

EXPANDING HOUSING AUTHORITY JURISDICTION

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A presentation to the Fair Housing Working Group



OPEN COMMUNITIES
ALLIANCE

Embracing Diversity to Strengthen Connecticut

HOUSING AUTHORITY ROLES

- Administering tenant-based Housing Choice Vouchers (governed by state and federal law)
- Project basing vouchers (governed by state and federal law)
- Affordable housing development (governed by state law)

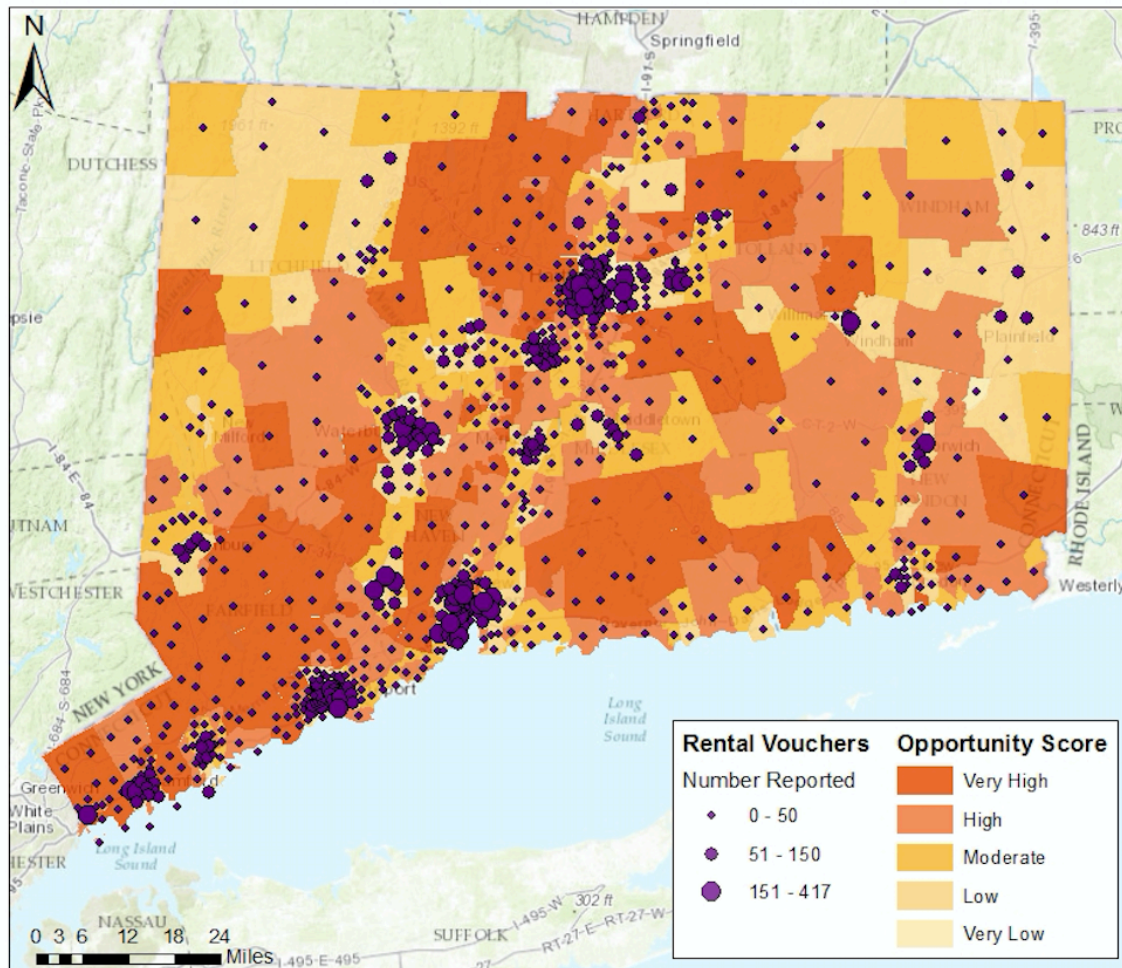


THE PROBLEM

