deterioration (i.e. the height of the rainbow bar will probably change).
2. Households do move around and the occupancy patterns will likely change (i.e. the rainbow bar will probably change a bit in addition to becoming taller or shorter).

Appendix D: Assisted Housing Inventory

The assisted housing inventory was obtained through the National Housing Preservation Database. The following tables contain information on publicly assisted properties where assistance expires after 2020. Properties with unknown expiration dates are also included.

Fairfield County

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
FAIRFIELD RIDGE	1 Fairfield Ave	Danbury	Fairfield	40	Unknown	Public Entity	Family
OLD TOWN HALL	719 Post Rd	Darien	Fairfield	164	Unknown	Public Entity	Elderly
333 STATE STREET	333 State St	Bridgeport	Fairfield	120	Unknown	For Profit	Family
MILL RIDGE EXT	1 Mill Ridge Rd	Danbury	Fairfield	39	Unknown	Public Entity	Family
HELMS HOUSING	180 Shell St	Bridgeport	Fairfield	42	Unknown	Non Profit	Family
TOWN HALL ANNEX	27 Havemeyer Pl	Greenwich	Fairfield	92	Unknown	Public Entity	Family
ARMSTRONG COURT	1 Armstrong Ct	Greenwich	Fairfield	56	Unknown	Public Entity	Family
MCKINNEY TERRACE II	71 Vinci Dr	Greenwich	Fairfield	80	Unknown	Public Entity	Elderly
MCKINNEY TERRACE I (FKA MANOR AT BYRAM)	73 Vinci Dr	Greenwich	Fairfield	52	Unknown	Public Entity	Family
16 SCHOOL ST	16 School St	Norwalk	Fairfield	468	Unknown	Public Entity	Family
EDWARD CZESCIK HOMES	186 Greenwich Ave	Stamford	Fairfield	36	Unknown	Public Entity	Elderly
BECKERLE AND FOREST AVE	38 Beckerle St	Danbury	Fairfield	9	Unknown	Public Entity	
GREENFIELD	38 Merrell Ave	Stamford	Fairfield	28	Unknown	Public Entity	
WESTWOOD 58 PROGRESS DRIVE LP	11 Westwood Rd	Stamford	Fairfield	48	Unknown		
HARRISON APARTMENTS BRIDGEPORT YMCA	651 State St	Bridgeport	Fairfield	2	Unknown		
TRUMBULL GARDENS TOWNHOUSES	455 Trumbull Ave	Bridgeport	Fairfield	471	Unknown	Public Entity	
MASTER CONTRACT - CREATIVE CHOICE	1810 Stratford Ave	Bridgeport	Fairfield	208	Unknown	Public Entity	
BOSTON COMMONS	1260 Boston Ave	Bridgeport	Fairfield	32	Unknown	Public Entity	

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
CHARLES F GREENE HOMES	508 Harral Ave	Bridgeport	Fairfield	28	Unknown	Public Entity	
FIRESIDE APARTMENTS EXT 2	725 Palisade Ave	Bridgeport	Fairfield	4	Unknown	Public Entity	
SAMUEL ROODNER COURT	261 Ely Ave	Norwalk	Fairfield	70	Unknown	Public Entity	
IRVING FREESE	57 Ward St	Norwalk	Fairfield	110	Unknown	Public Entity	
GREENWICH CLOSE	10 Brookside Dr	Greenwich	Fairfield	9	Unknown	Public Entity	
PT BARNUM APARTMENTS	467 Bird St	Bridgeport	Fairfield	26	Unknown	Public Entity	
HARBOR VIEW TOWERS	376 E Washington Ave	Bridgeport	Fairfield	30	Unknown	Public Entity	
20 WEST AVENUE	20 Wall St	Norwalk	Fairfield	36	Unknown	Public Entity	
MEADOW GARDENS	49 Meadow St	Norwalk	Fairfield	50	Unknown	Public Entity	
STAMFORD MANOR	26 W Main St	Stamford	Fairfield	144	Unknown	Public Entity	
SENIOR COURT	9 Union Ave	Norwalk	Fairfield	14	Unknown	Public Entity	
CEDAR ASSOC	106 W Cedar St	Norwalk	Fairfield	8	Unknown		
AGNES MORLEY HEIGHTS	249 Milbank Ave	Greenwich	Fairfield	27	Unknown	Public Entity	
HUNTINGTON PLACE	1235 Huntington Tpke	Trumbull	Fairfield	3	Unknown		
PARK SQUARE WEST	101 Summer St	Stamford	Fairfield	30	Unknown		
WOODWARD CLIFFS	53 Woodward Ave	Norwalk	Fairfield	40	Unknown	Non Profit	Family
4-6 ARCH ST	4 Arch St	Norwalk	Fairfield	40	Unknown	Non Profit	Family
ST PAUL'S CO-OP	28 Dr Martin Luther King Jr Dr Apt 1	Norwalk	Fairfield	90	Unknown	Non Profit	Family
BETHEL A M E	30 Merwin St	Norwalk	Fairfield	40	Unknown	Non Profit	Family

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
MEADOWVIEW MANOR	170 McPadden Dr	Stratford	Fairfield	41	Unknown	Public Entity	Family
FAIRWAY ACRES	358 Wheeler Rd	Monroe	Fairfield	40	Unknown	Public Entity	Elderly
CRESTWOOD CO-OPERATIVE	300 Ely Ave	Norwalk	Fairfield	40	Unknown	Non Profit	Family
BALLARD GREEN	21 Gilbert St	Ridgefield	Fairfield	53	Unknown	Public Entity	Elderly
OAK PARK	51 Dale St	Stamford	Fairfield	40	Unknown	Public Entity	Family
LUCAS GARDENS	125 Arbor St	Stratford	Fairfield	40	Unknown	Public Entity	Elderly
SHILOH GARDENS	175 Henry Ave	Stratford	Fairfield	40	Unknown	Public Entity	Elderly
DEVAUX APARTMENTS	91 Howe Ave	Shelton	Fairfield	150	Unknown	Public Entity	Elderly
STERN VILLAGE	55 Hedgehog Cir	Trumbull	Fairfield	20	Unknown	Public Entity	Elderly
SINSABAUGH HEIGHTS	187 Meadow St	Shelton	Fairfield	40	Unknown	Public Entity	Elderly
ALBION STREET APARTMENTS	36 Albion St	Bridgeport	Fairfield	5	Unknown	Public Entity	
THE HEIGHTS AT DARIEN	1 ALLEN ONEILL DR	DARIEN	Fairfield	45	Unknown		
PALMER SQUARE	15 STONERIDGE CIR	STAMFORD	Fairfield	101	Unknown		
716-720 PEMBROKE STREET	716 Pembroke St	Bridgeport	Fairfield	63	Unknown	Public Entity	
GLEN APARTMENTS	25 memorial drive	DANBURY	Fairfield	17	Unknown	Public Entity	Elderly
COAL PIT HILL	86 COALPIT HILL RD	DANBURY	Fairfield	106	Unknown	Public Entity	Family
BROOKS QUARRY	3 BROOKS QUARRY RD	BROOKFIELD	Fairfield	61	Unknown	Public Entity	Elderly
LAWNHILL TERRACE I	22 CUSTER ST	STAMFORD	Fairfield	74	Unknown	Public Entity	Family
ADAMS GARDEN APARTMENTS	4 BERTOLF RD	GREENWICH	Fairfield	60	Unknown	Public Entity	Family

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
FAIRFIELD RIDGE REHAB	2 Mill Ridge Rd	DANBURY	Fairfield	80	Unknown	Public Entity	Family
UNITY HEIGHTS	424 Lyon Ter	Bridgeport	Fairfield	3	Unknown	Multiple	Family
PARK CITY - SUPPORTIVE	12 Garden St	Bridgeport	Fairfield	3	Unknown	Public Entity	
PRESIDENTIAL VILLAGE	627 Hallett St	Bridgeport	Fairfield	40	Unknown	Public Entity	
KING KENNEDY HOMES	1 Emerson St	Norwalk	Fairfield	42	Unknown	Public Entity	
EDEN DRIVE	148 Eden Dr	Danbury	Fairfield	17	Unknown	Public Entity	
MARINA VILLAGE	362 Iranistan Ave	Bridgeport	Fairfield	25	Unknown	Public Entity	
URSULA PARK TOWNHOUSES	1 Lawn Ave	Stamford	Fairfield	156	Unknown	Public Entity	
SCATTERED SITES	49B Highland Ave	Danbury	Fairfield	3	Unknown	Public Entity	
LAUREL GARDENS	13A Hoyt St	Danbury	Fairfield	12	Unknown	Public Entity	
CROSBY MANOR	84 W Wooster St	Danbury	Fairfield	6	Unknown	Public Entity	
HEARTHSTONE APARTMENTS	101 Birch Dr	Stratford	Fairfield	8	Unknown	Public Entity	
RAYMOND E BALDWIN	701 Birch Dr	Stratford	Fairfield	6	Unknown	Public Entity	
WILBUR PECK COURT	1C Wilbur Peck Ct	Greenwich	Fairfield	27	Unknown	Public Entity	
QUARRY KNOLL	1A Quarry Knls	Greenwich	Fairfield	6	Unknown	Public Entity	
WOOSTER MANOR	36 W Wooster St	Danbury	Fairfield	30	Unknown	Public Entity	
FAIRFIELD AVE, BDPT(YALE ST COMMONS)	1027 Fairfield Ave	Bridgeport	Fairfield	340	01/19/2020		
KEYSTONE HOUSE	16 Elmcrest Ter	Norwalk	Fairfield	66	03/12/2020	Non-profit	Disabled
GBAPP INC	25 Ford Pl	Bridgeport	Fairfield	34	03/19/2020		
QUARRY KNOLL II	52 Quarry Knls	Greenwich	Fairfield	12	03/20/2020	Non-Profit	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
	23 Goddard Ave	Bridgeport	Fairfield	3	04/20/2020		
MAPLEVIEW TOWER/STAMFORD ELDERLY	51 Grove St	Stamford	Fairfield	24	04/21/2020	Profit Motivated	Elderly
STERLING MARKET ARTIST LOFTS	1042 Broad St	Bridgeport	Fairfield	18	05/19/2020		
TRUMAN PARK	71 Truman St	Bridgeport	Fairfield	7	07/13/2020	Profit Motivated	Family
COLONIAL VILLAGE	24 Monroe St	Norwalk	Fairfield	325	07/31/2020	Multiple	Family
	62 Stillwater Ave	Stamford	Fairfield	7	02/28/2021		
	22 Orchard St	Stamford	Fairfield	75	04/16/2021		
MARTIN LUTHER KING APARTMENTS	40 Stillwater Ave	Stamford	Fairfield	3	08/31/2021	Limited Dividend	Family
LIBERTY HOUSING	40 Liberty St	Stamford	Fairfield	63	09/30/2021	Profit Motivated	Family
ABILITY BEYOND DISABILITY	20 Farview Ave	Danbury	Fairfield	60	09/30/2021	Non-Profit	Disabled
IVES MANOR	198 Main St	Danbury	Fairfield	33	09/30/2021	Non-Profit	Elderly
ELEANOR ROOSEVELT HOMES	18 Knapp St	Stamford	Fairfield	136	11/30/2021	Profit Motivated	Elderly
PATHWAYS VISION	509 E Putnam Ave	Greenwich	Fairfield	30	12/27/2021	Non-Profit	
RENAISSANCE PLAZA	210 Washington Ave	Bridgeport	Fairfield	30	01/01/2022	For Profit	
OLDE SCHOOL COMMONS APARTMENTS	1059 Pembroke St	Bridgeport	Fairfield	100	03/01/2022	Non-Profit	Family
PILGRIM TOWERS APARTMENTS	25 Washington Ct	Stamford	Fairfield	17	03/30/2022	Non-Profit	Elderly
STOLER HOUSE	186 Wolfpit Ave	Norwalk	Fairfield	1	04/01/2022	Non-profit	Disabled
MHA WASHINGTON PARK, LLC	33 Yale St	Bridgeport	Fairfield	73	06/15/2022		
MHA 22 FAIRFIELD AVE	22 Fairfield Ave	Stamford	Fairfield	16	06/28/2022		
KENNEDY CENTER THE	755 Palisade Ave	Bridgeport	Fairfield	12	06/30/2022	Non-Profit	Disabled

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
FAIRFIELD/MILL RIDGE	42 High Ridge Rd	Danbury	Fairfield	56	08/01/2022	Multiple	Family
SEYMOUR HOLLANDER	4190 Park Ave	Bridgeport	Fairfield	266	08/31/2022	Non-Profit	Elderly
20 WOODLAND PLACE	20 Woodland Pl	Stamford	Fairfield	71	10/22/2022		
HIDDEN BROOK	1665 POST RD E	WESTPORT	Fairfield	3	10/23/2022		
	1124 Iranistan Ave	Bridgeport	Fairfield	24	11/27/2022		
	425 Exeter St	Bridgeport	Fairfield	84	02/28/2023		
	84 Holly St	Bridgeport	Fairfield	57	02/28/2023		
	28 Vine Rd	Stamford	Fairfield	1	04/05/2023		
BRIDGEPORT TOWERS	199 Yacht St	Bridgeport	Fairfield	10	06/30/2023	Profit Motivated	Elderly
NEW NEIGHBORS	261 Clinton Ave	Bridgeport	Fairfield	120	07/08/2023		
	42 Kent Ave	Bridgeport	Fairfield	28	07/08/2023		
BEAVER STREET COOPERATIVE	5 Ashe Pl	Danbury	Fairfield	11	12/31/2023	Non-Profit	Family
30 WEST AVE APARTMENTS	24 Wall St	Norwalk	Fairfield	6	01/01/2025	For Profit	
EAST MAIN MEWS	588 E Main St	Bridgeport	Fairfield	90	03/22/2025	For Profit	Family
COMMUNITY COOPERATIVE DEVELOP FOUNDATION	1737 Stratford Ave	Bridgeport	Fairfield	80	03/22/2025		
RIPTON THE	423 Howe Ave	Shelton	Fairfield	15	03/24/2025	Non-Profit	Elderly
WASHINGTON PARK REVITALIZATION	496 E Washington Ave	Bridgeport	Fairfield	88	04/28/2025		
	1011 Hancock Ave	Bridgeport	Fairfield	7	05/24/2025		
NUNNAWAUK MEADOWS EXPANSION PROJECT	3 Nunnawauk Mdws	Newtown	Fairfield	70	06/22/2025	Non-Profit	Elderly
PARSONGE COTTAGE HOME FOR THE AGED	88 Parsonage Rd	Greenwich	Fairfield	36	01/01/2026	Non-Profit	

