

WHO NEEDS OPPORTUNITY HOUSING?

Glastonbury Martin Luther King, Jr. Initiative

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Open Communities Alliance



OPEN COMMUNITIES
ALLIANCE

Embracing Diversity to Strengthen Connecticut



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Open Communities Alliance is a new Connecticut-based civil rights non-profit working with an urban-suburban interracial coalition to advocate for access to opportunity, particularly through promoting affordable housing development in thriving communities.

CAN WE HOUSE GLASTONBURY'S FUTURE?

- To what extent is the region's future also Glastonbury's future?
 - We can feel the need for this housing from millennials and seniors because these populations are in our town.
 - There is a greater regional need for housing options among other groups that may not be living in town or there may be less awareness of

WHO IS MORE LIKELY TO NEED OPPORTUNITY HOUSING?

- Downsizing elderly (some just need market rate smaller housing)
- Millennials
- Female-Headed Households
- Families with a member with disabilities
- People needing supportive housing (additional wrap-around support services)
- Blacks
- Latinos



WHAT IS OPPORTUNITY HOUSING?

- So three types of housing:
 - Is your housing affordable? Affordable on 1/3 of income for families making less than median income (so less than \$87,500 – median income).
 - Affordable Housing Appeals Act (CGS 8-30g): \$52,000-\$70,000 or less
 - Subsidized Housing: \$43,750 and below. (Minimum wage, working 40 hrs. a week ~ \$20,000)

AFFORDABLE MULTIFAMILY HOUSING

Town	% of County's Multifamily Stock
Glastonbury (52 sq/mi)	1.60%
Marlborough	0.16%
Wethersfield	1.70%
East Hartford	6.18%
Manchester	7.80%
Hartford (18 sq/mi)	32.10%

8-30G HOUSING

Town	% of Town's Stock
Glastonbury	5.46%
Marlborough	2.05%
Wethersfield	8.39%
East Hartford	17.38%
Manchester	14.50%
Hartford	37.89%

SUBSIDIZED HOUSING

Town	# of Units	% of County's Subsidized Stock
Glastonbury	561	2%
Marlborough	24	0.09%
Wethersfield	754	2.75%
East Hartford	1574	5.74%
Manchester	1949	7.10%
Hartford	10989	40.05%

Based on best available data – Preservation List of CHFA updated by OCA.

NEIGHBORHOOD IMPACT OF OPPORTUNITY HOUSING

- More housing options for all kinds of people.
- All kinds of workers are closer to their jobs and can contribute to the local economy (65% of Hartford residents earning under \$40,000/year leave the city every day to get to a job.)
- More customers for local businesses.
- Greater diversity in our schools
 - Reflecting the workplace of the future.
 - Growing body of research finding that with greater diversity comes greater innovation and better learning.
- Mix of families with children and families without children.
 - 37 children/100 units of multifamily housing
 - 64 children/100 single family homes
- Some studies have found lower net costs to towns for multifamily housing than single family homes.

IMPACT OF NEIGHBORHOOD POLICY: WORK OF GEORGE GALSTER

- Property values start to decrease when poverty gets to 10%-11% (depending on municipality's overall financial picture).
 - =  Municipal taxes
 - =  Ability to provide services
- Rents start to decrease when poverty rates reach 18%.
- Crime rates start to increase when poverty rates get to 20%. (Consistent with Glastonbury numbers per Chief Caron)

It is about poverty concentration!

[A]ffordable housing seems least likely to generate negative impacts when it is inserted into high-value, low-poverty, stable neighborhoods.

- George Galster

THE EVIDENCE THAT ACCESS TO OPPORTUNITY MATTERS GROWS EVERY DAY FOCUS HAS BEEN ON KIDS



LONG TERM ANALYSIS OF MOBILITY: CHETTY ET AL.

Outcomes for children who moved before age 13:

- Greater chance of going to college, and a higher quality college
- 30% higher income
- Girls were 26% less likely to become single parents

We estimate that [a move] out of public housing to a low-poverty area when young (at age 8 on average) using an ... experimental voucher will increase the child's total lifetime earnings by about \$302,000.