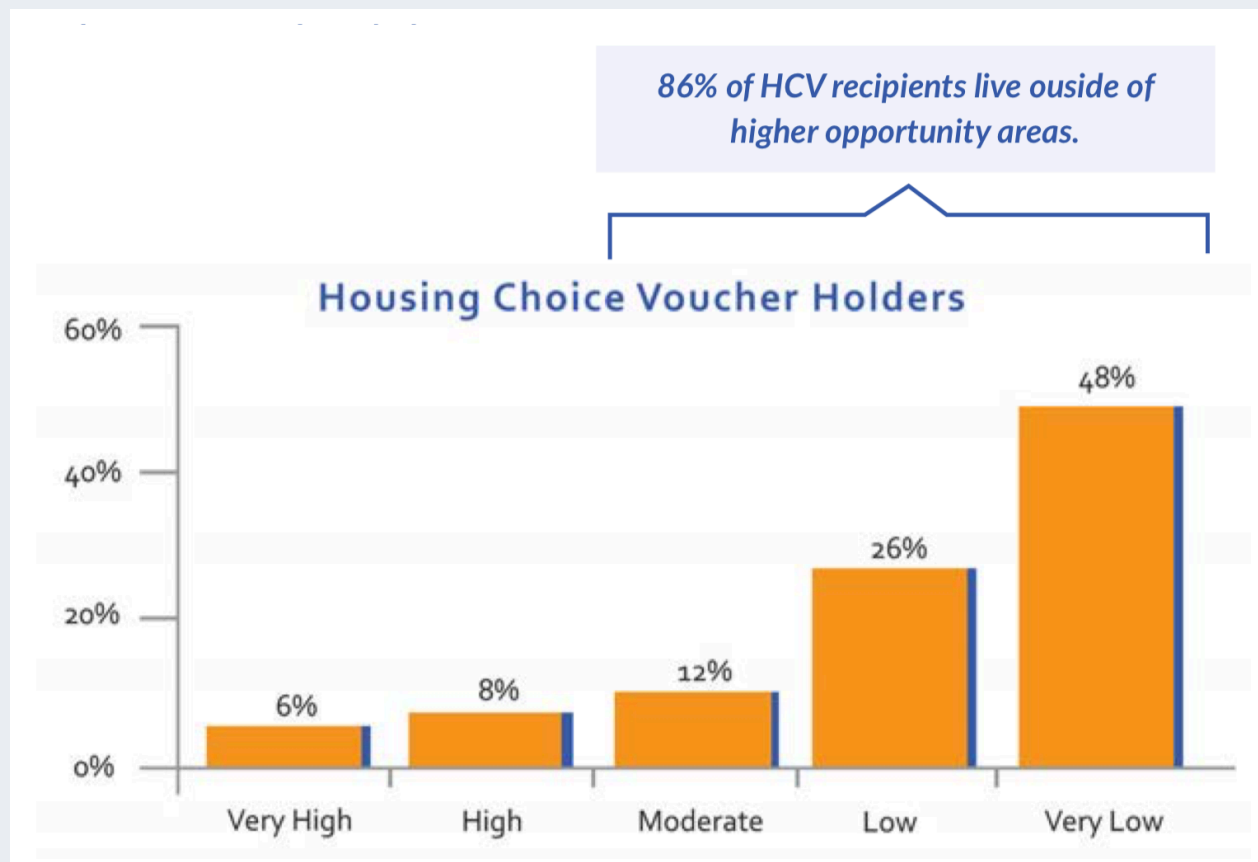
SEGREGATED LOCATION OF VOUCHERS



Connecticut Opportunity Map and
Housing Choice Vouchers (2009)



SEGREGATED LOCATION OF VOUCHERS



Very low opportunity areas = 2% of the land area of the state.

FAIR HOUSING IMPLICATIONS

Housing Choice Voucher Recipients in Connecticut <i>(as of 11/30/17)</i>	
Race and Ethnicity	
White Non-Latino (est.)	20%
Black	35%
Latino	43%
Other Characteristics	
People with Disabilities	38%
Female Headed Households with Children	43%

WHO ADMINISTERS VOUCHERS?