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
MAPLEWOOD COURT	434 Maplewood Ave	Bridgeport	Fairfield	115	01/01/2026	Multiple	
BISHOP PLACE APARTMENTS	20 Bishop Ave	Bridgeport	Fairfield	90	01/01/2026	Non-Profit	
STILLWATER HEIGHTS	53 Stillwater Ave	Stamford	Fairfield	12	01/01/2026	Non-Profit	
TRINITY PARK	80 Spruce St	Stamford	Fairfield	102	01/01/2026	Non-Profit	
ELEANOR	695 Park Ave	Bridgeport	Fairfield	30	10/27/2026	Multiple	Elderly or disabled
	38 Ann St	Stamford	Fairfield	6	12/16/2026		
CRESCENT BUILDING	431 Washington Ave	Bridgeport	Fairfield	65	01/01/2027	Non-Profit	
THE MARVIN	60 Gregory Blvd	Norwalk	Fairfield	40	01/01/2027	For Profit	Elderly
NEW CITY HOTEL	40 S Main St	Norwalk	Fairfield	216	01/01/2027	Non-Profit	
THE ATLANTIC	50 Bell St	Stamford	Fairfield	146	01/01/2027	Multiple	Elderly
	23 Spruce St	Stamford	Fairfield	1	05/12/2027		
	24 Woodland Pl	Stamford	Fairfield	1	06/09/2027		
MUTUAL HOUSING ASSOCIATION OF CT	11 Armstrong Pl	Bridgeport	Fairfield	14	07/25/2027		
JESSICA TANDY HOUSING	814 Park Ave	Bridgeport	Fairfield	6	09/07/2027		
FAIRFIELD APARTMENTS	1062 Fairfield Ave	Bridgeport	Fairfield	30	01/01/2028	Non-Profit	
ATLANTIC PARK APARTMENTS	660 Atlantic St	Stamford	Fairfield	8	01/01/2028	Non-Profit	
YALE STREET COMMONS	140 Yale St	Bridgeport	Fairfield	7	01/01/2028	Non-Profit	
TAYLOR STREET	25 Taylor St	Stamford	Fairfield	51	04/14/2028	Multiple	Mixed
RHA MODERNIZATION	51 Prospect Rdg	Ridgefield	Fairfield	56	09/24/2028	For Profit	Mixed
BELLTOWN SCHOOL ELDERLY HOUSING	21 Burdick St	Stamford	Fairfield	6	10/17/2028	Non-Profit	Elderly
BRIDGEPORT ELDERLY APARTMENTS	2400 North Ave	Bridgeport	Fairfield	10	11/30/2028	Multiple	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
WASHINGTON PARK REVITALIZATION PROJECT LP	480 E Washington Ave	Bridgeport	Fairfield	120	01/01/2029	Non-Profit	
RIPPOWAM PARK APARTMENTS	405 OAKWOOD PL	STAMFORD	Fairfield	40	01/01/2029	For Profit	
SASCO CREEK VILLAGE	1655 Post Rd E	Westport	Fairfield	40	01/01/2029	Public Entity	Family
PALACE VIEW SENIOR HOUSING	132 Main St	Danbury	Fairfield	33	01/01/2029	Non-Profit	
MISSION/TAYLOR STREETS PROJECT	28 MISSION ST	STAMFORD	Fairfield	20	06/19/2029		
BISHOP CURTIS/AUGUSTANA HOMES - BRIDGEPORT	525 Palisade Ave	Bridgeport	Fairfield	24	07/01/2029	Profit Motivated	Elderly
STRATFIELD APARTMENTS I & II	45 Chapel St	Bridgeport	Fairfield	42	01/01/2030	Multiple	Elderly
HILL TOP HOMES	212 Rowayton Ave	Norwalk	Fairfield	176	03/01/2030	Non-Profit	Elderly
COLUMBIA TOWERS	50 Ridgefield Ave	Bridgeport	Fairfield	1	12/14/2030		
HARRISON SQUARE	52 Main St	Danbury	Fairfield	30	01/01/2031	For Profit	
PARK CITY RESIDENTIAL CARE HOME	752 Park Ave	Bridgeport	Fairfield	84	01/01/2031	For Profit	
	31 MISSION ST	STAMFORD	Fairfield	6	05/26/2031		
BARNUM HOTEL	140 Fairfield Ave	Bridgeport	Fairfield	202	05/31/2031	Limited Dividend	Elderly
BAYVIEW	300 Tresser Blvd	Stamford	Fairfield	6	06/30/2031	Profit Motivated	Family
HARBOURSITE APARTMENTS	511 Shippan Ave	Stamford	Fairfield	53	07/31/2031	Non-Profit	Elderly
323 FAIRFIELD AT BIJOU SQUARE	323 Fairfield Ave	Bridgeport	Fairfield	27	10/27/2031	For Profit	Family
FRIENDSHIP HOUSE APARTMENTS	28 Perry St	Stamford	Fairfield	36	10/31/2031	Multiple	Family
PARISH COURT	175 Warde Ter	Fairfield	Fairfield	1	10/31/2031	Profit Motivated	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
FAIRGATE APARTMENTS	19 Fairgate Dr	Stamford	Fairfield	4	10/31/2031	Multiple	Family
ELIAS HOWE ELDERLY HOUSING	287 Clinton Ave	Bridgeport	Fairfield	49	11/16/2031	Unknown	Elderly
SYCAMORE PLACE	285 Maplewood Ave	Bridgeport	Fairfield	40	11/30/2031	Limited Dividend	Elderly
MILLPORT PHASE II	57 Millport Ave	New Canaan	Fairfield	6	01/11/2032	Multiple	Family
OGDEN HOUSE	100 River Rd	Wilton	Fairfield	30	02/29/2032	Non-Profit	Elderly
HALES COURT HOUSING LLC	HALES CT	WESTPORT	Fairfield	27	03/28/2032		
KIMBERLY PLACE	19 Main St	Danbury	Fairfield	48	07/27/2032	Profit Motivated	Elderly
WESTWOOD APARTMENTS	58 Progress Dr	Stamford	Fairfield	50	07/31/2032		
DANBURY COMMONS	51 Main St	Danbury	Fairfield	45	10/31/2032	Profit Motivated	Elderly
PATHWAYS FUTURES	50 Brookside Dr	Greenwich	Fairfield	8	10/31/2032	Non-Profit	Disabled
SCHOOLHOUSE APARTMENTS NEW CANAAN	156 South Ave	New Canaan	Fairfield	36	12/31/2032	Non-Profit	Elderly
BLIND BROOK RUN	23 William St	Danbury	Fairfield	80	01/01/2033	For Profit	Family
SOUTHFIELD VILLAGE SQUARE II	117 Southwood Dr	Stamford	Fairfield	7	01/01/2033	For Profit	Mixed
METRO GREEN II	715 Atlantic St	Stamford	Fairfield	6	04/09/2033		
MERTON HOUSING PROJECT	65 Madison Ave	Bridgeport	Fairfield	50	07/26/2033		
MISS LAURA RAYMOND HOMES	306 Main Ave	Norwalk	Fairfield	26	07/28/2033	Non-Profit	Elderly
TOWER II APARTMENTS	1491 Central Ave	Bridgeport	Fairfield	24	09/20/2033	Profit Motivated	Elderly
BROAD RIVER HOMES	108 New Canaan Ave	Norwalk	Fairfield	12	11/15/2033	Non-Profit	Elderly
RIPPOWAM MANOR	11 North St	Stamford	Fairfield	101	01/23/2034	Profit Motivated	Elderly
NEW ALGIERS	86 W MAIN ST	STAMFORD	Fairfield	40	03/21/2034	Profit Motivated	Family

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
MARSHALL COMMONS (FKA LUDLOW PLACE)	192 Ludlow St	Stamford	Fairfield	2	04/09/2034		Family
CLINTON COMMONS APARTMENTS	91 Clinton Ave	Bridgeport	Fairfield	18	04/25/2034		
AUGUSTUS MANOR	101 Main St	Stamford	Fairfield	88	05/07/2034	Limited Dividend	Elderly
KINGSWAY APARTMENTS	152 Westport Ave	Norwalk	Fairfield	30	07/31/2034	Non-Profit	Elderly
STAMFORD CROSS ROAD	6 Cross Rd	Stamford	Fairfield	6	09/17/2034	Non-Profit	Elderly
SULLIVAN-MCKINNEY APARTMENTS	224 Meadowbrook Rd	Fairfield	Fairfield	10	12/26/2034	Non-Profit	Elderly
SOUTHWOOD SQUARE PHASE I	15 Southwood Dr	Stamford	Fairfield	7	01/01/2035	Multiple	Family
BISHOP CURTIS/AUGUSTANA HOMES - JEWETT	238 Jewett Ave	Bridgeport	Fairfield	90	01/31/2035	Profit Motivated	Elderly
LAURELWOOD PLACE APARTMENTS	585 Norman St	Bridgeport	Fairfield	76	03/31/2035	Profit Motivated	Elderly
	60 Yaremich Dr	Bridgeport	Fairfield	18	05/11/2035		
WILLARD MANOR	36 Vine Rd	Stamford	Fairfield	9	06/30/2035	Non-Profit	Elderly
GATEWAY AT 570 (FKA 570 STATE STREET)	570 State St	Bridgeport	Fairfield	27	08/12/2035	For Profit	
	4 SIMEON RD	BETHEL	Fairfield	50	09/30/2035	Multiple	Elderly
HUNTINGTON SENIOR HOUSING	80 White Plains Rd	Trumbull	Fairfield	29	01/01/2036	Non-Profit	Elderly or disabled
LAUREL HILL	50 Laurel Hill Rd	Brookfield	Fairfield	31	08/31/2036	Profit Motivated	
TREFOIL COURT	15 Pine Tree Ln	Fairfield	Fairfield	176	10/31/2036	Multiple	Elderly
CEDAR COURT SENIOR HOUSING PROJECT	92 Cedar St	Norwalk	Fairfield	12	11/30/2036	Profit Motivated	Elderly
WASHINGTON HEIGHTS	115 Washington Ave	Bridgeport	Fairfield	35	12/31/2036	Profit Motivated	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
ST PAUL'S COMMONS	1475 Noble Ave	Bridgeport	Fairfield	18	05/25/2037		
SHIPPAN PLACE	521 Shippin Ave	Stamford	Fairfield	20	06/01/2037	Profit Motivated	Elderly
OLDE SCHOOL COMMONS	1055 Pembroke St	Bridgeport	Fairfield	54	06/30/2037	Non-Profit	
	992 Summer St	Stamford	Fairfield	1	07/11/2037		
MUTUAL HOUSING ASSOCIATION	63 Stillwater Ave	Stamford	Fairfield	148	07/11/2037		
	1793 STRATFORD AVE	BRIDGEPORT	Fairfield	20	07/25/2037		
	695 Atlantic St	Stamford	Fairfield	33	08/28/2037		
DANBURY TOWER	40 William St	Danbury	Fairfield	100	09/30/2037	Profit Motivated	Elderly
	1 Canal St	Westport	Fairfield	30	09/30/2037	Multiple	Elderly
BISHOP CURTIS/AUGUSTANA HOMES - GREENWICH	1040 E PUTNAM AVE	GREENWICH	Fairfield	50	10/30/2037	Multiple	Elderly
BISHOP CURTIS/AUGUSTANA HOMES - FAIRFIELD	1677 Post Rd	Fairfield	Fairfield	80	10/30/2037	Multiple	Elderly
	100 LEONARD ST	NORWALK	Fairfield	30	12/31/2037	Profit Motivated	Elderly
POST HOUSE APARTMENTS HOPE VI	40 Clinton Ave	Stamford	Fairfield	21	01/01/2038	Multiple	Family
STAMFORD GREEN APARTMENTS	482 W Main St	Stamford	Fairfield	7	04/30/2038	Limited Dividend	Elderly
GRANT STREET SENIOR APARTMENTS	430 Grant St	Bridgeport	Fairfield	48	06/30/2038	Profit Motivated	Elderly
SAINT PAUL'S FLAX HILL CO-OP	PO BOX 91	NORWALK	Fairfield	32	06/30/2038	Non-Profit	Family
THE RESIDENCES AT LAUREL HILL	40 Laurel Hill Rd	Brookfield	Fairfield	6	08/31/2038		Family
HENRY PLACE APARTMENTS	67 Henry St	Stamford	Fairfield	100	10/31/2038	Profit Motivated	

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
BISHOP CURTIS/AUGUSTANA HOMES - DANBURY	88 Main St	Danbury	Fairfield	116	12/31/2038	Profit Motivated	Elderly
STAMFORD METRO GREEN APARTMENTS LLC	84 Henry St	Stamford	Fairfield	20	01/01/2039	For Profit	Family
SAMUELS COURT APARTMENTS	5 Scuppo Rd	Danbury	Fairfield	34	01/01/2039		Family
FAIRGATE	90 Fairfield Ave	Stamford	Fairfield	23	01/01/2039		Family
AREYTO APARTMENTS	665 Arctic St	Bridgeport	Fairfield	27	01/01/2040	Non-Profit	
FAIR STREET APARTMENTS	80 Fair St	Norwalk	Fairfield	72	01/01/2040	Non-Profit	Elderly or disabled
SOUTH AVENUE COTTAGE	162 South Ave	New Canaan	Fairfield	12	10/31/2040	Non-Profit	Disabled
HOMES WITH HOPE	655 Post Rd E	Westport	Fairfield	44	02/28/2041	Non-Profit	Disabled
PHINEAS PARK APARTMENTS	5 Main St	Bethel	Fairfield	64	12/31/2041	Non-Profit	Family
CLINTON COMMONS	75 CLINTON AVE	BRIDGEPORT	Fairfield	47	01/01/2043	For Profit	Family
BISHOP CURTIS/AUGUSTANA HOMES - E BRIDGEPORT	264 Union Ave	Bridgeport	Fairfield	41	06/30/2044	Profit Motivated	Elderly
RIDGEFIELD SUNRISE COTTAGE INC	5 Sunset Ln	Ridgefield	Fairfield	2	08/31/2044	Non-Profit	
PALMER SQUARE APARTMENTS	26 PALMERS HILL RD	STAMFORD	Fairfield	7	01/01/2045	Public Entity	Family
HALL COMMONS	45 George E Pipkins Way	Bridgeport	Fairfield	20	10/31/2046	Non-Profit	Elderly
GREENFIELD COMMONS	580 Villa Ave	Fairfield	Fairfield	15	06/30/2048	Non-Profit	Elderly
THE HEIGHTS AT DARIEN (FKA ALLEN ONEILL HOMES)	24 Allen Oneill Dr	Darien	Fairfield	24	01/01/2053		Family
ELMCREST TERRACE SUPPORTIVE HOUSING	4 Elmcrest Ter	Norwalk	Fairfield	24	01/01/2053		Family

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
RIVER COMMONS APARTMENTS	15 School St	Norwalk	Fairfield	35	01/01/2053	For Profit	Family
CLINTON MANOR	22 Clinton Ave	Stamford	Fairfield	40	01/01/2054		Elderly or disabled
QUINTARD MANOR	18 Quintard Ter	Stamford	Fairfield	35	01/01/2054		Elderly or disabled
WASHINGTON VILLAGE PHASE I	20 Day St	NORWALK	Fairfield	10	01/01/2055		
ST PAULS COMMONS	1475 Barnum Ave	Bridgeport	Fairfield	12	01/01/2055		Family
LAWNHILL TERRACE	22 CUSTARD ST	STAMFORD	Fairfield	40	01/01/2055		
WALL STREET PLACE PHASE I	61-63 Wall St	NORWALK	Fairfield	100	01/01/2055		