Second Chetty et al. study showed that the longer a child can be in a lower poverty area the greater the positive outcomes.

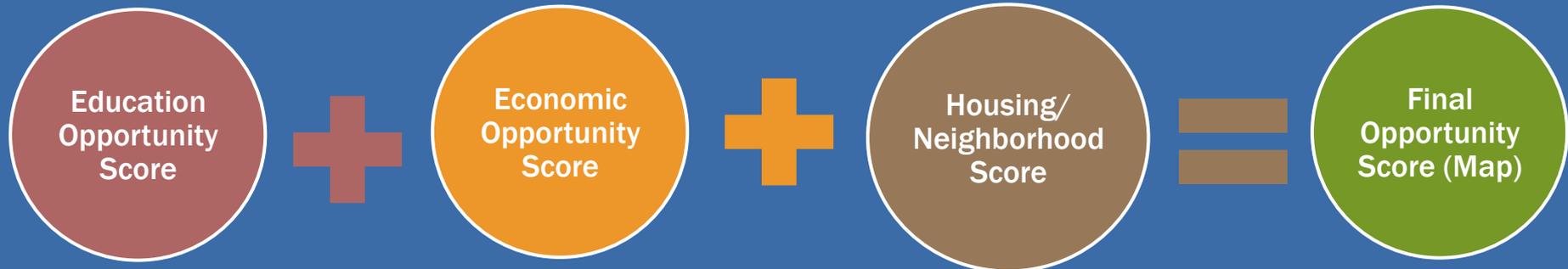
OUTCOMES FOR WOMEN

- Improved psychological wellbeing, due to feeling safer
- Decreased rates of obesity
- Increased life expectancy
- Higher rates of employment
- Improved quality of life
- Improved outcomes for kids



IMPACT ON OPPORTUNITY

Educational Indicators	Economic Indicators	Neighborhood/Housing Quality Indicators
Students Passing Math Test scores	Unemployment Rates	Neighborhood Vacancy
Students Passing Reading Test scores	Population on Public Assistance	Crime Rate
Educational Attainment	Job Growth	Neighborhood Poverty Rate
	Employment Access	Homeownership Rate
	Job Diversity	