Housing Choice Voucher Households by Administrating Authority (11/30/17)

Housing Authority	# of Housing Choice Vouchers	% of Housing Choice Vouchers
All Municipal Housing Authorities	33,300	80%
CT Dept. of Housing (<i>statewide</i>)	7,130	20%
Total	41,430	100%

REASONS FOR VOUCHER SEGREGATION

- Below market program rents.
- Lack of affordable units (partly due to history of segregation & exclusionary zoning)
- Federal program restrictions tied to how the state defines HA jurisdictions.
- Disincentives for housing authorities to promote mobility.

RULES ON HOUSING AUTHORITY JURISDICTION

Federal

HUD defines housing authority jurisdiction as “[t]he area in which the PHA [Public Housing Authority] has authority under *State and local law* to administer the program.” (24 C.F.R. § 982.4(b))

State

Under state law, housing authority jurisdiction may only extend beyond municipal boundaries when:

[t]he governing bodies of two or more municipalities ... create a regional housing authority, which shall have all the powers, duties and responsibilities conferred upon housing authorities by this chapter and chapter 130. The area of operation of such authority shall include the municipalities for which such authority is created. (Conn. Gen. Stat. § 8-40).

WHAT DO RESTRICTIONS ON JURISDICTION MEAN FOR CHOICES FOR VOUCHER HOLDERS?

- **Year 1 Housing Choice Voucher Program:** Housing authorities typically restrict to jurisdiction to ensure access to full administrative fees.
- **Year 2 and beyond:** Housing authority loses portion of administrative fees if household leaves jurisdiction, so no incentive to promote integration and engage in mobility counseling.



WHAT DO LIMITATIONS ON HA JURISDICTION MEAN FOR OTHER ACTIVITIES?

- **Project Based Vouchers – Restricted to jurisdictions.**
- **Development – Technically restricted to jurisdiction. Question about possibility of working with an affiliated development entity.**