Hartford County

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
PERCIVAL HEIGHTS	31 Colonial Dr	Berlin	Hartford	296	Unknown	Public Entity	Elderly
DJ KOMANETSKY	81 Grove Ave	Bristol	Hartford	17	Unknown	Public Entity	Elderly
KING COURT	5 King Ct	East Hartford	Hartford	3	Unknown	For Profit	Family
BROOKSIDE COMMONS APARTMENTS	235 Main St	East Hartford	Hartford	6	Unknown	For Profit	Family
PARK HILL EXT	1 Pasco Dr	East Windsor	Hartford	81	Unknown	Public Entity	Elderly
RIVER HOLLOW	225 S Water St	East Windsor	Hartford	3	Unknown	For Profit	Family
GREEN VALLEY VILLAGE	18 Green Valley Dr	Enfield	Hartford	54	Unknown	Public Entity	Family
LAUREL PARK	300 Pearl St	Enfield	Hartford	28	Unknown	Public Entity	Family
PLEASANT ST CO-OP	38 Pleasant St	Enfield	Hartford	7	Unknown	Non Profit	Family
VETERAN TERRACE	2 Columbus Cir	East Hartford	Hartford	82	Unknown	Public Entity	Family
PINE GROVE MANOR INC	15 Grove Rd	Enfield	Hartford	13	Unknown	Non Profit	Family
ENFIELD MANOR	17 Enfield Ter	Enfield	Hartford	38	Unknown	Public Entity	Elderly
VILLAGE GREEN	10 Knox Ln	Glastonbury	Hartford	59	Unknown	Public Entity	Elderly
SHELDON COMMON I CO-OP	110 Martin St	Hartford	Hartford	21	Unknown	Non Profit	Family
SHELDON COMMON II CO-OP	120 Martin St	Hartford	Hartford	18	Unknown	Non Profit	Family
HARRINGTON PLACE COOPERATIVE	146 Barbour St	Hartford	Hartford	36	Unknown	Non Profit	Family
BIGELOW COMMONS	55 Main St	Enfield	Hartford	62	Unknown	For Profit	Family
COUNTRYWOOD AT ENFIELD	1 Gatewood Dr	Enfield	Hartford	13	Unknown	For Profit	Family
COBBS MILL CROSSING COOPERATIVE	15 Cobbs Mill Ln	Glastonbury	Hartford	7	Unknown	Non Profit	Family
CENTER VILLAGE	75 New London Tpke	Glastonbury	Hartford	32	Unknown	Public Entity	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
AMISTAD COURT COOPERATIVE	165 Westland Ave	Hartford	Hartford	60	Unknown	Non Profit	Family
ED O'NEILL HOUSE	107 Albany Ave	Hartford	Hartford	46	Unknown	Non Profit	Family
1721 MAIN STREET LLC (FKA ESQUINA BRILLANTE)	1721 Main St	Hartford	Hartford	25	Unknown	For Profit	Family
FOREST COURT	1 Barberry Ln	Farmington	Hartford	44	Unknown	For Profit	Family
HALE FARM	12 Stony Brook Dr	Glastonbury	Hartford	50	Unknown	Public Entity	Family
BEAVER ST APARTMENTS (AKA ST MARY'S RESIDENCE II)	46 Beaver St	New Britain	Hartford	29	Unknown	For Profit	Family
CEDAR VILLAGE	312 Cedar St	Newington	Hartford	34	Unknown	Public Entity	Elderly
BRISTOL APARTMENTS	865 Broad St	Hartford	Hartford	128	Unknown	Non Profit	Family
CROSSROADS OF ENFIELD	91 Daro Dr	Enfield	Hartford	34	Unknown	For Profit	Family
PARK TERRACE I	222 Park Ter	Hartford	Hartford	25	Unknown	Non Profit	Family
FAITH MANOR	402 Albany Ave	Hartford	Hartford	35	Unknown	Non Profit	Elderly
LINCOLN LEWIS TERRACE	43 Academy St	Southington	Hartford	191	Unknown	Public Entity	Elderly
ELLA GRASSO MANOR	25 Central St	Enfield	Hartford	51	Unknown	Public Entity	Elderly
NORMANDY HEIGHTS	395 Brittany Farms Rd	New Britain	Hartford	45	Unknown	For Profit	Family
MAPLE COURT	81 Bridge St	Suffield	Hartford	50	Unknown	Public Entity	Elderly
NELSON STREET	13 Nelson St	Hartford	Hartford	15	Unknown	Public Entity	
BRISTOL COMMUNITIES LP	47 4th St	Bristol	Hartford	42	Unknown		
PINNACLE HEIGHTS EXTENSION	619 Slater Rd	New Britain	Hartford	26	Unknown		
ARMORY COURT	10 Grand St	New Britain	Hartford	24	Unknown		
HERBERT T CLARK ASSISTED LIVING	43 Canione Rd	Glastonbury	Hartford	50	Unknown	Non Profit	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
ELDERLY AND BOND STREET	67 Martin Luther King Dr	New Britain	Hartford	10	Unknown	Public Entity	
GAYLORD TOWER	55 Gaylord St	Bristol	Hartford	28	Unknown	Public Entity	
887-901 PARK STREET LTD	887 Park St	Hartford	Hartford	73	Unknown		
CONGRESS STREET HISTORIC	10 Congress St	Hartford	Hartford	34	Unknown		
JEFFERSON/SEYMOUR	94 Seymour St	Hartford	Hartford	56	Unknown		
SOROMUNDI COMMONS	135 Broad St	Hartford	Hartford	90	Unknown		
SCATTERED SITE	420 Park Ave	Bloomfield	Hartford	12	Unknown	Public Entity	
MSP HOUSING	2197 Main St	Hartford	Hartford	12	Unknown		
PARK TERRACE MUTUAL HOUSING II	459 Summit St	Hartford	Hartford	12	Unknown		
ROUTE 6 WESTWOODS ASSOC	312 Scott Swamp Rd	Farmington	Hartford	16	Unknown		
SUMNER HOUSE	57 Sumner St	Hartford	Hartford	43	Unknown		
THE RETREAT	90 Retreat Ave	Hartford	Hartford	48	Unknown	For Profit	Elderly
WEBSTER STREET MUTUAL HOUSING	63 Webster St	Hartford	Hartford	24	Unknown		
THE BETTY RUTH & MILTON B HOLLANDER FOUNDATION CENTER	15 High Ct	Hartford	Hartford	48	Unknown		
URBAN PRESERVATION ASSOC	400 Washington St	Hartford	Hartford	27	Unknown		
MILLBROOK VILLAGE	35 Mack St	Windsor	Hartford	39	Unknown	Public Entity	Elderly
SHAD RUN TERRACE	40 Henry St	Windsor	Hartford	309	Unknown	Public Entity	Elderly
DEERFIELD APARTMENTS	640 Windsor Ave	Windsor	Hartford	63	Unknown	For Profit	Family
HIGHVUE TERRACE	83 Highview Ave	Wethersfield	Hartford	65	Unknown	Public Entity	Family
JAMES DEVLIN COURT	60 Lancaster Rd	Wethersfield	Hartford	93	Unknown	Public Entity	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
SOUTHWEST TERRACE APARTMENTS	120 Southwest Ave	Windsor Locks	Hartford	72	Unknown	Public Entity	Elderly
272 CLEVELAND AVE LLC(FKA CLEVE AVE COOP)-REO	272 Cleveland Ave	Hartford	Hartford	39	Unknown	For Profit	Family
VILLA COQUI APARTMENTS	71 Chestnut St	Hartford	Hartford	270	Unknown	For Profit	Family
96-98 MARTIN STREET	96 Martin St	Hartford	Hartford	272	Unknown	Non Profit	Family
MJ CARUSO GABLES	65 Eaton St	Hartford	Hartford	218	Unknown	Non Profit	Elderly
WARD / AFFLECK	88 Ward St	Hartford	Hartford	100	Unknown	Non Profit	Family
VELVET MILL	185 Pine St	Manchester	Hartford	92	Unknown	For Profit	Family
WESTBROOK VILLAGE	22 Mark Twain Dr	Hartford	Hartford	140	Unknown	Public Entity	Family
ENFIELD-MAGNOLIA	25 Enfield St	Hartford	Hartford	124	Unknown	For Profit	Family
BOWLES PARK	3 Berkeley Dr	Hartford	Hartford	17	Unknown	Public Entity	Family
OAKS AT MANCHESTER APARTMENTS	21 Tudor Ln	Manchester	Hartford	20	Unknown	For Profit	Family
ESSEX PLACE	1317 East St	New Britain	Hartford	360	Unknown	For Profit	Family
SECURITY MANOR	470 Burritt St	New Britain	Hartford	240	Unknown	Non Profit	Elderly
CENTER VIEW MANOR	234 East St	Plainville	Hartford	103	Unknown	Public Entity	Elderly
42 VERNON STREET	42 Vernon St	Hartford	Hartford	146	Unknown	Non Profit	Family
HISTORIC ASYLUM HILL	926 Asylum Ave	Hartford	Hartford	35	Unknown	For Profit	Family
SPENCER VILLAGE	26 Pascal Ln	Manchester	Hartford	145	Unknown	Public Entity	Elderly
11 ERWIN PLACE (FKA DON B OQUENDO CO-OP)	11 Erwin Pl	New Britain	Hartford	50	Unknown	Non Profit	Family
WASHINGTON SCHOOL	370 High St	New Britain	Hartford	81	Unknown	For Profit	Family
SUNSET VILLAGE	20 Stillwell Dr	Plainville	Hartford	215	Unknown	Public Entity	Elderly
HAROLD J MURPHY APARTMENTS	20 School St	Rocky Hill	Hartford	60	Unknown	Public Entity	Elderly
ROCKY HILL SENIORS	36 Willow Rd	Rocky Hill	Hartford	214	Unknown	Public Entity	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
GREENFIELD VILLAGE COOP ASSOC	41 Marshall Rd Ste A	Rocky Hill	Hartford	52	Unknown	Non Profit	Family
DICAPRIO FORGIONE TERRACE	408 Main St	Southington	Hartford	161	Unknown	Public Entity	Elderly
ZDUNCZYK TERRACE	500 Pleasant St	Southington	Hartford	246	Unknown	Public Entity	Elderly
SOUTH MAIN ST CO-OP WILLOW BROOK ESTATES CONDO	472 Main St	New Britain	Hartford	227	Unknown	Non Profit	Family
KELEHER PARK	241 W Hill Rd	Newington	Hartford	43	Unknown	Public Entity	Elderly
FLAX HILL	30 Foster St	South Windsor	Hartford	110	Unknown	Public Entity	Elderly
WAPPING MEWS	50 Elm St	South Windsor	Hartford	104	Unknown	Public Entity	Elderly
REHOBOTH PLACE COOPERATIVE	39 Vine St	Hartford	Hartford	20	Unknown	Non Profit	Family
JACKIE SCHAFER APARTMENTS	711 Garden St	Hartford	Hartford	26	Unknown	Non Profit	Family
COMMON THREAD COOPERATIVE	46 Saint James St	Manchester	Hartford	25	Unknown	Non Profit	Family
CLOCKTOWER MILL	63 N Elm St	Manchester	Hartford	80	Unknown	For Profit	Family
FLORENCE S LORD	155 S Main St	Marlborough	Hartford	32	Unknown	Non Profit	Elderly
NEW MEADOW VILLAGE	1 Mill Street Ext	Newington	Hartford	40	Unknown	Public Entity	Elderly
HARVEY R FULLER	31 Butler St	Wethersfield	Hartford	236	Unknown	Public Entity	Elderly
BRODER PLACE	125 Bridge St	Suffield	Hartford	455	Unknown	Public Entity	Elderly
LAUREL COURT	133 Bridge St	Suffield	Hartford	150	Unknown	Public Entity	Elderly
BRACE DALE COOPERATIVE	91 Brace Rd	West Hartford	Hartford	200	Unknown	Non Profit	Family
ADAMS APARTMENTS	55 Lancaster Rd	Wethersfield	Hartford	124	Unknown	Public Entity	Elderly
MURPHY APARTMENTS	1600 Hopmeadow St	Simsbury	Hartford	80	Unknown	Public Entity	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
ST MARY HOME	291 Steele Rd	West Hartford	Hartford	263	Unknown	Non Profit	Elderly
WEST HARTFORD FELLOWSHIP	36 Starkel Rd	West Hartford	Hartford	254	Unknown	Non Profit	Elderly
FLAGG ROAD	30 Flagg Rd	West Hartford	Hartford	10	Unknown	Non Profit	Family
332 DEMING ROAD ASSOC LP	332 DEMING RD	BERLIN	Hartford	100	Unknown		
ANVIL PLACE	55 W Main St	New Britain	Hartford	143	Unknown		
SCATTERED SITE II	233 Woodland Ave	Bloomfield	Hartford	65	Unknown	Public Entity	
GEN PULASKI TERRACE	6 Carter Hts	Plantsville	Hartford	335	Unknown	Public Entity	Elderly
DUTTON HEIGHTS	46 Woodard Dr	BRISTOL	Hartford	34	Unknown	For Profit	Family
BRYTANIA SQUARE (FKA PINNACLE HEIGHTS EXT)	43 Patton Dr	NEW BRITAIN	Hartford	79	Unknown	For Profit	Family
MAPLE VILLAGE	75 Maple Ave	FARMINGTON	Hartford	100	Unknown	Public Entity	Elderly
VETERAN TERRACE EXT	137 Columbus Circle Ext	EAST HARTFORD	Hartford	75	Unknown	Public Entity	Family
PARK HILL	76 PARK HILL	EAST WINDSOR	Hartford	79	Unknown	Public Entity	Elderly
SANA APARTMENTS - LOW RISE	61 New Britain Ave	Hartford	Hartford	6	Unknown		
WOLCOTT PLACE	17 Wolcott St	Hartford	Hartford	72	Unknown	For Profit	Family
NELTON COURT	124 Wooster St	Hartford	Hartford	6	Unknown	Public Entity	
HOCKANUM PARK	11 Elms Village Dr	East Hartford	Hartford	50	Unknown	Public Entity	
CHESTNUT HILL / OAK GROVE TERRACE APARTMENTS	22 Grove St	Windsor Locks	Hartford	25	Unknown	Public Entity	
PERCIVAL C SMITH TOWERS	80 Charter Oak Ave	Hartford	Hartford	130	Unknown	Public Entity	
HARTFORD SCATTERED SITE I	182 Seymour St	Hartford	Hartford	86	Unknown	Public Entity	
MOUNT PLEASANT	36 Armistice St	New Britain	Hartford	40	Unknown	Public Entity	

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OVAL GROVE APARTMENTS	1 Dobek Rd	New Britain	Hartford	86	Unknown	Public Entity	
CAMBRIDGE PARK	196 Jerome Ave	Bristol	Hartford	10	Unknown	Public Entity	
BONNIE ACRES	143 Vance Dr Apt D	Bristol	Hartford	51	Unknown	Public Entity	
NEW DUTCH POINT PHASE II	38 Norwich St	Hartford	Hartford	40	Unknown	Public Entity	
MAYFAIR GARDENS	219 N Main St Apt A	Manchester	Hartford	30	Unknown	Public Entity	
WESTHILL GARDENS ANNEX	12 Bluefield Dr Apt A	Manchester	Hartford	40	Unknown	Public Entity	
MEADOW HILL APARTMENTS	101 Connecticut Blvd	East Hartford	Hartford	10	Unknown	Public Entity	
NEW COMMUNITIES/MARY SHEPHARD PLACE	100 Bellevue St	Hartford	Hartford	60	Unknown	Public Entity	
	218 Surrey Dr	BRISTOL	Hartford	194	Unknown		
655 GARDEN ST	655 Garden St	Hartford	Hartford	40	Unknown	Non Profit	Family
WELLES VILLAGE	98 Wyllys St	Glastonbury	Hartford	25	Unknown	Public Entity	
SKRENTY BLOCK	157 Broad St	New Britain	Hartford	84	01/31/2020		
GEORGIAN MANOR III	500 Stafford Ave	Bristol	Hartford	6	03/28/2020	Profit Motivated	Elderly
ARTSPACE HARTFORD APARTMENTS	555 Asylum Ave	Hartford	Hartford	102	04/21/2020	For Profit	Family
	205 Westland St	Hartford	Hartford	12	04/27/2020		
MOUNTAIN LAUREL MANOR	31 Quaker Ln	Bristol	Hartford	360	05/07/2020	Multiple	Elderly
PARK APARTMENTS	365 Garden St	Hartford	Hartford	27	05/31/2020	Profit Motivated	Family
ONE/CHANE	240 Cleveland Ave	Hartford	Hartford	41	06/22/2020		
WINTHROP DRIVE	16 Winthrop Dr	Farmington	Hartford	24	06/23/2020		

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
SAINT MARY'S ELDERLY APARTMENTS	1451 Main St	East Hartford	Hartford	76	07/01/2020	Profit Motivated	Elderly
SHELDON OAK II COOPERATIV	153 Sheldon St	Hartford	Hartford	102	01/01/2021		
	BARI LN	UNIONVILLE	Hartford	110	01/31/2021	Profit Motivated	Family
NEWINGTON GROUP HOME	98 Cedar St	Newington	Hartford	31	06/16/2021	Non-profit	Disabled
SIGOURNEY SQUARE	280 Sigourney St	Hartford	Hartford	18	07/01/2021	Limited Dividend	Elderly
MAIN & NELSON STS	2357 Main St	Hartford	Hartford	10	08/31/2021	Limited Dividend	Family
MAIN & PAVILLION	17 Barbour St	Hartford	Hartford	10	08/31/2021	Limited Dividend	Family
MANSFIELD-EDGEWOOD-VINE	47 Mansfield St	Hartford	Hartford	10	08/31/2021	Limited Dividend	Family
RENTAL HOUSING REHABILITATION	101 Mather St	Hartford	Hartford	52	09/14/2021		
DEER MEADOW	1 Deer Meadow Dr	Bloomfield	Hartford	24	01/01/2022		
ARC OF SOUTHINGTON	314 SUMMER ST	SOUTHINGTON	Hartford	48	02/01/2022	Non-Profit	Disabled
	76 Silver St	New Britain	Hartford	19	02/01/2022		
GRANBY GROUP HOMES	25 N Church Rd	Granby	Hartford	106	03/01/2022	Non-profit	Disabled
SUMMER BROOK APARTMENTS	248 Darling St	Southington	Hartford	66	03/05/2022	Multiple	Family
WALNUT/SOUTH HIGH STREETS	53 High St	New Britain	Hartford	89	03/26/2022		
MARCH INC	636 Middle Tpke E	Manchester	Hartford	137	04/30/2022	Multiple	Family
BRICK HOLLOW	555 Zion St	Hartford	Hartford	17	06/30/2022	For Profit	Family
	27 W Main St	New Britain	Hartford	60	09/11/2022		
WETHERSFIELD COMMONS	32 Wethersfield Ave	Hartford	Hartford	20	09/24/2022	Non-Profit	

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
FEDERATION HOMES	156 Wintonbury Ave	Bloomfield	Hartford	56	10/31/2022	Non-Profit	Elderly
ENO FARMS	1602 Hopmeadow St	Simsbury	Hartford	57	01/01/2023	Multiple	Family
ARMORY	232 Arch St	New Britain	Hartford	30	01/01/2023	For Profit	
LASHER COURT	333 Maple St	Wethersfield	Hartford	74	07/01/2023	Non-profit	Disabled
GLASTONBURY GP HOMES	2716 Hebron Ave	Glastonbury	Hartford	6	08/11/2023	Non-profit	Disabled
OAKLAND HEIGHTS APARTMENTS	360 Oakland St	Manchester	Hartford	250	11/07/2023	Profit Motivated	Elderly
BURRITT HOUSE	67 W Main St	New Britain	Hartford	10	11/30/2023	Profit Motivated	Elderly
BRISTOL GROUP HOMES	97 Peck Ln	Bristol	Hartford	42	12/01/2023	Non-profit	Disabled
222 WILLOW ST	222 Willow St	Wethersfield	Hartford	48	01/01/2024	For Profit	
	47 Mahl Ave	Hartford	Hartford	68	01/26/2024		
CARTER COURT	340 NEW LONDON TPKE	GLASTONBURY	Hartford	56	03/01/2024		
	109 Charles St	New Britain	Hartford	31	03/23/2024		
BURLINGTON GP HOME	8 Carriage Dr	Burlington	Hartford	50	05/01/2024	Non-profit	Disabled
PARK-SQUIRE	48 S Main St	Hartford	Hartford	414	05/19/2024		
	30 Governor St	New Britain	Hartford	60	05/20/2024		
VINE ST APARTMENTS	56 Vine St	Hartford	Hartford	210	05/31/2024	Limited Dividend	Family
CLEMENS PLACE	16 Owen St	Hartford	Hartford	50	06/30/2024	Profit Motivated	Family
4 MADISON ST	4 Madison St	New Britain	Hartford	98	01/01/2025	For Profit	
TRINITY GATE APARTMENTS	1668 Broad St	Hartford	Hartford	44	01/01/2025	For Profit	

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
HERITAGE GLEN	300 Colt Hwy	Farmington	Hartford	81	01/01/2025	For Profit	
HISTORIC TOWNLEY STREET LP	28 Townley St	Hartford	Hartford	23	01/01/2025	For Profit	Family
WETHERSFIELD AVE APARTMENTS	277 Wethersfield Ave	Hartford	Hartford	4	01/01/2025	For Profit	
PARK STREET APARTMENTS	867 Park St	Hartford	Hartford	96	01/01/2025	Non-Profit	
ST MARY'S SCHOOL	55 Grove St	Windsor Locks	Hartford	79	01/01/2025	Non-Profit	
WILLOW ARMS TARIFFVILLE	55 Elm St Apt 19D	Tariffville	Hartford	20	01/01/2025	Non-Profit	Family
HART GARDENS APARTMENTS	439 Arch St	New Britain	Hartford	9	01/01/2025	For Profit	
BIRCH MEADOW APARTMENTS	850 Parker St	Manchester	Hartford	10	02/01/2025	For Profit	Elderly or disabled
QUAIL HOLLOW II	529 N MAIN ST	BRISTOL	Hartford	49	02/01/2025		
ROSE HILL PROJECT	594 Burritt St	New Britain	Hartford	136	02/03/2025		
BURLINGTON SENIOR HOUSING	733 GEORGE WASHINGTON TPKE	BURLINGTON	Hartford	50	03/24/2025		
HORACE BUSHNELL APARTMENTS	4 Vine St	HARTFORD	Hartford	90	03/24/2025	Non Profit	Family
BOULDER RIDGE ASSOC	400 Commerce Dr	Canton	Hartford	24	03/29/2025	For Profit	Elderly or disabled
WATSON FARM ASSOC	700 Deming St	South Windsor	Hartford	50	03/29/2025	For Profit	Elderly or disabled
	264 Park Ter	Hartford	Hartford	89	06/22/2025		
IDA B WELLS APARTMENTS	100 Coventry St	Hartford	Hartford	28	12/28/2025	Non-Profit	Elderly
ASYLUM HILL VENTURES	221 Main St	Hartford	Hartford	33	01/01/2026	For Profit	