Map of Distribution of Opportunity in Connecticut

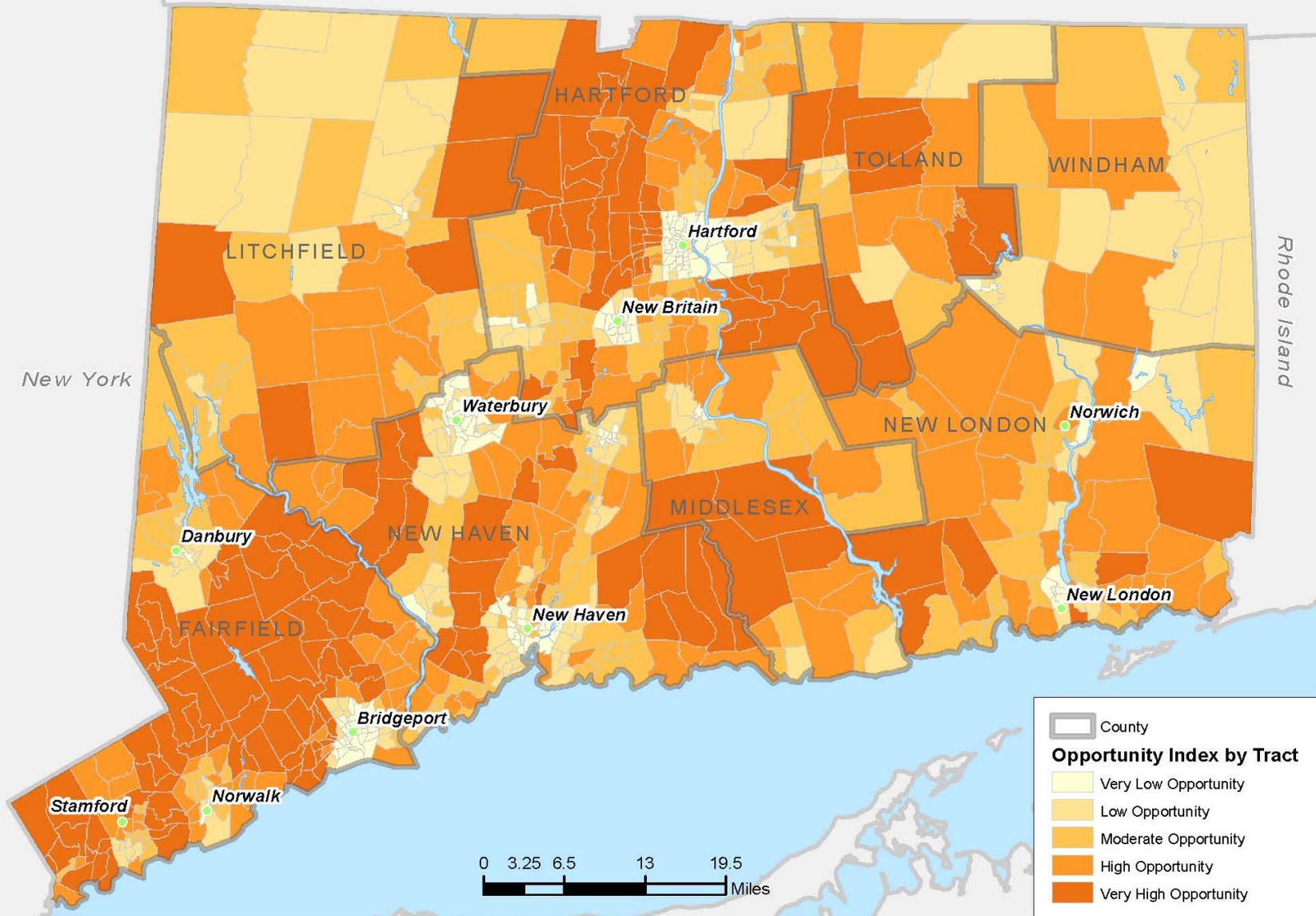


Massachusetts



Rhode Island

New York



County

Opportunity Index by Tract

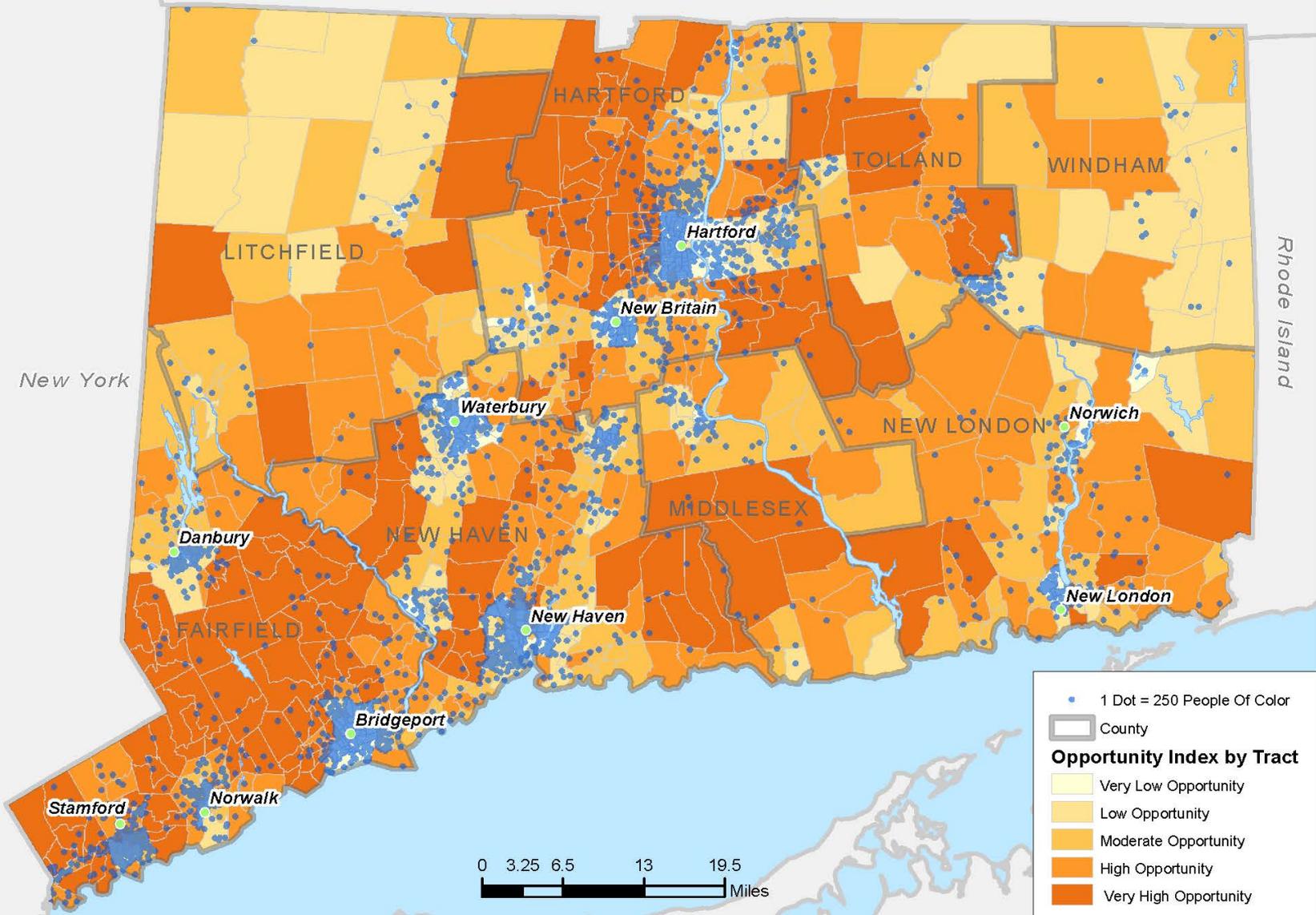
- Very Low Opportunity
- Low Opportunity
- Moderate Opportunity
- High Opportunity
- Very High Opportunity

Data Sources: U.S. Census Bureau, MAGIC. Date: December 13, 2014.

Map of Distribution of People of Color and Opportunity in Connecticut



Massachusetts



- 1 Dot = 250 People Of Color
- ▭ County

Opportunity Index by Tract

- Very Low Opportunity
- Low Opportunity
- Moderate Opportunity
- High Opportunity
- Very High Opportunity



Data Sources: U.S. Census Bureau, MAGIC. Date: December 13, 2014.

WHERE DO WE LIVE? OPPORTUNITY BY RACE AND ETHNICITY IN CT

% of People by Race & Ethnicity Living in Lower Opportunity Areas

Blacks:	73%
Latinos:	73%
Whites:	26%
Asians:	36%

BROADENING THE LOCATION OF AFFORDABLE HOUSING

1. The legacy of government-sponsored policies that generated segregation by race functionally limited the location of affordable housing.
2. This has a particularly severe impact on single family households, the elderly, – and particularly on female headed households.
3. Planning for opportunity housing can help Glastonbury get a jump on the future.



FIVE THINGS YOU CAN DO

1. **Educate** yourself, your friends and neighbors about the best current research on the impact affordable housing has on a neighborhood.
2. **Become involved** with town planning and zoning.
 - Share your thoughts with town leadership.
 - Become involved with updating the town Plan of Conservation and Development.
3. **Explore** where opportunity housing would work best in town.
4. **Join our partnership** to continue this conversation.
 - Identifying specific properties.
 - Meeting with non-profits that can help (Partnership for Strong Communities, Local Initiatives Support Corporation, CT Housing Coalition).
 - Research developers with a good track record.
5. **Work together** to create a more *welcoming* town.



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