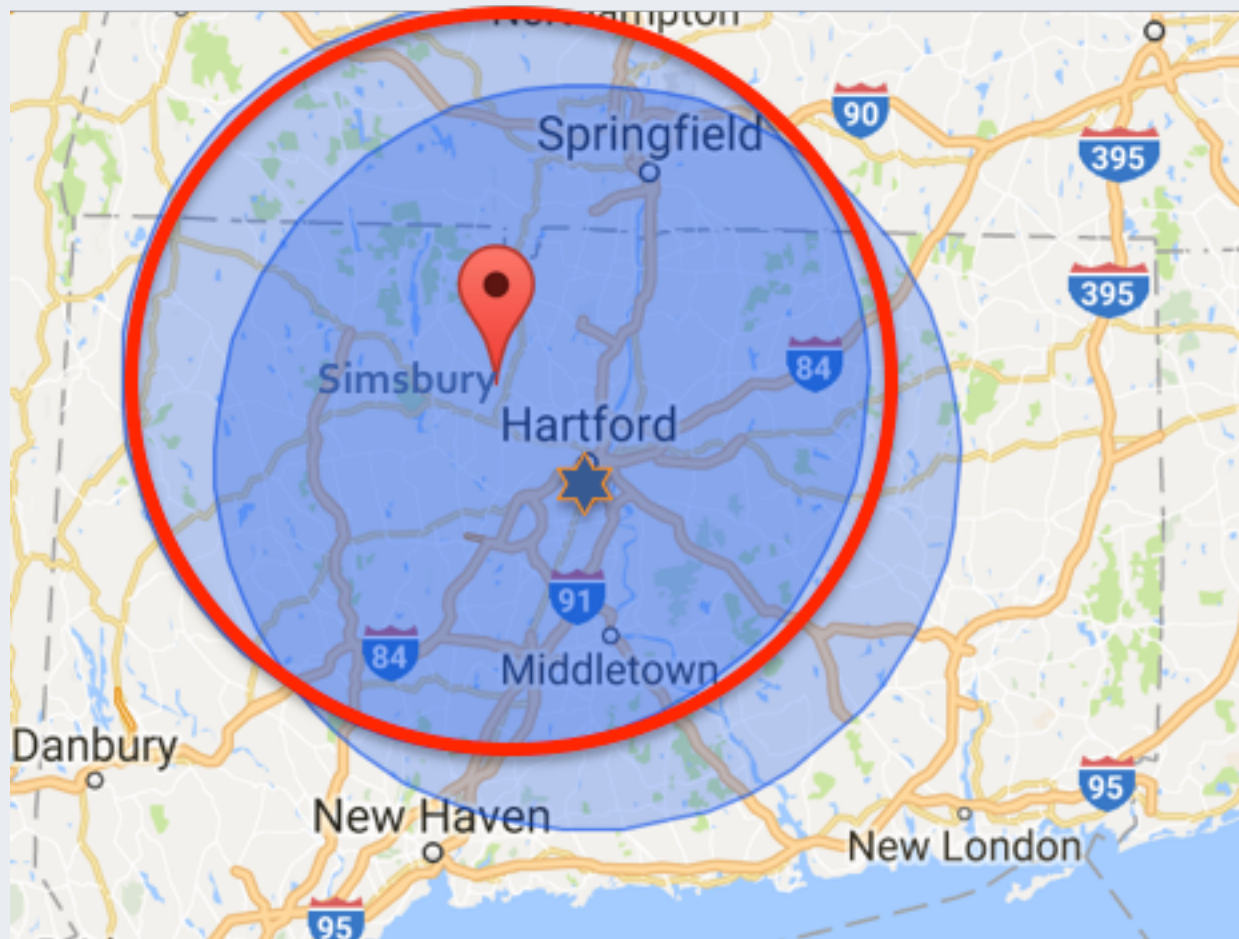


SOLUTION

CHANGE THE STATE DEFINITION OF JURISDICTION

- *Add to 8-40: Any housing authority may opt to adopt extended authority including any high or very high opportunity census tract within the state of Connecticut, as defined by section 8-348, within 30 miles of its municipal borders.*
- **To note:**
 - At housing authority's option.
 - Expansion only to higher opportunity areas (designation already used by DOH), but more options than currently available.
 - Maintains state's current housing authority structure.
 - Extends by 30 miles.
- Additional changes needed to statutes to ensure there are not unintended consequences (eminent domain; police power)

SAMPLE 30-MILE RADIUSES



HIGHER OPPORTUNITY HOUSING AUTHORITIES

CT019 - Greenwich Housing Authority	343	0.83%	Very High	Higher
CT033 - South Windsor Housing Authority	35	0.08%	Very High	Higher
CT036 - Portland Housing Authority	86	0.21%	High	Higher
CT038 - Mansfield Housing Authority	149	0.36%	High-Very High	Higher
CT039 - West Hartford Housing Authority	670	1.62%	High-Very High	Higher
CT040 - Glastonbury Housing Authority	33	0.08%	Very High	Higher
CT041 - Farmington Housing Authority	90	0.22%	High-Very High	Higher
CT042 - Hamden Housing Authority	305	0.74%	High	Higher
CT052 - Fairfield Housing Authority	171	0.41%	Very High	Higher
CT053 - Wethersfield Housing Authority	46	0.11%	High	Higher
CT068 - Canton Housing Authority	14	0.03%	Very High	Higher
ALL HIGHER OPPORTUNITY HAs	1942	4.69%		

33 housing authorities in very low, low or moderate opportunity areas. 11 in high or very high opportunity areas.

VOUCHERS BY HA OPPORTUNITY LEVEL

Municipal Housing Choice Voucher Households Location by Opportunity (11/30/17)

Opportunity Level	# of HCV Households	% of HCV Households*
Lower <i>(Low and Very Low)</i>	28,050	68%
Moderate	3,308	8%
Higher <i>(High and Very High)</i>	1,942	5%

** These percentages add up to less than 100% because this analysis excludes the 20% of HCVs in the state administered by the state Department of Housing.*