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
HUDSON VIEW COMMONS	519 Hudson St	Hartford	Hartford	50	01/01/2026	Non-Profit	
STEARNS STREET	57 Stearns St	Bristol	Hartford	21	01/01/2026	For Profit	
PARK HOUSING	316 Park Ter	Hartford	Hartford	24	01/01/2026	For Profit	
LISBON COOPERATIVE HOUSING	26 LISBON ST	HARTFORD	Hartford	18	01/01/2026	Multiple	Family
ORCHARD RIDGE ELDERLY	COBEY RD & WEBSTER ST	BERLIN	Hartford	185	01/11/2026		
NATHAN HALE APARTMENTS	55 Tremont St	New Britain	Hartford	28	03/01/2026	Profit Motivated	Elderly
	51 W Main St	New Britain	Hartford	168	05/06/2026		
MARIAN HEIGHTS	314 Osgood Ave	New Britain	Hartford	200	06/30/2026	Non-Profit	
HUDSON PARK PROJECT	142 Seymour St	Hartford	Hartford	30	01/01/2027	Non-Profit	
LOWER GARDEN STREET	496 Garden St	Hartford	Hartford	134	01/01/2027	Multiple	Family
MONICA APARTMENTS	90 Webster St	Hartford	Hartford	13	01/01/2027	For Profit	
NELSON STREET APARTMENTS	61 Nelson St	Hartford	Hartford	18	01/01/2027	Non-Profit	
HARTLAND GROUP HOMES	47 Old Town Rd	East Hartland	Hartford	24	01/01/2027	Non-profit	Disabled
DYE HOUSE	190 Pine St	Manchester	Hartford	24	03/27/2027		
	75 Wyllys St	Hartford	Hartford	16	03/30/2027		
HOLLANDER BUILDING	410 Asylum St	Hartford	Hartford	233	08/29/2027		Family
ALFRED E PLANT ELDERLY HOUSING	759 Farmington Ave	West Hartford	Hartford	54	11/21/2027		Elderly or disabled
	169 Rhodes St	New Britain	Hartford	118	11/29/2027		
ZION MUTUAL HOUSING	505 Zion St	Hartford	Hartford	88	12/24/2027		

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
GRISWOLD HILLS OF NEWINGTON	10 Griswold Hills Dr	Newington	Hartford	68	01/01/2028	For Profit	
WESTWOODS	308 Scott Swamp Rd	Farmington	Hartford	70	01/01/2028	For Profit	Family
FROG HOLLOW HOMES	180 Affleck St	Hartford	Hartford	24	01/01/2028	Non-Profit	
NEW DUTCH POINT PHASE I	20 Lisbon St	Hartford	Hartford	45	01/10/2028	Public Entity	
DUTCH POINT COLONY HOPE VI	36 Norwich St	Hartford	Hartford	162	09/24/2028	Non-Profit	Family
UNION STREET COOPERATIVE	305 JENNIFERS WAY	MANCHESTER	Hartford	24	01/01/2029	Multiple	Family
OLD FARMS CROSSING ASSOC	35 Sandscreen Rd	Avon	Hartford	19	01/01/2029	For Profit	
SHELDON OAK CO-OP	90 Charter Oak Ave	Hartford	Hartford	110	01/01/2029	Non-Profit	
HORACE BUSHNELL APARTMENTS	40 Vine St	Hartford	Hartford	11	01/01/2029	Non-Profit	
EASTON PLACE	32 Jaidee Dr	East Hartford	Hartford	40	01/01/2029	For Profit	
BARKHAMSTED-GRANBY GP HOME	1 Hickory Hill Way	West Granby	Hartford	20	02/01/2029	Non-profit	Disabled
147 Broad Street	147 Broad St	New Britain	Hartford	82	04/24/2029		
THE VILLAGE AT YORKSHIRE	6 Executive Dr	Farmington	Hartford	10	05/04/2029		
NORTH END GATEWAY	1450 Main St	Hartford	Hartford	40	09/15/2029	Multiple	Family
FEDERATION SQUARE APARTMENTS	2 Starkel Rd	West Hartford	Hartford	52	11/30/2029	Profit Motivated	Elderly
ANNAWAN APARTMENTS	29 Annawan St	Hartford	Hartford	50	01/01/2030	For Profit	
WHISPERING PINES II	100 Whispering Pines Rd	Avon	Hartford	40	01/01/2030	For Profit	
DILLON PLACE	100 Hendricxsen Ave	Hartford	Hartford	16	01/01/2030	For Profit	

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
IMMANUEL HOUSE - SEASONS OF HARTFORD	363 Hudson St	Hartford	Hartford	25	03/11/2030		
FY06 85 ARCH STREET - HOME	85 Arch St	New Britain	Hartford	53	06/28/2030		
AHEPA 58 - NATHAN HALE	1532 Berlin Tpke	Wethersfield	Hartford	60	09/10/2030	Non-profit	Elderly
	121 Tremont St	Hartford	Hartford	48	12/02/2030		
SHEPHERD PARK	170 Sisson Ave	Hartford	Hartford	28	12/28/2030	Multiple	Elderly
MAPLE GLEN APARTMENTS C/O MORNINGSTAR SERVICES LLC	121 Dowd Ave	Canton	Hartford	5	12/31/2030	Limited Profit	Elderly
HUNTERS RIDGE ASSOC	20 Hunters Rdg	Unionville	Hartford	84	01/01/2031	For Profit	
HUNTINGTON PLACE	32 Huntington St	Hartford	Hartford	110	01/01/2031	For Profit	
MILLPOND LP	59 Mill Pond Rd	Broad Brook	Hartford	20	01/01/2031	For Profit	
CASA EDAD DE ORO	25 Belden St	Hartford	Hartford	14	01/31/2031	Non-Profit	Elderly
Hillcrest	85 GERBER RD W	SOUTH WINDSOR	Hartford	50	03/14/2031		
HORACE BUSHNELL CONGREGATE HOMES	51 Vine St	Hartford	Hartford	15	07/26/2031	Non-Profit	Elderly
VICTORY CATHEDRAL	226 BELLEVUE ST	HARTFORD	Hartford	20	11/14/2031	Non-Profit	
IMMACULATE CONCEPTION-CASA DE FRANCISCO	171 HUNGERFORD ST	HARTFORD	Hartford	70	11/30/2031		
ZBIKOWSKI PARK	334 Lake Ave	Bristol	Hartford	14	12/31/2031	Multiple	Family
HUNTINGTON PLACE II	46 Huntington St	Hartford	Hartford	7	01/01/2032	For Profit	
ORCHARD RIDGE ASSOC	235 WEBSTER ST	BERLIN	Hartford	51	01/01/2032	For Profit	

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
VICTORY CATHEDRAL ELDERLY HOUSING	BELLEVUE	HARTFORD	Hartford	19	01/11/2032		
CLAY ARSENAL RENAISSANCE APARTMENTS	24 Center St	Hartford	Hartford	60	04/23/2032	Profit Motivated	Family
CAPITOL TOWERS	470 Broad St	Hartford	Hartford	40	05/31/2032	Profit Motivated	Elderly
CENTER STREET APARTMENTS	487 Center St	Manchester	Hartford	30	06/18/2032		
WEST HARTFORD FELLOWSHIP III	60 Starkel Rd	West Hartford	Hartford	40	06/30/2032	Non-Profit	Elderly
SUMMIT PARK REHABILITATION	445 Zion St	Hartford	Hartford	30	09/20/2032		
TWIN ACRES	134 Stonington St	Hartford	Hartford	18	10/06/2032		
M D FOX MANOR	461 Washington St	Hartford	Hartford	48	10/07/2032	Profit Motivated	Elderly
CASA VERDE SUR APARTMENTS	60 Wadsworth St	Hartford	Hartford	150	11/14/2032	Multiple	Family
PEACHTREE VILLAGE	1 Peachtree Vlg	Avon	Hartford	15	11/21/2032		
95 VINE STREET	95 Vine St	Hartford	Hartford	55	12/22/2032	Multiple	Family
NORTHEAST AFFORDABLE	717 Garden St	Hartford	Hartford	23	01/01/2033	For Profit	Mixed
CARTER COURT COOPERATIVE	1 Full Cir	Glastonbury	Hartford	64	01/01/2033	Multiple	Mixed
WASHINGTON COURT	4 Vernon St	Hartford	Hartford	40	01/01/2033	For Profit	Mixed
NAUBUC GREEN	193 Welles St	Glastonbury	Hartford	40	01/31/2033	Profit Motivated	Elderly
TUSCAN HOMES I & II	49 Montville St	Hartford	Hartford	40	01/31/2033	Non-Profit	Elderly
SANA APARTMENTS	1630 Main St	Hartford	Hartford	15	02/28/2033	Profit Motivated	Family
SAINT MONICA'S APARTMENTS	3545 Main St	Hartford	Hartford	57	04/09/2033	Non-Profit	Elderly
FLANDERS WEST APARTMENTS	3 Darling St	Southington	Hartford	120	11/30/2033	Profit Motivated	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
IMMANUEL HOUSE	15 Woodland St	Hartford	Hartford	103	12/31/2033	Non-Profit	Elderly
CITYSCAPE APARTMENTS	1642 Broad St	Hartford	Hartford	40	01/01/2034	For Profit	Family
BERRY PATCH ASSOC II	205 Oakland Rd	South Windsor	Hartford	30	01/01/2034	For Profit	Elderly or disabled
NORTHEAST HARTFORD AFFORDABLE HOUSING	54 Martin St	Hartford	Hartford	8	01/01/2034	For Profit	Family
WESTLAND PLACE LP	275 Westland St	Hartford	Hartford	48	01/01/2034	For Profit	Family
SANA APARTMENTS - HIGH RISE	1620 Main St	Hartford	Hartford	5	01/01/2034	For Profit	Family
INTERFAITH VILLAGE	39 BESTOR LN	BLOOMFIELD	Hartford	44	02/28/2034	Multiple	Elderly
INTERFAITH HOMES	39 Mountain Ave	Bloomfield	Hartford	62	02/28/2034	Non-Profit	Elderly
WOLCOTT PLACE I & II	42 Wolcott St	Hartford	Hartford	40	03/31/2034	Limited Dividend	Family
EXECUTIVE SQUARE APARTMENTS	100 Executive Sq	Wethersfield	Hartford	50	08/14/2034	Profit Motivated	Elderly
NORTHEAST HARTFORD AFFORDABLE HOUSING (NAHA)	150 Nelson St	Hartford	Hartford	13	08/31/2034	Profit Motivated	Family
JEFFERSON HEIGHTS SENIOR RESIDENCE	1 HORSEPLAIN RD	NEW BRITAIN	Hartford	30	09/15/2034		
FY11 JEFFERSON HEIGHTS HOUSING SENIOR RESIDENCES	2180 CORBIN AVE	NEW BRITAIN	Hartford	26	10/22/2034		
BURRITT SCHOOL APARTMENTS	75 Nachilly Dr	New Britain	Hartford	36	10/31/2034	Limited Dividend	Elderly
WESTERLEIGH II	300 Plainville Ave	Unionville	Hartford	96	11/12/2034	Non-Profit	Elderly
ZION PARK	604 Zion St	Hartford	Hartford	30	11/30/2034	Profit Motivated	Family
PARK PLACE	45 Bridge St	Suffield	Hartford	61	12/31/2034	Limited Profit	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
WEST HARTFORD FELLOWSHIP HSG I	10 Starkel Rd	West Hartford	Hartford	42	05/31/2035	Non-Profit	Elderly
MERIDIAN TOWER	52 Sheila Ct	Bristol	Hartford	52	06/20/2035	Profit Motivated	Elderly
VINE ASSOCIATES	68 Vine St	Hartford	Hartford	65	06/30/2035	Profit Motivated	Elderly
UNDERWOOD ELDERLY APARTMENTS	25 Laurel St	Hartford	Hartford	44	07/31/2035	Profit Motivated	Elderly
NUESTRA CASA	180 Oak St	Hartford	Hartford	108	10/31/2035	Non-Profit	
HARTFORD EAST APARTMENTS	886 Main St	East Hartford	Hartford	46	12/14/2035	Profit Motivated	Elderly
TUNXIS APARTMENTS	2 Platner St	Unionville	Hartford	76	12/31/2035	Non-Profit	Family
SAGE POND PLACE	1725 Berlin Tpke	Berlin	Hartford	431	01/01/2036	For Profit	Elderly or disabled
STONEBRIDGE BERLIN	1 Stonebridge Way	Berlin	Hartford	59	01/01/2036	For Profit	Elderly or disabled
DUTCH POINT RENTAL PHASE I	137 Wyllys St	Hartford	Hartford	32	01/01/2036	For Profit	Family
ZION STREET MUTUAL HOUSING	511 Zion St	Hartford	Hartford	80	01/01/2036	Non-Profit	Family
DELORENZO TOWERS	284 N Main St	Bristol	Hartford	101	01/31/2036	Multiple	Elderly
SQUIRE VILLAGE	20 Spencer St # 82	Manchester	Hartford	121	04/30/2036	Profit Motivated	Family
COPPERMINE VILLAGE APARTMENTS	20 Adna Rd	Bristol	Hartford	3	05/31/2036	Profit Motivated	Family
ASYLUM GARDENS	944 Asylum Ave	Hartford	Hartford	6	07/31/2036	Profit Motivated	Family
PLAZA TERRACE APARTMENTS	1719 MAIN ST	HARTFORD	Hartford	8	07/31/2036	Non-Profit	Family
BARBOUR-KENSINGTON APARTMENTS	312 Barbour St	Hartford	Hartford	8	08/31/2036	Profit Motivated	Family
SUMMERFIELD TOWNHOUSES	1 Smith Dr # 200	East Hartford	Hartford	15	09/30/2036	Profit Motivated	Family

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
ORFORD VILLAGE COMMONS	370 E Center St	Manchester	Hartford	22	09/30/2036	Non-Profit	Elderly
CASA NUEVA	605 Broad St	Hartford	Hartford	24	11/01/2036	Multiple	Family
OAK HILL INDEPENDENT HOUSING OF WETHERSFIELD INC	337 Hartford Ave	Wethersfield	Hartford	48	12/31/2036	Non-Profit	Disabled
HARTFORD GRANDFAMILY HOUSING	35 Clark St	Hartford	Hartford	103	01/01/2037	Non-Profit	Family
STONEBRIDGE BERLIN II	78 Stonebridge Way	Berlin	Hartford	108	01/01/2037	For Profit	Family
FRANKLIN SQUARE MANOR	120 Whiting St	New Britain	Hartford	26	01/31/2037	Profit Motivated	Elderly
FIRST CHURCH HSG	117 Wells Rd	Wethersfield	Hartford	61	06/09/2037	Profit Motivated	Elderly
WILLOW ARMS APARTMENTS	442 Main St	East Hartford	Hartford	8	06/30/2037	Profit Motivated	Elderly
	73 Westland St	Hartford	Hartford	40	07/05/2037	Profit Motivated	Family
WOODSIDE VILLAGE	8 Dorothy Dr	Bloomfield	Hartford	51	09/30/2037	Profit Motivated	Elderly
FRESH WATER POND APARTMENTS	1 Thistle Ln	Enfield	Hartford	4	12/31/2037	Profit Motivated	Family
YORKSHIRE VILLAGE ASSOC	465 Middle Rd	Farmington	Hartford	27	01/01/2038		Elderly or disabled
SAINT ELIZABETH MANOR	41 Applegate Ln	East Hartford	Hartford	176	02/28/2038	Non-profit	Elderly
BILLINGS FORGE	210 LAWRENCE ST	HARTFORD	Hartford	70	07/31/2038	Limited Dividend	Family
FY14 180 NORTH STREET APARTMENTS PROJECT - FRIENDSHIP CENTER	180 North St	New Britain	Hartford	91	10/12/2038		
STONY HILL VILLAGE	259 Salmon Brook St	Granby	Hartford	72	12/31/2038	Non-Profit	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
	83 Gerber Rd W	South Windsor	Hartford	45	01/01/2039	For Profit	Elderly or disabled
TALCOTT GARDENS	135 Walnut Hill Park B Rd	New Britain	Hartford	4	06/30/2039	Profit Motivated	Family
OAK HILL INDEPENDENT HOUSING OF WEST HARTFORD INC	100 Beverly Rd	West Hartford	Hartford	30	07/31/2039	Non-Profit	Disabled
WHISPERING PINES C/O SK PROPERTIES	1 Whispering Pines Rd	Avon	Hartford	74	12/31/2039	Limited Profit	Elderly
PEACHTREE VILLAGE	60 Darling Dr	Avon	Hartford	25	01/01/2040	For Profit	Elderly or disabled
ZEZZO REV JOSEPH HOUSE	184 Homestead Ave	Hartford	Hartford	36	12/31/2041	Non-Profit	Disabled
SPRING VILLAGE C/O EASTPOINT PROP	235 Main St # R	East Windsor	Hartford	72	12/31/2041	Non-Profit	Elderly
HOSPITAL FOR SPECIAL CARE	1224 Corbin Ave	New Britain	Hartford	73	01/31/2042	Non-Profit	Disabled
SALMON BROOK MJKH MANAGEMENT	287 Salmon Brook St	Granby	Hartford	150	12/31/2043	Limited Profit	Elderly
METACOMET VILLAGE	47 N Main St	East Granby	Hartford	23	12/31/2044	Non-Profit	Elderly
SEASONS OF HARTFORD	397 Hudson St	Hartford	Hartford	20	06/30/2049	Non-Profit	Elderly
AHEPA 58 II	1534 Berlin Tpke	Wethersfield	Hartford	12	08/31/2049	Non-Profit	
MEADOW VIEW ELDERLY HOUSING	50 Mill Street Ext	Newington	Hartford	80	12/31/2052	Non-Profit	
VICTORY GARDENS	555 Willard Ave	Newington	Hartford	21	01/01/2053		Family
JEFFERSON HEIGHTS	2380 Corbin Ave	New Britain	Hartford	129	01/01/2053		Elderly or disabled
OJAKIAN COMMONS	100 Casterbridge Xing	Simsbury	Hartford	30	01/01/2054		Family