BENEFITS

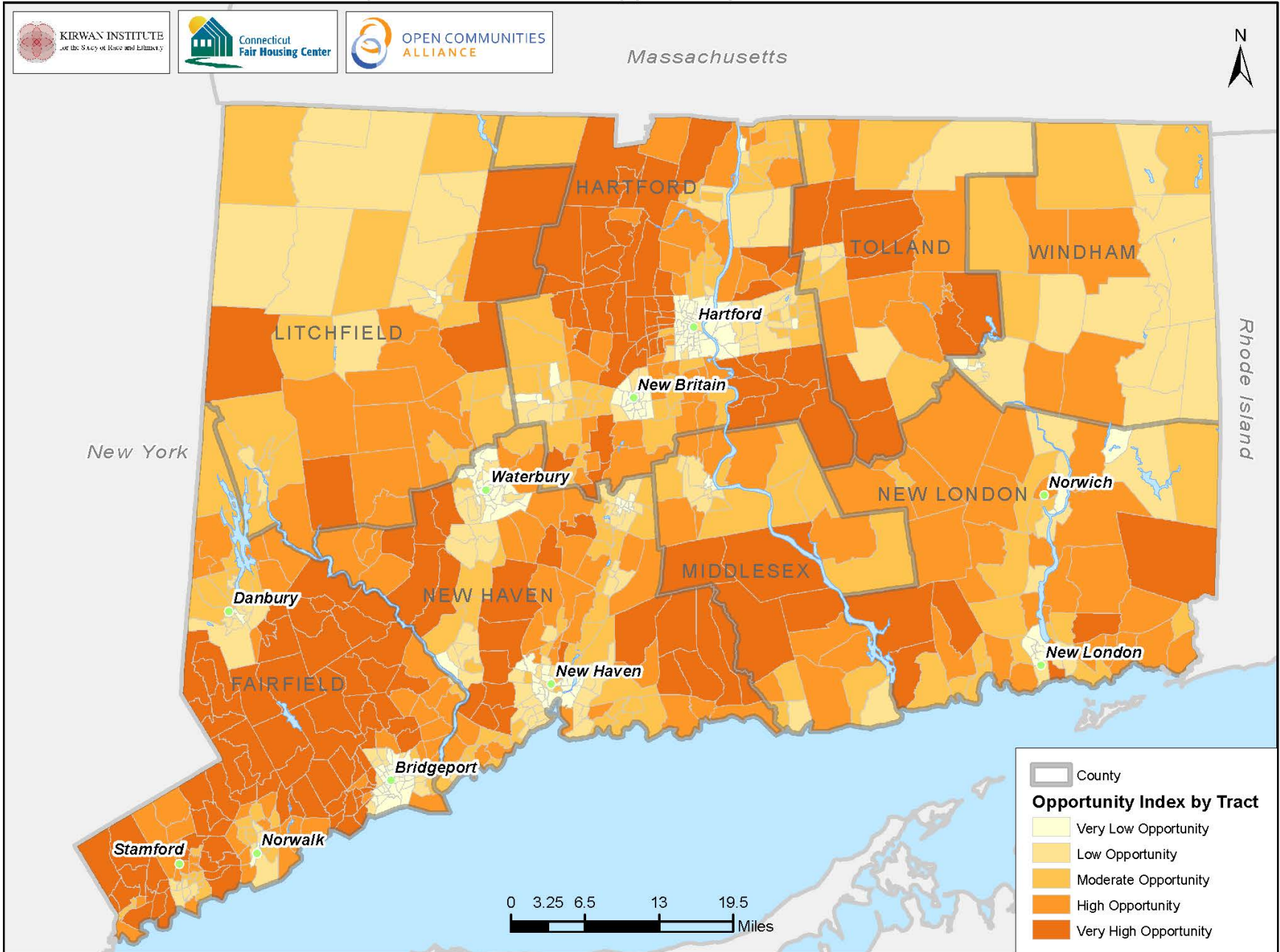
- Removal of some artificial barriers to housing choice.
- Increased Housing Choice Voucher utilization rates for housing authorities.
- Increased access for families with disabilities to a wider array of units that fit their needs.
- Support of housing integration.
- A greater ability for housing authorities to administer their programs unconstrained by geographic limitations that prevent them from affirmatively furthering fair housing.