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
STONINGTON ACRES	134-186 STONINGTON ST	HARTFORD	Hartford	35	01/01/2055		Family

Litchfield County

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
COUNTRY RIDGE	1091 Buckingham St	Watertown	Litchfield	12	Unknown	Public Entity	Elderly
BUCKINGHAM TERRACE	935 Buckingham St	Watertown	Litchfield	54	Unknown	Public Entity	Elderly
CHESTNUT GROVE APARTMENTS	80 Chestnut St	Winsted	Litchfield	4	Unknown	Public Entity	
GLEN	130 Willow St	Winsted	Litchfield	32	Unknown		
ELDRIDGE	109 East St	Morris	Litchfield	70	Unknown	Public Entity	Elderly
WANGUM VILLAGE	132 Quinn St	Canaan	Litchfield	30	Unknown	Public Entity	Elderly
TANNERY BROOK COOPERATIVE	21 Tannery Brook Rd	Litchfield	Litchfield	58	Unknown	Non Profit	Family
SHARON RIDGE	6 Sharon Ridge Rd	Sharon	Litchfield	50	Unknown	Public Entity	Family
SOJOURNER HOUSE	545 Prospect St	Torrington	Litchfield	102	Unknown	Non Profit	Family
TRUMAN TERRACE	100 Steele Brook Rd	Watertown	Litchfield	97	Unknown	Public Entity	Elderly
RIVERSIDE SCHOOL COOPERATIVE	45 Riverside Ave	Torrington	Litchfield	80	Unknown	Non Profit	Family
DODGE FARMS	16 Brinsmaid Rd	Washington Depot	Litchfield	20	Unknown	Non Profit	Family
WELLS RUN	Wells Run Ln	LITCHFIELD	Litchfield	204	Unknown	Public Entity	Elderly
KUGEMAN VILLAGE	256 KENT RD S	Warren	Litchfield	123	Unknown	Public Entity	Family
GOSINSKI PARK	31 GOSINSKI PARK	Terryville	Litchfield	98	Unknown	Public Entity	Elderly
GREEN MANOR	63 Green Mnr	THOMASTON	Litchfield	374	Unknown	Public Entity	Elderly
BANTAM FALLS	130 DOYLE RD	LITCHFIELD	Litchfield	144	Unknown	Public Entity	Elderly
GREENWOODS GARDEN	7 Greenwoods Ave	Winsted	Litchfield	165	Unknown	Public Entity	
THOMPSON HEIGHTS	301 Litchfield St	Torrington	Litchfield	112	Unknown	Public Entity	
WILLOW GARDENS	52 Willow St	Torrington	Litchfield	40	Unknown	Public Entity	

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
LAUREL ACRES	523 Torrington West St	Torrington	Litchfield	56	Unknown	Public Entity	
	107 WHITFORD CT	CANAAN	Litchfield	10	06/30/2020	Profit Motivated	Family
NORFOLK SENIOR HOUSING: MEADOWBROOK	9 Shepard Rd	Norfolk	Litchfield	14	09/30/2020	Non-Profit	Elderly
QUAIL HOLLOW	144 N Main St	Terryville	Litchfield	68	01/01/2021		
WOODLAND HILLS APARTMENTS	330 Highland Ave	Torrington	Litchfield	41	03/07/2022	Multiple	Family
WISELL HOUSE	541 Main St	Torrington	Litchfield	60	01/01/2023	For Profit	
NORTH PURCHASE	11 Jackson Ln	Bethlehem	Litchfield	63	12/31/2023	Non-Profit	Elderly
GEER VILLAGE	77 CANAAN RD 99 S CANAAN	CANAAN	Litchfield	63	01/21/2025		
Y HOUSE	259 Prospect St	Torrington	Litchfield	20	03/24/2025	Non-Profit	
	100 MAIN ST	NEW HARTFORD	Litchfield	40	06/22/2025		
LAUREL COMMONS ELDERLY HOUSING	79 Gay St	Winsted	Litchfield	30	09/15/2025		
THOMASTON VALLEY VILLAGE	REYNOLDS BRIDGE RD	THOMASTON	Litchfield	24	06/30/2028		
SUSAN MB PERRY SENIOR HSG	115 Spencer St	Winsted	Litchfield	40	02/03/2030	Non-Profit	
BUTTER BROOK HILL APARTMENTS	1 Hillside Ave	New Milford	Litchfield	10	11/30/2030	Non-Profit	Elderly
BANTAM VILLAGE C/O RESIDENTIAL MANAGEMENT CORP	48 Bantam Vlg	Bantam	Litchfield	54	12/31/2031	Limited Profit	Elderly
GLEN AYRE APARTMENTS	1 Glen Ayre Dr	New Milford	Litchfield	7	06/30/2032	Non-Profit	Elderly
SOUTH COMMON	22 S Commons	Kent	Litchfield	12	01/01/2033	For Profit	Mixed
TORRINGTON WEST	356 Torrington West St	Torrington	Litchfield	70	08/21/2033	Profit Motivated	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
LAUREL COMMONS LP	75 Gay St	Winsted	Litchfield	40	01/01/2034	Non-Profit	Elderly or disabled
GROVE MANOR	11 Grove St Apt 203	Thomaston	Litchfield	13	12/31/2034	Non-Profit	Elderly
TEMPLETON FARMS	16 Swifts Ln	Kent	Litchfield	8	12/31/2035	Non-Profit	Elderly
THOMASTON GROUP HOME	263 Valley View Rd	Thomaston	Litchfield	12	04/30/2036	Non-Profit	Disabled
PLYMOUTH GROUP HOME	344 South St	Plymouth	Litchfield	99	04/30/2036	Non-Profit	Disabled
	210 Georgetown Dr	Watertown	Litchfield	29	05/31/2037	Non-Profit	Disabled
HARWINTON GROUP HOME	181 Hill Rd	Harwinton	Litchfield	151	05/31/2037	Non-Profit	Disabled
WOODVIEW APARTMENTS OAKVILLE	88 Cobb St	Oakville	Litchfield	396	07/31/2037	Profit Motivated	Family
SARUM VILLAGE	34 Cobble Rd	Salisbury	Litchfield	14	12/31/2037	Non-Profit	Family
INDIAN FIELD APARTMENTS	11 FT HILL RD	NEW MILFORD	Litchfield	32	01/01/2038	Non-Profit	Family
ELI TERRY RETIREMENT CENTER 20 EAST ORCHARD ST	20 E Orchard St	Terryville	Litchfield	148	12/31/2041	Non-Profit	Elderly
BERNHARDT MEADOW	19 Bernhardt Meadow Ln	Roxbury	Litchfield	44	02/28/2042	Non-Profit	Elderly
SPRUCE BANK III APARTMENTS	825 Main St S	Woodbury	Litchfield	40	05/31/2043	Non-Profit	Elderly
SHARON HOUSING AUTHORITY	12 Sharon Ridge Rd	Sharon	Litchfield	65	12/31/2043	Non-Profit	Family
SPRUCE BANK FARMS	823 Main St S	Woodbury	Litchfield	6	12/31/2043	Non-Profit	Elderly
WINTERGREEN	21 Wintergreen Cir	Harwinton	Litchfield	16	12/31/2046	Non-Profit	Elderly

Middlesex County

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
ESSEX COURT	16 N Main St	Essex	Middlesex	40	Unknown	Public Entity	Elderly
GLENHAVEN	159 Glenwood Rd	Clinton	Middlesex	6	Unknown	Public Entity	Elderly
CHATHAM ACRES	2 West Dr	East Hampton	Middlesex	52	Unknown	Public Entity	Elderly
THERESA A ROOK	501 Rook Rd	Cromwell	Middlesex	46	Unknown	Non Profit	Elderly
KIRTLAND COMMONS	60 Main St	Deep River	Middlesex	44	Unknown	Public Entity	Elderly
MARINO MANOR	1361 Randolph Rd	Middletown	Middlesex	18	Unknown	Public Entity	Elderly
SBONA TOWERS	40 Broad St	Middletown	Middlesex	113	Unknown	Public Entity	
GREEN COURT/ NEHEMIAH	25 Green St	Middletown	Middlesex	183	Unknown	Non Profit	Family
SUNSET RIDGE	400 Long Ln	Middletown	Middlesex	188	Unknown	Public Entity	Family
ROCKWOOD ACRES	5 Daddario Rd	Middletown	Middlesex	34	Unknown	Public Entity	Family
SANTANGELO CIRCLE	17 Santangelo Cir	Middletown	Middlesex	12	Unknown	Public Entity	Family
WOODROW WILSON	339 Hunting Hill Ave	Middletown	Middlesex	68	Unknown	For Profit	Family
HERITAGE COMMONS	38 Boston Rd	Middletown	Middlesex	40	Unknown	For Profit	Elderly
QUARRY HEIGHTS	208 Main St	Portland	Middlesex	50	Unknown	Public Entity	Elderly
PATCHOGUE PLACE COOPERATIVE	20 Patchogue Pl	Westbrook	Middlesex	42	Unknown	Non Profit	Family
WORTHINGTON MANOR	34 Worthington Dr	Westbrook	Middlesex	5	Unknown	Public Entity	Elderly
BELLWOOD COURT	1 West Dr	EAST HAMPTON	Middlesex	39	Unknown	Public Entity	Elderly
CHATHAM COURT	1 Chatham Ct	Portland	Middlesex	79	Unknown	Public Entity	
	210 Stoneycrest Dr	Middletown	Middlesex	104	Unknown		

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
HIGH MEADOW APARTMENTS	25 High Meadow Pl	Haddam	Middlesex	70	07/29/2020	Non-profit	Elderly
CHESTER ELDERLY HOUSING	222 Middlesex Ave	Chester	Middlesex	150	01/01/2022	For Profit	Elderly or disabled
MIDDLESEX HOUSING LP	8 Liberty St	Middletown	Middlesex	84	01/01/2025	Non-Profit	
STONEYCREST TOWERS	352 Newfield St	Middletown	Middlesex	103	05/31/2031	Limited Dividend	Elderly
NEWFIELD TOWERS	220 Newfield St	Middletown	Middlesex	22	05/31/2031	Limited Dividend	Elderly
BAYBERRY CREST	192 PLZ Dr	Middletown	Middlesex	60	03/31/2033	Limited Dividend	Family
OLD MIDDLETOWN HIGH	251 Carriage Crossing Ln	Middletown	Middlesex	90	01/31/2034	Limited Dividend	Elderly
NEW MEADOWS	20 Plaza Dr	Middletown	Middlesex	48	12/31/2036	Limited Dividend	Family
WHARFSIDE COMMONS	30 Ferry St	Middletown	Middlesex	106	01/01/2037	For Profit	Family
ROSE GARDENS	184 Rose Cir	Middletown	Middlesex	10	01/31/2037	Limited Dividend	Family
SHILOH MANOR	330 Butternut St	Middletown	Middlesex	88	07/31/2037	Non-Profit	Elderly
SAYE BROOK VILLAGE EAST	55 Sheffield St	Old Saybrook	Middlesex	111	08/31/2037	Multiple	Elderly
SOUTH GREEN APARTMENTS	65 Church St	Middletown	Middlesex	63	08/31/2037	Profit Motivated	Elderly
OAK GROVE APARTMENTS	48 William F Palmer Rd	Moodus	Middlesex	46	10/31/2037	Non-Profit	Elderly
FOX GLEN	123 West St	Cromwell	Middlesex	6	12/31/2037	Non-Profit	Elderly
SAFE HARBOR	145 Stevenstown Rd	Westbrook	Middlesex	48	12/31/2037	Non-Profit	Elderly
PONDVIEW APARTMENTS	335 Butternut St	Middletown	Middlesex	252	02/28/2038	Profit Motivated	Elderly
MEADOWAY GARDENS	100 Rose Cir	Middletown	Middlesex	22	05/31/2038	Limited Dividend	Family
SAINT LUKE'S	144 Broad St	Middletown	Middlesex	42	06/30/2038	Non-Profit	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
AMBLESIDE APARTMENTS	1784 Boston Post Rd	Westbrook	Middlesex	88	12/31/2039	Limited Profit	Mixed
LAFAYETTE GREEN	122 E Main St	Clinton	Middlesex	110	12/31/2039	Limited Profit	Elderly
REILLY MANOR	50 Hicksville Rd	Cromwell	Middlesex	35	12/31/2041	Non-Profit	Elderly
CHERRY HILL APARTMENTS	218 Middlesex Ave	Chester	Middlesex	3	12/31/2042	Limited Profit	Elderly
	TRINITY HILL DR	DURHAM	Middlesex	92	12/31/2043	Non-Profit	Elderly
LUTHER RIDGE AT MIDDLETOWN	628 Congdon St W	Middletown	Middlesex	40	11/30/2045	Multiple	Elderly
SUMMERHILL APARTMENTS	716 Bartholomew Rd	Middletown	Middlesex	9	05/01/2046		Family
STONEYCREST APARTMENTS	97 Stoneycrest Dr	Middletown	Middlesex	72	05/01/2046		
LEDGEWOOD APARTMENTS	35 PLEASANT VIEW DR	GRISWOLD	Middlesex	60	12/31/2046	Limited Profit	Elderly

New Haven County

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
LIBERTY PARK I	10 Liberty St	ANSONIA	New Haven	1	Unknown	Multiple	Family
MACEDONIA TOWNHOUSES	505 Beaver St	Ansonia	New Haven	80	Unknown	Non Profit	Family
JJ O'DONNELL APARTMENTS	63 Woodlawn Ave	Ansonia	New Haven	58	Unknown	Public Entity	Elderly
PARKSIDE VILLAGE I	115 S Montowese St	Branford	New Haven	70	Unknown	Public Entity	Elderly
PARKSIDE VILLAGE II	3 Block Island Rd	Branford	New Haven	90	Unknown	Public Entity	Elderly
ST STEPHEN'S TOWNHOUSE	13 Rogers St	Branford	New Haven	78	Unknown	Non Profit	Family
IVY STREET APARTMENTS	146 N Ivy St	Branford	New Haven	84	Unknown	Non Profit	Family
GOOD CENTS 1 & 2	249 Morse St	Hamden	New Haven	18	Unknown	Public Entity	Family
MOUNT CARMEL	33 Woodruff St	Hamden	New Haven	114	Unknown	Public Entity	Elderly
HAMDEN VILLAGE	66 Clifford St	Hamden	New Haven	35	Unknown	Public Entity	Elderly
LAKEVIEW APARTMENTS	1 Guardiano Ter	Derby	New Haven	66	Unknown	Public Entity	Elderly
STYGAR TERRACE	1 Stygar Ter	Derby	New Haven	206	Unknown	Public Entity	Elderly
EAST SIDE TERRACE	10 E Side Ter	Wallingford	New Haven	60	Unknown	Public Entity	Elderly
C MCKEEN VILLAGE PHASE 2	101 Jepson Dr	Milford	New Haven	53	Unknown	Public Entity	Elderly
BROOKSIDE PHASE II	31 Austin St	New Haven	New Haven	40	Unknown	Public Entity	
VAL MACRI	109 Frank St	New Haven	New Haven	40	Unknown	Public Entity	
ROCKVIEW TERRACE	6 Rock View Cir	New Haven	New Haven	62	Unknown		
BROOKSIDE ESTATES	1 AUSTIN ST	NEW HAVEN	New Haven	19	Unknown		
HIGHWOOD SQUARE LP	953 Dixwell Ave	Hamden	New Haven	41	Unknown		

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
JOHN P SAVAGE	19 John P Savage Cmns	WALLINGFORD	New Haven	30	Unknown	Public Entity	Elderly
CONSTANCE B MOTLEY	819 Sherman Pkwy	New Haven	New Haven	190	Unknown	Public Entity	
WINSLOW CELENTANO APARTMENTS	60 Warren St	New Haven	New Haven	30	Unknown	Public Entity	
ROBERT T WOLFE APARTMENT	49 Union Ave	New Haven	New Haven	240	Unknown	Public Entity	
FARNUM COURTS	210 Hamilton St	New Haven	New Haven	113	Unknown	Public Entity	
MILLS MEMORIAL	144 Pratt St	Meriden	New Haven	38	Unknown	Public Entity	
CHAMBERLAIN HEIGHTS	141 Andrews St # 143	Meriden	New Haven	12	Unknown		
CHARLES T MCQUEENEY TWR	358 Orange St	New Haven	New Haven	80	Unknown	Public Entity	
ESSEX TOWNHOUSES	1134 Quinnipiac Ave	New Haven	New Haven	88	Unknown	Public Entity	
CATHERINE MCKEEN VILLAGE	73 Jepson Dr	Milford	New Haven	84	Unknown	Public Entity	
TRINITY NEW HAVEN HOUSING	2 John Williamson Dr	New Haven	New Haven	54	Unknown	Public Entity	
MATTHEW RUOPPOLO MANOR	480 Ferry St	New Haven	New Haven	41	Unknown	Public Entity	
SCATTERED SITES - III	859 Woodward Ave	New Haven	New Haven	40	Unknown	Public Entity	
AUSTIN RD & S END TURNKY	10 W Clay St	Waterbury	New Haven	76	Unknown	Public Entity	
TRUMAN APARTMENTS	70 Lakewood Rd	Waterbury	New Haven	189	Unknown	Public Entity	
FORAN TOWERS	264 High St	Milford	New Haven	90	Unknown	Public Entity	
ISLAND VIEW PARK	100 Viscount Dr	Milford	New Haven	295	Unknown	Public Entity	
GEORGE B LEWIS II	71 Osborn Rd	Naugatuck	New Haven	83	Unknown	Public Entity	

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
REV ALBERT A CALLAHAN	32 Smith St	Seymour	New Haven	142	Unknown	Public Entity	
ELM HAVEN RENTAL I	69 Webster St	New Haven	New Haven	8	Unknown	Public Entity	
MORRISSEY MANOR	1187 Campbell Ave	West Haven	New Haven	22	Unknown	Public Entity	
SURFSIDE 200 HIGHRISE	200 Oak St	West Haven	New Haven	26	Unknown	Public Entity	
SPRINGHAVEN LP	15 Ridge Ct E	West Haven	New Haven	100	Unknown		
COMMUNITY TOWERS	55 Willow St	Meriden	New Haven	136	Unknown	Public Entity	
DEMAIO GARDENS	75 DE Maio Dr	Milford	New Haven	5	Unknown	Public Entity	Elderly
RESIDENCES AT NINTH SQUARE	44 Orange St	New Haven	New Haven	44	Unknown		
TRINITY NEW HAVEN HOUSING II	381 Front St	New Haven	New Haven	81	Unknown		
ALBERTA JAGOE COMMONS	101 Alberta Jagoe Ct	Milford	New Haven	157	Unknown	Public Entity	Elderly
TEMPLE PINES	555 Pool Rd	North Haven	New Haven	57	Unknown	Public Entity	Elderly
HOFFMAN HEIGHTS	18 Chamberlain Rd	Seymour	New Haven	325	Unknown	Public Entity	Family
SMITH ACRES EXT	24 Chamberlain Rd	Seymour	New Haven	120	Unknown	Public Entity	Family
JOHNSON FARMS	10 Village Ln	Meriden	New Haven	102	Unknown	Public Entity	Family
YALE ACRES	3 Gilbert Rd	Meriden	New Haven	55	Unknown	Public Entity	Family
NEW HORIZONS	11 Nutmeg Rd	Middlebury	New Haven	12	Unknown	Non Profit	Family
CUHO-PHOENIX	93 Chapel St	New Haven	New Haven	105	Unknown	Non Profit	Family
PARKSIDE MANOR	191 Pool Rd	North Haven	New Haven	14	Unknown	Public Entity	Elderly
SILVERBROOK ESTATES	100 Red Cedar Rd	Orange	New Haven	43	Unknown	Public Entity	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
OAK TERRACE	53 Conrad St Apt 28C	Naugatuck	New Haven	47	Unknown	Public Entity	Elderly
C MCKEEN VILLAGE	45 Jepson Dr	Milford	New Haven	31	Unknown	Public Entity	Elderly
HILLSIDE TERRACE	167 Branford Rd	North Branford	New Haven	28	Unknown	Public Entity	Elderly
CRESTVIEW RIDGE	100 Stakum Cir	Oxford	New Haven	48	Unknown	Public Entity	Elderly
SMITH ACRES	1 Chamberlain Rd	Seymour	New Haven	40	Unknown	Public Entity	Family
CASTLE HEIGHTS	1 Seymour Ave	Seymour	New Haven	168	Unknown	Public Entity	Family
CHERRY ST COOPERATIVE	115 Cherry St	Waterbury	New Haven	76	Unknown	Non Profit	Family
LAWRENCE CREST CO-OP	30 Lawrence St	Waterbury	New Haven	86	Unknown	Non Profit	Family
LIBERTY HALL APARTMENTS	575 N Main St	Waterbury	New Haven	160	Unknown	Non Profit	Family
MCGUIRE COURT	1 McGuire Ct	Wallingford	New Haven	125	Unknown	Public Entity	Elderly
HILLSIDE VIEW	140 Fulkerson Dr	Waterbury	New Haven	112	Unknown	Non Profit	Family
SOUTH SIDE TERRACE	1 S Side Ter	Wallingford	New Haven	85	Unknown	Public Entity	Elderly
ULBRICH HEIGHTS	25 Wharton Brook Dr	Wallingford	New Haven	65	Unknown	Public Entity	Family
ULBRICH HEIGHTS EXT	41 Wharton Brook Dr	Wallingford	New Haven	6	Unknown	Public Entity	Family
FAIR HAVEN MUTUAL HOUSING LP	257 Grand Ave	New Haven	New Haven	4	Unknown		
1992 HOMEOWNERSHIP	55 Bishop St	Waterbury	New Haven	91	Unknown	Public Entity	
63 WILLOW	63A WILLOW ST	WATERBURY	New Haven	200	Unknown	Public Entity	
CICIA MANOR	2 ANSON ST	DERBY	New Haven	191	Unknown	Public Entity	Elderly
FOOTE COMMONS	356 W Main St	CHESHIRE	New Haven	100	Unknown	Non Profit	Family

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MCCONAUGHY TERRACE	79 E Ramsdell St	New Haven	New Haven	34	Unknown	Public Entity	
WAVERLY TOWNHOUSES	66 Day St	New Haven	New Haven	57	Unknown	Public Entity	
ST ANTHONY II	23 Chamberlain St Apt A	New Haven	New Haven	132	Unknown	Public Entity	
BROOKSIDE PHASE I	9 Austin St	New Haven	New Haven	95	Unknown	Public Entity	
FRANKLIN D ROOSEVELT APARTMENTS	27 Kearney Dr	Waterbury	New Haven	160	Unknown	Public Entity	
WESTVILLE MANOR	2 Lodge St	New Haven	New Haven	75	Unknown	Public Entity	
RIVERSIDE APARTMENTS	75 Central St	Ansonia	New Haven	54	Unknown	Public Entity	
ALAN JEPSON MANOR	174A Harrison Ave	Milford	New Haven	213	Unknown	Public Entity	
NORMAN RAY HOUSE	133 Walnut St	Seymour	New Haven	72	Unknown	Public Entity	
LEWIS CIRCLE APARTMENTS	14 Lewis Cir	Naugatuck	New Haven	182	Unknown	Public Entity	
KATHERINE HARVEY TERRACE	81 Liberty St	New Haven	New Haven	148	Unknown	Public Entity	
NEWHALL GARDENS	25 Daisy St	New Haven	New Haven	100	Unknown	Public Entity	
PRESCOTT BUSH MALL	220 County St	New Haven	New Haven	57	Unknown	Public Entity	
QUINNIPIAC TERRACE PHASE III	24 Peck St	New Haven	New Haven	20	Unknown	Public Entity	
SCATTERED SITES-II	565 Central Ave	New Haven	New Haven	26	Unknown	Public Entity	
CRAWFORD MANOR	90 Park St	New Haven	New Haven	46	Unknown	Public Entity	
BERKELEY HEIGHTS	23 Harris Cir	Waterbury	New Haven	11	Unknown	Public Entity	
WILLIAM KELLY APARTMENTS	125 Fairmount St	Waterbury	New Haven	65	Unknown	Public Entity	
FAMILY SCATTERED SITES	10 Housatonic Ave Apt A	Milford	New Haven	24	Unknown	Public Entity	

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	22 Coral Dr	WATERBURY	New Haven	65	Unknown		
SPRING HEIGHTS	27A Glade St	West Haven	New Haven	97	Unknown	Public Entity	
CENTERVILLE VILLAGE	51 Worth Ave	Hamden	New Haven	32	Unknown	Public Entity	Elderly
LOCUST STREET	128 Locust St	Waterbury	New Haven	11	01/01/2020	For Profit	
	8 Lounsbury St	Waterbury	New Haven	23	01/08/2020		
ORMONT COURT	810 Orchard St	New Haven	New Haven	40	04/05/2020	Non-Profit	
SARA NOR	119 Platt St	Milford	New Haven	32	04/30/2020	Multiple	Elderly
MAIN EAST ASSOCIATES LLC - REHAB	473 E Main St	Waterbury	New Haven	44	05/28/2020		
NOTTINGHAM TOWERS	31 Nottingham Ter	Waterbury	New Haven	152	05/31/2020	Profit Motivated	Elderly
PARK RIDGE TOWERS II	25 Hard St	New Haven	New Haven	102	08/11/2020	Multiple	Elderly
MCKENNA COURT	1 Washington St	Wallingford	New Haven	231	10/14/2020	Multiple	Elderly
FELLOWSHIP PLACE	992 Whalley Ave	New Haven	New Haven	104	10/27/2020	Non-Profit	Wholly developmentally disabled
537-545 SHERMAN PARKWAY	537 Sherman Pkwy	New Haven	New Haven	350	10/27/2020		
	202 Willow St	Waterbury	New Haven	196	11/01/2020		
WOODBIDGE ELDERLY HOUSING	15 Lucy St	Woodbridge	New Haven	24	01/01/2021	For Profit	Elderly or disabled
296 WILLOW ST	296 Willow St	Waterbury	New Haven	190	01/01/2021	For Profit	
SARAH	197 Alps Rd	Branford	New Haven	25	08/01/2021	Non-profit	Disabled

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
RICHARD STREET II RENTAL REHAB	79 RICHARD ST	NEW HAVEN	New Haven	315	09/02/2021		
BEACHPORT APARTMENTS	50 Rumberg Rd	Cheshire	New Haven	224	09/14/2021	Multiple	Elderly
PLAZA ON THE GREEN	2 N Main St	Waterbury	New Haven	40	09/30/2021	Profit Motivated	Elderly
SOUTHWOOD APARTMENTS	933 Rubber Ave Apt 7K	Naugatuck	New Haven	115	09/30/2021	Profit Motivated	Family
	16 Lawrence St	Waterbury	New Haven	101	11/18/2021		
	690 E Main St	Waterbury	New Haven	33	12/19/2021		
14 WOOD ST	14 Wood St	Waterbury	New Haven	56	01/01/2022	For Profit	
DIAMOND COURT	150 Manhan St	Waterbury	New Haven	18	01/01/2022	For Profit	
NUMBER ONE NORTON APARTMENTS	1 Norton St	New Haven	New Haven	41	02/28/2022	Profit Motivated	Family
	29 W Farm St	Waterbury	New Haven	35	06/22/2022		
	102 Fairview St	Waterbury	New Haven	81	06/25/2022		
RIVER RIDGE APARTMENTS	2364 State St	Hamden	New Haven	50	09/24/2022	For Profit	
FIELDSTONE COURT AKA PARKWOOD APARTMENTS	FIELDSTREAM DR & GREYSTONE RD	WATERBURY	New Haven	442	09/30/2022	Profit Motivated	Family
	126 Wildrose Ave	GUILFORD	New Haven	30	10/23/2022		
MARGARET B MACK SUPPORTIVE HOUSING	34 Batter Ter	New Haven	New Haven	12	11/05/2022	Non-Profit	Wholly physically disabled
LAUREL ESTATES	2 Farmcrest Dr	Waterbury	New Haven	40	12/02/2022	Limited Dividend	Family
NINTH SQUARE BLOCK 236	85 Orange St	New Haven	New Haven	6	01/01/2023	For Profit	

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
55 CATHERINE AVE	51 Catherine Ave	Waterbury	New Haven	144	01/01/2023		
BLAKE STREET HOMES	204 Blake St	New Haven	New Haven	18	01/01/2023	Non-Profit	
VALLEY MALL MANOR	80 Glenbrook Ave	Waterbury	New Haven	42	09/30/2023	Profit Motivated	Elderly
RENAISSANCE HILL	25 Ward St	New Haven	New Haven	89	11/30/2023	Profit Motivated	Family
EASTGATE II	84 Maybury Cir	Waterbury	New Haven	42	12/31/2023	Limited Dividend	Elderly
CENTRAL YMCA	52 Howe St	New Haven	New Haven	88	01/01/2024	Non-Profit	
130 HOWE STREET APARTMENTS	130 Howe St	New Haven	New Haven	328	06/30/2024	Non-Profit	Disabled
	145 Gilbert Ave	New Haven	New Haven	26	06/30/2024		
	1569 Thomaston Ave	Waterbury	New Haven	482	07/07/2024		
	51 Edson Ave	Waterbury	New Haven	76	07/11/2024		
156 BISHOP ST	156 Bishop St	Waterbury	New Haven	120	01/01/2025	For Profit	
THE ELTON	30 W Main St	Waterbury	New Haven	344	01/01/2025	For Profit	Health Care
CHERRY STREET HEIGHTS	63 Cherry St	Waterbury	New Haven	61	01/01/2025	For Profit	
KENT SOUTH COMMON	ROUTE 7	KENT	New Haven	51	02/07/2025		
NORTHWOOD APARTMENTS	187 Northridge Dr	Waterbury	New Haven	360	03/31/2025	Profit Motivated	Family
GRACE HOUSE	25 Abbott Ter	WATERBURY	New Haven	144	06/23/2025		
	235 Dixwell Ave	New Haven	New Haven	20	10/27/2025		
CHARLES STREET PLACE	122 Charles St	Meriden	New Haven	240	01/01/2026	For Profit	
HUBBARD WOODS MHLF	43 Apple Tree Ln	Guilford	New Haven	30	01/01/2026	Non-Profit	

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6 BURTON ST	6 Burton St	Waterbury	New Haven	12	01/01/2026	For Profit	
WATERTOWN CROSSING VILLAGE	100 Fulkerson Dr	Waterbury	New Haven	72	01/01/2026	For Profit	
KENSINGTON SQUARE II	392 Orchard St	New Haven	New Haven	41	01/01/2026	Multiple	Family
	24 Lampson St	Waterbury	New Haven	30	02/12/2026		
	342 Munson St	New Haven	New Haven	46	03/21/2026		
	759 Orchard St	New Haven	New Haven	19	03/21/2026		
	763 Orchard St	New Haven	New Haven	201	03/21/2026		
	346 Munson St	New Haven	New Haven	72	03/21/2026		
	779 Orchard St	New Haven	New Haven	151	03/21/2026		
CASA OTONAL	135 Sylvan Ave	New Haven	New Haven	32	06/30/2026	Non-Profit	Elderly
EAST FARM VILLAGE	65 Messina Dr	East Haven	New Haven	60	09/23/2026	Profit Motivated	Elderly
NSA I ENTERPRISE/ABBOTT APARTMENTS	13 Cherry St	Waterbury	New Haven	187	11/01/2026	Profit Motivated	Elderly
CEDAR HILL APARTMENTS	1465 State St	New Haven	New Haven	81	01/01/2027	Non-Profit	
BRADLEY ESTATES PHASE II	50 Nutmeg Dr	Meriden	New Haven	80	01/01/2027	For Profit	
BRADLEY ESTATES I	435 Bradley Ave	Meriden	New Haven	100	01/01/2027	Multiple	Family
HANOVER TOWERS	76 Butler St	Meriden	New Haven	9	01/01/2027	Multiple	Elderly
MAPLE HILL APARTMENTS	14 S Broad St	Meriden	New Haven	50	01/01/2027	Multiple	Elderly
BYAM VILLAGE	1782 Meriden Rd	Waterbury	New Haven	20	01/01/2027	For Profit	
SUNSET RIDGE	1 Mountain Ridge Ter	New Haven	New Haven	46	01/01/2028	For Profit	

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
HILL HOUSING REHABILITATION - HILL HOUSING DEVELOPMENT	210 Davenport Ave	New Haven	New Haven	96	01/01/2028	Non-Profit	
RICHARD STREET COOPERATIVE	72 Wolcott St	New Haven	New Haven	38	01/01/2028	Non-Profit	
CASA FAMILIA APARTMENTS	138 Sylvan Ave	New Haven	New Haven	40	09/04/2028		
WILLOW MUTUAL HOUSING PROJECT	103 Chestnut Ave	Waterbury	New Haven	32	09/29/2028		
MEADOW LANDING I	397 Meadowbrook Ct	West Haven	New Haven	32	01/01/2029	Non-Profit	
ROSENTHAL GARDENS	63 Kirkham St	Branford	New Haven	32	05/04/2029	Non-Profit	Elderly or disabled
QUINNIPIAC TERRACE PHASE I	378 Front St	New Haven	New Haven	101	05/29/2029	Multiple	Family
	138 Putnam St	New Haven	New Haven	48	06/03/2029		
	110 DELL DR	EAST HAVEN	New Haven	22	06/30/2029		
	394 Sherman Ave	New Haven	New Haven	38	06/30/2029		
GUILFORD INTERFAITH MHLP	2 Rocky Brook Ln	Guilford	New Haven	585	01/01/2030	Non-Profit	
UNION SCHOOL SENIOR APARTMENTS	564 Thompson Ave	East Haven	New Haven	50	01/01/2030	Non-Profit	
MONTEREY PLACE - ELM HAVEN HOMES BLOCK C	14 Foote St	New Haven	New Haven	15	01/01/2030	For Profit	
ROLLING RIDGE APARTMENTS	16 Ridge Ct W	West Haven	New Haven	24	01/01/2030	For Profit	
	46 Inman Ave	Waterbury	New Haven	36	01/09/2030		
VICTORY GARDENS	309 Dixwell Ave	New Haven	New Haven	97	04/05/2030	Non-Profit	Elderly
	605 Baldwin St	Waterbury	New Haven	48	12/15/2030		

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Q-TERRACE PHASE 2	374 Front St	New Haven	New Haven	230	05/17/2031		
	3 Sherman Ave	New Haven	New Haven	40	06/30/2031		
WOODVIEW APARTMENTS EAST HAVEN	1270 N High St	East Haven	New Haven	53	08/31/2031	Profit Motivated	Elderly
WILLIAM T ROWE	33 Sylvan Ave	New Haven	New Haven	116	08/31/2031	Public Entity	
FROST HOMESTEAD	16 Mortimer St	Waterbury	New Haven	89	11/28/2031	Multiple	Family
BRANFORD I/ BRANFORD ELDERLY	21 Rice Ter	Branford	New Haven	110	12/31/2031	Profit Motivated	Elderly
MONTEREY PLACE IB	232 Ashmun St	New Haven	New Haven	120	01/01/2032	For Profit	
HIGHWOOD GARDENS	324 Goodrich St	Hamden	New Haven	108	01/25/2032	Limited Dividend	Elderly
HIGHWOOD SQUARE ARTISTS	110 Columbus St	Hamden	New Haven	54	03/28/2032		
RIVER RUN APARTMENTS	50 Grand Ave	New Haven	New Haven	118	04/01/2032	Profit Motivated	Family
Florence Virtue Homes	37 Orchard Pl	New Haven	New Haven	41	07/01/2032		
PRESIDENTIAL VILLAGE	158 Shelton Ave	New Haven	New Haven	160	11/01/2032	Profit Motivated	
	360 State St	New Haven	New Haven	277	11/20/2032		
BRANFORD II ELDERLY	14 Rice Ter	Branford	New Haven	35	01/17/2033	Profit Motivated	Elderly
CAPITAL APARTMENTS	290 Main St	Ansonia	New Haven	39	03/31/2033	Profit Motivated	Elderly
COUNTRYSIDE I & II APARTMENTS AKA NEW COUNTRYSIDE	12 Wolf Hill Rd	Wolcott	New Haven	148	05/31/2033	Profit Motivated	Elderly
CHESHIRE HILLSIDE VILLAGE II	175 E Mitchell Ave	Cheshire	New Haven	40	08/31/2033	Limited Dividend	Elderly
CHESHIRE ELDERLY VILLAGE	135 E Mitchell Ave	Cheshire	New Haven	6	08/31/2033	Limited Dividend	Elderly

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UNIVERSITY ROW COOPERATIVE	127 Henry St	New Haven	New Haven	328	09/30/2033	Non-Profit	Family
NSA II/SCHOOLHOUSE APARTMENTS	42 Pine St	Waterbury	New Haven	43	10/30/2033	Profit Motivated	Elderly
RIVER PARK APARTMENTS	38 W River St	Milford	New Haven	60	12/31/2033	Non-Profit	Elderly
EXCHANGE PLACE TOWERS	44 Center St	Waterbury	New Haven	6	12/31/2033	Profit Motivated	Elderly
LIBERTY SAFE HAVEN	210 State St	New Haven	New Haven	50	01/01/2034	Non-Profit	
BYAM VILLAGE	1822 BYAM RD	WATERBURY	New Haven	176	02/27/2034	Profit Motivated	Family
FAIRBANK APARTMENTS	355 Ferry St	New Haven	New Haven	12	02/28/2034	Profit Motivated	Elderly
BERGER APARTMENTS	135 Derby Ave	New Haven	New Haven	120	03/31/2034	Profit Motivated	Elderly
COUNTRY VILLAGE	134 Dorchester Ave	Waterbury	New Haven	22	04/18/2034	Profit Motivated	Family
OAKLAND GARDENS	300 Britannia St	Meriden	New Haven	10	05/31/2034	Profit Motivated	Family
BREWERY SQUARE APARTMENTS	1 Brewery St	New Haven	New Haven	40	06/30/2034	Profit Motivated	Family
	885 N Main St	Waterbury	New Haven	20	07/31/2034		
HEARTH HOMES	5 Abbott Ter	Waterbury	New Haven	6	09/17/2034	Non-Profit	Elderly
SILVER POND	650 CENTER ST	WALLINGFORD	New Haven	42	12/31/2034	Profit Motivated	Wholly Elderly Housekeeping
SILVER POND	656 Center St	Wallingford	New Haven	22	12/31/2034	Profit Motivated	Elderly
INNER CITY HOMES	316 N Main St	Waterbury	New Haven	7	02/28/2035	Profit Motivated	Family
AUSTIN HEIGHTS	278 Austin Rd	Waterbury	New Haven	100	03/31/2035	Profit Motivated	Family
DAVENPORT-DUNBAR RESIDENCE	125 Putnam Ave Apt 606	Hamden	New Haven	6	05/31/2035	Non-Profit	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
LIBERTY COMMONS APARTMENTS	619 S Main St	Waterbury	New Haven	40	06/19/2035		Family
SEABURY COOPERATIVE	400 Elm St	New Haven	New Haven	173	07/31/2035	Non-Profit	Family
364 PUTNAM AVENUE	364 Putnam Ave	Hamden	New Haven	62	12/31/2035	Non-Profit	Disabled
WILLOW MUTUAL HOUSING LP	203 Willow St	Waterbury	New Haven	150	01/01/2036	For Profit	Family
FERRY MUTUAL HOUSING LP	309 Poplar St	New Haven	New Haven	49	01/01/2036	Non-Profit	Family
SMITHFIELD GARDENS ASSISTED LIVING	26 Smith St	Seymour	New Haven	6	01/01/2036	Multiple	Elderly or disabled
PARNELL BROOK	67 Sackett Point Rd	North Haven	New Haven	44	01/01/2036	For Profit	Elderly or disabled
ROBESON ELDERLY HOUSING	91 Rosette St	New Haven	New Haven	18	01/31/2036	Profit Motivated	Elderly
LEGION AVENUE COURT	46 Auburn St	New Haven	New Haven	104	02/04/2036	Profit Motivated	Family
HOWARD APARTMENTS	672 Howard Ave	New Haven	New Haven	183	02/29/2036	Profit Motivated	Family
PORTER STREET APARTMENTS	10 Porter St	Waterbury	New Haven	24	05/31/2036	Profit Motivated	Family & Elderly
STEVENS WOODS	165 Clintonville Rd	North Haven	New Haven	100	05/31/2036	Non-Profit	Elderly
MOUNTAIN VALLEY PLACE	120 Valley St	New Haven	New Haven	36	07/31/2036	Non-Profit	Elderly
SUNSET GARDENS	75 Midfield Dr	Waterbury	New Haven	70	09/30/2036	Limited Dividend	Family
VILLAGWOOD APARTMENTS	10 Village Wood Dr	Waterbury	New Haven	18	09/30/2036	Profit Motivated	Family
WOODSIDE HEIGHTS	500 Woodside Ave	Middlebury	New Haven	229	10/31/2036	Non-Profit	Elderly
LAUREL RIDGE	40 Edgemont Ln	Wolcott	New Haven	74	11/12/2036	Non-Profit	Elderly
PARK RIDGE TOWER I	10 Hard St	New Haven	New Haven	24	12/21/2036	Profit Motivated	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
QUINNIPIAC TERRACE PHASE II	1435 Quinnipiac Ave	New Haven	New Haven	49	01/01/2037	For Profit	Family
PARKSIDE APARTMENTS	160 Pratt St	Meriden	New Haven	2	01/31/2037	Limited Dividend	Family
HILLSIDE GARDENS	122 Hall Ave	Meriden	New Haven	60	01/31/2037	Limited Dividend	Family
CRESTWOOD PARK I	8 Stoddard Dr	Meriden	New Haven	170	01/31/2037	Limited Dividend	Family
PROSPECT TOWERS	34 Prospect St	Waterbury	New Haven	92	05/31/2037	Profit Motivated	Elderly
HILL CENTRAL COMMUNITY COOPERATIVE	145 Dewitt St	New Haven	New Haven	50	06/30/2037	Profit Motivated	Family
THE TOWERS FORMERLY TOWER I- TOWER EAST	18 Tower Ln	New Haven	New Haven	40	08/31/2037	Non-profit	Elderly
WHALLEY TERRACE	560 Whalley Ave	New Haven	New Haven	75	01/01/2038	For Profit	
JOSEPHINE TOWERS	24 Union St	Waterbury	New Haven	30	01/31/2038	Profit Motivated	Elderly
BELLA VISTA CD	315 Eastern St	New Haven	New Haven	56	02/28/2038	Limited Dividend	Elderly
VILLAGE PARK II	321 Eastern St	New Haven	New Haven	105	02/28/2038	Limited Dividend	Elderly
BELLA VISTA A	339 Eastern St	New Haven	New Haven	164	02/28/2038	Limited Dividend	Elderly
DEERFIELD GARDENS	1710 MIDFIELD DR	WATERBURY	New Haven	17	03/31/2038	Limited Dividend	Family
HAMDEN SPECIALTY HOUSING	415 MATHER ST	HAMDEN	New Haven	60	06/30/2038	Profit Motivated	
BEECHWOOD GARDENS	572 Whalley Ave	New Haven	New Haven	72	08/31/2038	Multiple	Family
FAIR HAVEN ELDERLY	25 Saltonstall Ave	New Haven	New Haven	47	10/31/2038	Profit Motivated	Elderly
WOODS EDGE HOUSING	522 Pool Rd	North Haven	New Haven	4	06/30/2039	Non-Profit	Elderly
EASTVIEW TERRACE	145 Eastern St	New Haven	New Haven	81	01/01/2040	Public Entity	Family

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
FOUNTAIN HEIGHTS	345 Fountain St	New Haven	New Haven	328	05/31/2040	Non-Profit	Elderly
LEGION WOODS	442 Legion Ave	New Haven	New Haven	30	05/31/2041	Non-Profit	Chronically Mentally Ill
GRACE MEADOWS IV	273 Roxbury Rd	Southbury	New Haven	42	08/31/2041	Non-Profit	Elderly
BROOKSIDE PHASE II RENTAL	120 BROOKSIDE AVE	NEW HAVEN	New Haven	49	01/01/2042		Elderly or disabled
WHALLEY AVENUE HOUSING	609 Whalley Ave	New Haven	New Haven	60	10/31/2042	Non-Profit	Disabled
CONCORD MEADOWS C/O WILDWOOD MGMT	70 Woodland Rd	Madison	New Haven	13	12/31/2042	Non-Profit	Elderly
OAK VIEW SR HSG	520 Pool Rd	North Haven	New Haven	373	04/30/2043	Non-Profit	Elderly
GRACE HOUSE	25 Abbott Ter	Waterbury	New Haven	84	08/31/2044	Non-Profit	Elderly
BROOKSIDE GARDENS	711 W Main St	Meriden	New Haven	79	11/01/2044		Family
LIBERTY COMMONS	619-629 S MAIN ST 24-30 E LIBERTY ST	WATERBURY	New Haven	36	01/01/2045		Family
NORTH SQUARE GATEWAY TERRACE	15 Bishop St	Waterbury	New Haven	70	01/31/2046	Non-Profit	Disabled
GRACE MEADOWS	380 N Poverty Rd	Southbury	New Haven	12	12/31/2046	Non-Profit	Elderly
HALLOCK'S LANDING	187 Minerva St	Derby	New Haven	60	12/31/2046	Non-Profit	Elderly
SAINT LUKE'S SENIOR HOUSING	120 Goffe St	New Haven	New Haven	145	06/30/2047	Non-Profit	Elderly
CONNECTICUT BAPTIS HOUSING	292 Thorpe Ave	Meriden	New Haven	18	09/01/2048		Elderly
WHALLEY AVENUE HOUSING II	518 Whalley Ave	New Haven	New Haven	120	09/30/2048	Non-Profit	
QUINNIPIAC TERRACE PHASE III	42 Peck Rd	New Haven	New Haven	36	01/01/2051		

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
SHELDON TERRACE SUPPORTIVE HSG	24 Sheldon Ter	New Haven	New Haven	125	07/31/2051	Non-Profit	Disabled
FAIR HAVEN MUTUAL HOUSING	41 Clay St	NEW HAVEN	New Haven	27	01/01/2052		Family
LEEWAY WELTON APARTMENTS	34 Welton St	New Haven	New Haven	44	12/31/2052	Non-Profit	Disabled
122 WILMOT ROAD	122 Wilmot Rd	New Haven	New Haven	60	01/01/2053	Public Entity	Elderly or disabled
ROCKVIEW PHASE I RENTAL	300 WILMOT RD	NEW HAVEN	New Haven	32	01/01/2053		Family
RIBICOFF COTTAGES (9% PHASE)	200 Brookside Ave	New Haven	New Haven	12	01/01/2054		
FAIR HAVEN	47 Clay St	New Haven	New Haven	18	01/01/2054		
24 COLONY STREET	24 Colony St	Meriden	New Haven	50	01/01/2055		
CARROLL APARTMENTS	25 Stewart Ave	Waterbury	New Haven	80	01/01/2055		
WARNER GARDENS	154 Warner St	Waterbury	New Haven	4	01/01/2055		
CARROLL BUILDING	44 Willow St	Waterbury	New Haven	66	01/01/2056		Family

New London County

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
PONEMAH VILLAGE	283 Westchester Rd	Colchester	New London	88	Unknown	Public Entity	Elderly
FAYLOR APARTMENTS	130 Boston Post Rd	East Lyme	New London	50	Unknown	For Profit	Family
GRASSO GARDENS I	1 Governors Cir	Groton	New London	208	Unknown	Public Entity	Elderly
GROTON ESTATES	260 Shennecossett Rd	Groton	New London	140	Unknown	For Profit	Family
DUBLIN VILLAGE	300 Lebanon Ave	Colchester	New London	101	Unknown	Public Entity	Elderly
MCCLUGGAGE MANOR	230 Taylor Hill Rd	Griswold	New London	200	Unknown	Public Entity	Elderly
ASHLAND MANOR	91 Ashland St	Griswold	New London	74	Unknown	Public Entity	Elderly
PEQUOT VILLAGE II	53 Village Ln	Groton	New London	54	Unknown	Public Entity	Elderly
SUNSET PARK	2 Elizabeth Street Ext	Norwich	New London	109	Unknown	Public Entity	Family
THAMES RIVER APARTMENTS	127 Hempstead St	New London	New London	39	Unknown	Public Entity	
HEDGEWOOD APARTMENTS	101 Sandy Ln	Norwich	New London	40	Unknown		
THE WAUREGAN	25 Broadway	Norwich	New London	32	Unknown		
GORDON/RIOZZI COURTS	1 Riozzi Ct	New London	New London	37	Unknown	Public Entity	Elderly
JF KENNEDY APARTMENTS	2 Kennedy Dr	Norwich	New London	160	Unknown	Public Entity	Family
JF KENNEDY HEIGHTS	2 Overlook Dr	Norwich	New London	151	Unknown	Public Entity	Family
G WASHINGTON CARVER HOUSING	202 Colman St Apt 1004	New London	New London	32	Unknown	Public Entity	Elderly
LONDONBERRY GARDENS	220 3rd Ave	New London	New London	40	Unknown	For Profit	Family
MELROSE PARK	9 Melrose Park Rd	Norwich	New London	50	Unknown	Public Entity	Family

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
SHETUCKET VILLAGE	15 Scotland Rd	Baltic	New London	56	Unknown	Public Entity	Elderly
ROSEWOOD MANOR	335 Hamilton Ave	Norwich	New London	68	Unknown	Public Entity	Elderly
HARRY SCHWARTZ MANOR	382 Laurel Hill Ave	Norwich	New London	88	Unknown	Public Entity	Elderly
HILLSIDE TERRACE	2 Hillside Ct	Norwich	New London	132	Unknown	Public Entity	Family
GREENWOOD MANOR	239 Main St	Voluntown	New London	37	Unknown	Public Entity	Elderly
THE HOMES AT PROGRESS POINT	58 Fern St # 70	New London	New London	61	Unknown		
FREEDOM VILLAGE	81 LIBERTY RD	Oakdale	New London	36	Unknown	Public Entity	Elderly
PEQUOT VILLAGE I	770 Poquonnock Rd	GROTON	New London	212	Unknown	Public Entity	Elderly
THREADMILL APARTMENTS	12 RIVER RD	Pawcatuck	New London	22	Unknown	Unknown	Family
E K RICHMOND HOMES	45 SISK DR	Pawcatuck	New London	90	Unknown	Public Entity	Elderly
RYE FIELD MANOR	99 RYEFIELD RD	OLD LYME	New London	3	Unknown	Non Profit	Elderly
TAFTVILLE	91 S 2ND AVE	Taftville	New London	10	Unknown	Non Profit	Family
INDEPENDENCE VILLAGE	41 MILEFSKI DR	Uncasville	New London	2	Unknown	Public Entity	Elderly
KING`S CORNER MANOR	60 Kings Hwy	Gales Ferry	New London	1	Unknown	Public Entity	Elderly
OAKWOOD KNOLL	20 Westwood Park	Norwich	New London	75	Unknown	Public Entity	
	3 Summitwoods Dr	NORWICH	New London	48	Unknown		
ALDERHOUSE RESIDENTIAL DEVELOPMENT	62 Washington St	New London	New London	3	06/22/2020		
HILLSIDE APARTMENTS PHASE II	29 Mopsic St	Norwich	New London	6	07/22/2022	Non-Profit	Family
	15 Tavern Ln	Colchester	New London	42	09/26/2022		

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
BROOKSIDE VILLAGE	111 Brookside Ln	Pawcatuck	New London	40	11/01/2022	Profit Motivated	Elderly
RELIANCE APARTMENTS	81 Union St	Norwich	New London	104	12/01/2022	Non-Profit	Disabled
COUNTRY PLACE	7 Meadow Dr	Colchester	New London	110	01/01/2023	For Profit	
DEERFIELD VILLAGE II	10 King Arthur Dr	Niantic	New London	50	01/01/2025	For Profit	
COUNTY PLACE PHASE II	1 Cobble Way	Colchester	New London	152	01/01/2025	For Profit	
ARTSPACE NORWICH	35 Chestnut St	Norwich	New London	110	05/19/2025	For Profit	
LEDGEWOOD APARTMENTS	35 Pleasant View St	Jewett City	New London	40	01/01/2026	For Profit	
BRIARCLIFF APARTMENTS	1 FERN ST	NEW LONDON	New London	2	04/23/2027		
JORDAN BROOK TERRACE	55 Yorkshire Dr	Waterford	New London	20	01/01/2028	Multiple	Elderly
CHASE MANOR II	85 Norman Rd	Norwich	New London	22	11/30/2030	Profit Motivated	Elderly
LEBANON GROUP HOMES	158 Bascom Rd	Lebanon	New London	4	02/01/2031	Non-profit	Disabled
HAMILTON PARK	281 Hamilton Ave	Norwich	New London	22	09/24/2031	Profit Motivated	Elderly
MOHEGAN COMMONS	90 North St	Norwich	New London	11	12/31/2031	Profit Motivated	Family
ELISHA BROOK	NEW PARK AVE	FRANKLIN	New London	2	03/28/2032		
AHEPA 250 I - NIAN TIC	267 Roxbury Rd	Niantic	New London	300	06/30/2032	Non-Profit	Elderly
POQUONNOCK VILLAGE	1039 Poquonnock Rd Apt 118	Groton	New London	104	07/29/2032	Profit Motivated	Family
LYMEWOOD ELDERLY	249 Boston Post Rd	Old Lyme	New London	78	12/31/2032	Multiple	Elderly
TWIN HAVEN WATERFORD	36 Mary St	Waterford	New London	10	12/31/2033	Non-Profit	Elderly
AHEPA 110 - BLDG 1	110 Pukallus Ave	Norwich	New London	11	06/25/2034	Non-Profit	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
GA-NA-DEN OF COLCHESTER	385 S Main St	Colchester	New London	306	12/31/2034	Limited Profit	Elderly
WEQUONNOC VILLAGE	24 N 5th Ave	Taftville	New London	24	02/26/2035	Profit Motivated	Elderly
STONINGTON ARMS	133 S Broad St	Pawcatuck	New London	2	07/10/2035	Non-Profit	Elderly
AHEPA 250 II - WATERFORD	95 Clark Ln	Waterford	New London	7	07/31/2035	Non-Profit	Elderly
HUNTINGTON TOWERS	149 Huntington St	New London	New London	20	08/31/2035	Profit Motivated	Family
	12 Doctor Manning Dr	Lebanon	New London	242	12/31/2035	Limited Profit	Elderly
WAUREGAN HOTEL	192 Main St	Norwich	New London	208	01/01/2036	For Profit	Family
NICHOLAS MANOR	185 Boston Post Rd	East Lyme	New London	188	12/31/2036	Limited Profit	Family
CHASE MANOR I	55 Norman Rd	Norwich	New London	4	04/30/2037	Profit Motivated	Elderly
AHEPA 250 III - GROTON	251 Drozdyk Dr	Groton	New London	199	05/11/2037	Non-Profit	Elderly
BRANFORD MANOR APARTMENTS	37 Mather Ave	Groton	New London	100	05/31/2037	Profit Motivated	Family
AVERY HEIGHTS	300 Brandegee Ave	Groton	New London	29	05/31/2037	Profit Motivated	Elderly
VILLAGE COURT	70 Mechanic St	Norwich	New London	24	07/31/2037	Profit Motivated	Elderly
AHEPA 110 - BLDG II	380 Hamilton Ave	Norwich	New London	119	10/26/2037	Non-Profit	Elderly
AMSTON VILLAGE LP	500 Amston Rd	Colchester	New London	52	01/01/2038	Non-Profit	Elderly or disabled
WINTHROP SQUARE APARTMENTS	254 Eugene Oneill Dr	New London	New London	30	01/01/2038	For Profit	Family
MYSTIC RIVER HOMES	201 Elm St	Groton	New London	18	12/31/2038	Multiple	Elderly
THE HOMES AT PRIDE POINT	27 Boulder Dr	New London	New London	120	01/01/2040	For Profit	Family
NORWICH APARTMENTS	301 Sandy Ln	Norwich	New London	30	11/01/2044		

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
AHEPA 110 - BLDG III	370 Hamilton Ave	Norwich	New London	60	12/31/2044	Non-Profit	
AHEPA 250-IV	265 Roxbury Rd	Niantic	New London	65	09/30/2047	Non-Profit	Elderly
TWIN HAVEN	39 Upper Pattagansett Rd	East Lyme	New London	52	12/31/2047	Non-Profit	Elderly
AHEPA 250-V	269 Roxbury Rd	Niantic	New London	36	08/31/2050	Non-Profit	
SUMMITWOODS II	15 Mopsic Ct	Norwich	New London	57	01/01/2051		
ELISHA BROOK	56 New Park Ave	North Franklin	New London	24	06/30/2051	Non-Profit	Elderly
JEFFERSON COMMONS APARTMENTS	432 Jefferson Ave	New London	New London	3	02/28/2054	Non-Profit	Disabled

Tolland County

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
SNIPSIC VILLAGE I	20 Main St	Ellington	Tolland	1	Unknown	Public Entity	Elderly
CORNFIELD APARTMENTS	60 Pinney St	Ellington	Tolland	84	Unknown	For Profit	Family
COURT TOWERS	21 Court St	Vernon Rockville	Tolland	32	Unknown	Public Entity	
WOODCREST ELDERLY HOUSING	71 Battle St	Somers	Tolland	10	Unknown		
SLEEPING GIANT APARTMENTS	1238 Hartford Tpke	Vernon	Tolland	19	Unknown		
STONECROFT VILLAGE	14 Stonecroft Dr	Hebron	Tolland	40	Unknown	Public Entity	Elderly
WRIGHT'S VILLAGE	101 Wrights Way	Storrs Mansfield	Tolland	70	Unknown	Public Entity	Elderly
WESTVIEW APARTMENTS	100 West St	Vernon	Tolland	4	Unknown	For Profit	Family
WESTAR APARTMENTS	94 West St	Vernon	Tolland	2	Unknown	For Profit	Family
GROVE COURT	55 Grove St	Vernon	Tolland	2	Unknown	Public Entity	Elderly
COUNTRYWOOD AT VERNON	631 Talcottville Rd	Vernon	Tolland	8	Unknown	For Profit	Family
OLD POST VILLAGE	763 Tolland Stage Rd	Tolland	Tolland	30	Unknown	Public Entity	Elderly
AVERY PARK	91 West St	Stafford Springs	Tolland	1	Unknown	Public Entity	Elderly
HOLINKO ESTATES	1 ZYGMUNT DR	MANSFIELD	Tolland	2	Unknown	Public Entity	Family
AVERY PARK EXT	65 W ST	STAFFORD springs	Tolland	2	Unknown	Public Entity	Elderly
WINDERMERE COURT	29 Windermere Ave	Vernon Rockville	Tolland	1	Unknown	Public Entity	
FRANKLIN PARK EAST	41 FRANKLIN PARK E	ROCKVILLE	Tolland	2	Unknown	Public Entity	
HOP RIVER HOMES	25 Riverside Dr	Andover	Tolland	2	01/31/2021	Non-Profit	Elderly
WINDING RIVER VILLAGE	1127 Tolland Stage Rd	Tolland	Tolland	10	03/20/2023	Non-Profit	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
ROSE COMMONS	540 Hartford Tpke	Vernon	Tolland	11	12/31/2023	Non-Profit	Elderly
WELLES COUNTRY VILLAGE	46 Welles Rd	Vernon Rockville	Tolland	2	06/30/2025	Non-Profit	Elderly
VERNON GP HOMES	100 Valley Falls Rd	Vernon	Tolland	1	01/01/2027	Non-Profit	Disabled
COVENTRY GROUP HOME	510 Stonehouse Rd	Coventry	Tolland	3	10/01/2029	Non-profit	Disabled
	33 OLD COLCHESTER RD	HEBRON	Tolland	40	02/01/2030	Non-profit	Disabled
DOBBS CROSSING APARTMENTS	1178 HARTFORD TPKE	VERNON	Tolland	2	09/30/2031	Limited Dividend	Family
WOODCREST ELDERLY	63 Battle St	Somers	Tolland	50	12/27/2031	For Profit	Elderly or disabled
PARK WEST APARTMENTS	180 Terrace Dr	Vernon	Tolland	1	05/31/2034	Profit Motivated	Family
JUNIPER HILL VILLAGE	1 Silo Cir	Storrs	Tolland	2	06/30/2036	Non-Profit	Elderly
RIVERSIDE III	71 W Stafford Rd	Stafford Springs	Tolland	4	12/31/2036	Limited Profit	Family
ORCHARD HILL ESTATES	1630 Main St	Coventry	Tolland	79	06/30/2038	Multiple	Elderly
SHADOW VALLEY FARM C/O RICHARD JONELIS	121 Stafford Rd	Somers	Tolland	2	12/31/2040	Profit Motivated	Family
SHAMROCK WEST	48 Wales Rd	Stafford Springs	Tolland	86	12/31/2042	Limited Profit	Family
RIVERSIDE II C/O LOUIS REAL ESTATE SERVICES	102 Furnace Ave	Stafford Springs	Tolland	360	12/31/2044	Limited Profit	Family
RIVERSIDE VILLAGE I C/O LOUIS REAL ESTATE SERVICES	98 Furnace Ave	Stafford Springs	Tolland	30	12/31/2044	Limited Profit	Family
DARTMOUTH VILLAGE WILDWOOD MGMT	299 Route 87	Columbia	Tolland	22	12/31/2046	Non-Profit	Elderly
WILLINGTON WOODS	20 Senior Way	Willington	Tolland	3	10/31/2047	Non-Profit	Elderly

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
LOOM CITY LOFTS	215 E Main St	Vernon	Tolland	1	01/01/2055	Unknown	Family

Windham County

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
POMPEY HOLLOW	49 Tremko Ln	Ashford	Windham	2	Unknown	Public Entity	Elderly
TIFFANY PLACE	31 Tiffany St	Brooklyn	Windham	20	Unknown	Public Entity	Family
MAPLE COURTS	620 Upper Maple St	Killingly	Windham	1	Unknown	Public Entity	Elderly
RIVER MILL VILLAGE PREVIOUSLY THREE ROWS	8 Central St	North Grosvenordale	Windham	1	Unknown		
The ARMOURY Apartments	255 PLEASANT ST	Willimantic	Windham	2	Unknown	For Profit	Family
HAMPSHIRE HEIGHTS	50 Laconia Ct	Putnam	Windham	12	Unknown	Public Entity	
JOHN J ASHTON TOWER	621 Valley St	Willimantic	Windham	8	Unknown	Public Entity	
NEW ROXBURY VILLAGE	60 Butts Rd	Woodstock	Windham	22	Unknown	Public Entity	Elderly
BIRCHWOOD TERRACE	41 Birchwood Ter	Killingly	Windham	3	Unknown	Public Entity	Elderly
WALTER CRABTREE APARTMENTS	6 Phillips St	Putnam	Windham	2	Unknown	Public Entity	Elderly
CEDARWOODS	200 Cameo Dr	Willimantic	Windham	3	Unknown		
GLADYS GREEN APARTMENTS	500 RIVERSIDE DR	THOMPSON	Windham	40	Unknown	Public Entity	Elderly
EASTMAN CURRAN TERRACE	47 EMERALD AVE	WINDHAM	Windham	15	Unknown	Public Entity	Family
RIVER MILL VILLAGE (FKA THREE ROWS)	4 CENTRAL ST	North Grosvenordale	Windham	33	Unknown	For Profit	Family
JONATHAN TRUMBULL TERRACE	10 Valley Street Ext	Willimantic	Windham	3	Unknown	Public Entity	Elderly
REV HONAN TERRACE	19 CORAL ST	Willimantic	Windham	10	Unknown	Public Entity	Elderly
SUNNY ACRES	41 SUNNY ACRES	PLAINFIELD	Windham	2	Unknown	Public Entity	Elderly
SCATTERED SITES	12A Tiffany St	Brooklyn	Windham	9	Unknown	Public Entity	

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
KILLINGLY ELDERLY HOUSING	69 Valley Rd	Dayville	Windham	6	01/01/2021	Multiple	Elderly or disabled
PLEASANT ST HOUSE	306 Pleasant St	Willimantic	Windham	88	03/31/2021	Non-profit	Disabled
HEVRIN TERRACE	71 Keating St	Willimantic	Windham	6	06/30/2021	Multiple	Family
CARRIAGE SQUARE	110 Main St	North Grosvenordale	Windham	6	01/01/2022	Multiple	Elderly
RIVERBEND APARTMENTS	20 Greenway Dr	Brooklyn	Windham	1	01/01/2025	Multiple	Elderly
BRICK ROW APARTMENTS	25 Vermont Dr	Willimantic	Windham	3	01/01/2027	Non-Profit	
	139 Depot Rd	CANTERBURY	Windham	2	12/31/2028	Limited Profit	Family
GA-NA-DEN	441 Ash St	Willimantic	Windham	2	12/31/2029	Limited Profit	Elderly
EASTWIND VILLAGE C/O KONOVER RES COR	14 Windsor Ave	Plainfield	Windham	34	12/31/2030	Limited Profit	Elderly
WINDHAM HEIGHTS APARTMENTS	202 Scott Rd	Willimantic	Windham	8	12/31/2031	Profit Motivated	Family
KINGSWOOD	466 Ash St	Willimantic	Windham	18	12/31/2032	Profit Motivated	Family
ROBINWOOD APARTMENTS	2 Williamsville Rd	Dayville	Windham	4	05/31/2033	Profit Motivated	Family
VILLAGE HEIGHTS	4 CAMEO DR	WILLIMANTIC	Windham	78	07/31/2034	Non-Profit	Family
WESTFIELD VILLAGE	16 Westfield Vlg	Danielson	Windham	69	11/30/2034	Non-Profit	Elderly
GA-NA-DEN TOO	306 Ash St	Willimantic	Windham	1	12/31/2034	Limited Profit	Elderly
ARTSPACE WINDHAM	480 Main St	Willimantic	Windham	3	01/01/2035	For Profit	Family
GA-NA-DEN SOUTH	300 Windham Rd	Willimantic	Windham	1	12/31/2036	Limited Profit	Elderly
	CHURCH ST	PUTNAM	Windham	3	12/31/2036	Limited Profit	Family

Property Name	Property Address	City	County	Total Units	Earliest End Date	Owner Type	Target Tenant Type
VILLAGE AT KILLINGLY	501 Lindenwood Dr	Dayville	Windham	10	01/01/2038	Non-Profit	Family
MOOSUP GARDENS	3 Gorman St	Moosup	Windham	4	05/31/2038	Profit Motivated	Family
DAYVILLE AFFORDABLE HOUSING	599 Lindenwood Dr	Dayville	Windham	3	12/31/2038	Limited Profit	Family
LITTLE RIVER ACRES C/O RURAL CONS MGMT	207 Sabin St	Putnam	Windham	120	12/31/2040	Non-Profit	Elderly
CEDARWOODS APARTMENTS	CAMEO DR 87 ROANOKE AVE	WILLIMANTIC	Windham	2	01/01/2042		Family
CEDAR VIEW VILLAGE	ROUTE 14A & CANTERBURY RD	PLAINFIELD	Windham	11	12/31/2042	Limited Profit	Elderly
KNOLL BROOK VILLAGE C/O RURAL CONSULTNG & MANAGEMENT	30 Knollwood Dr	Canterbury	Windham	28	12/31/2044	Limited Profit	Elderly
	25 Sara Ln	MOOSUP	Windham	7	12/31/2046	Limited Profit	Elderly
ELLA GRASSO GARDENS	25 Ballou St	Putnam	Windham	3	12/31/2052	Profit Motivated	Elderly