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	

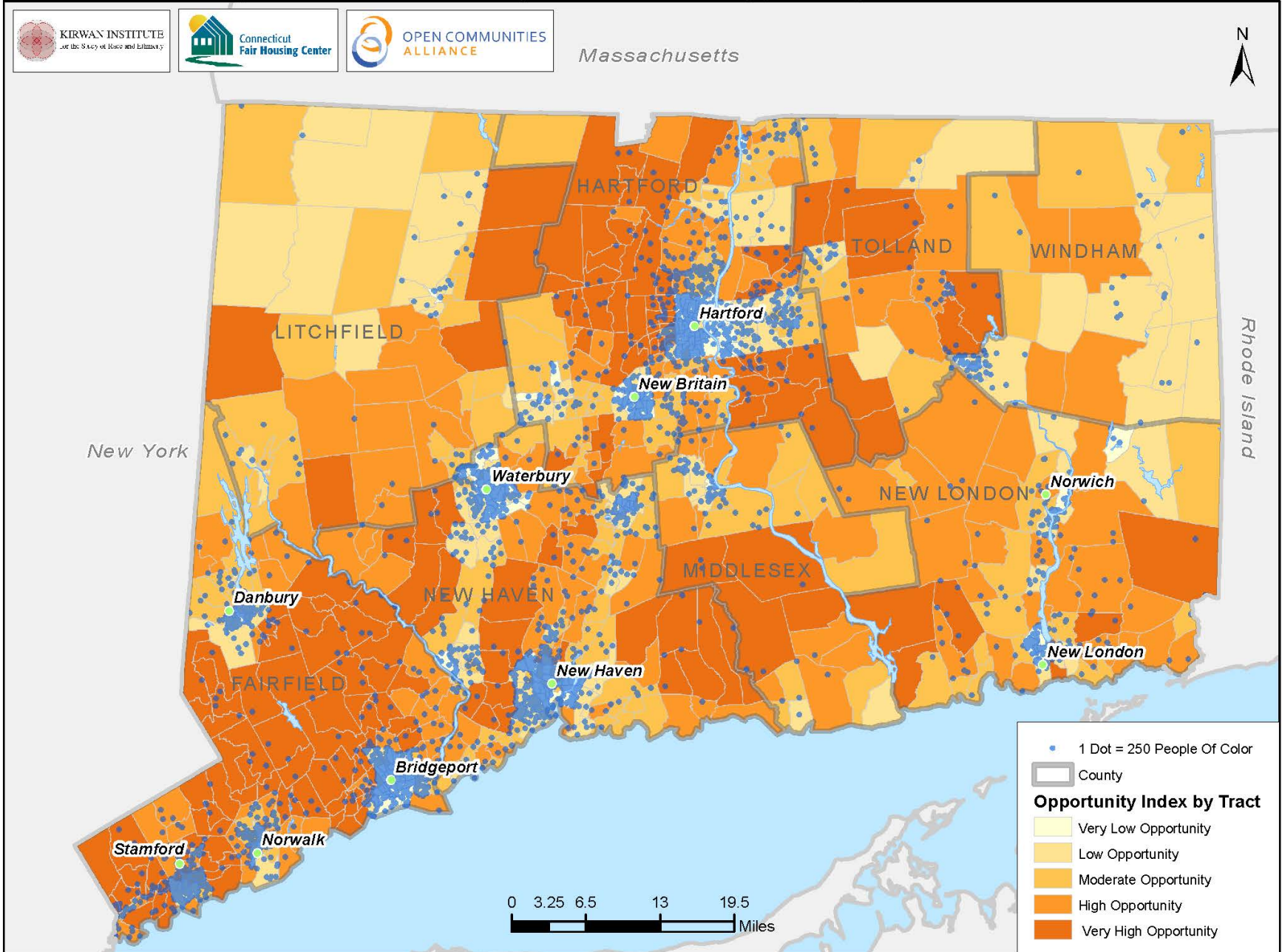


Map of Distribution of Opportunity in Connecticut



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

Map of Distribution of People of Color and Opportunity in Connecticut



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

WHERE DO WE LIVE?

OPPORTUNITY BY RACE AND ETHNICITY IN CT

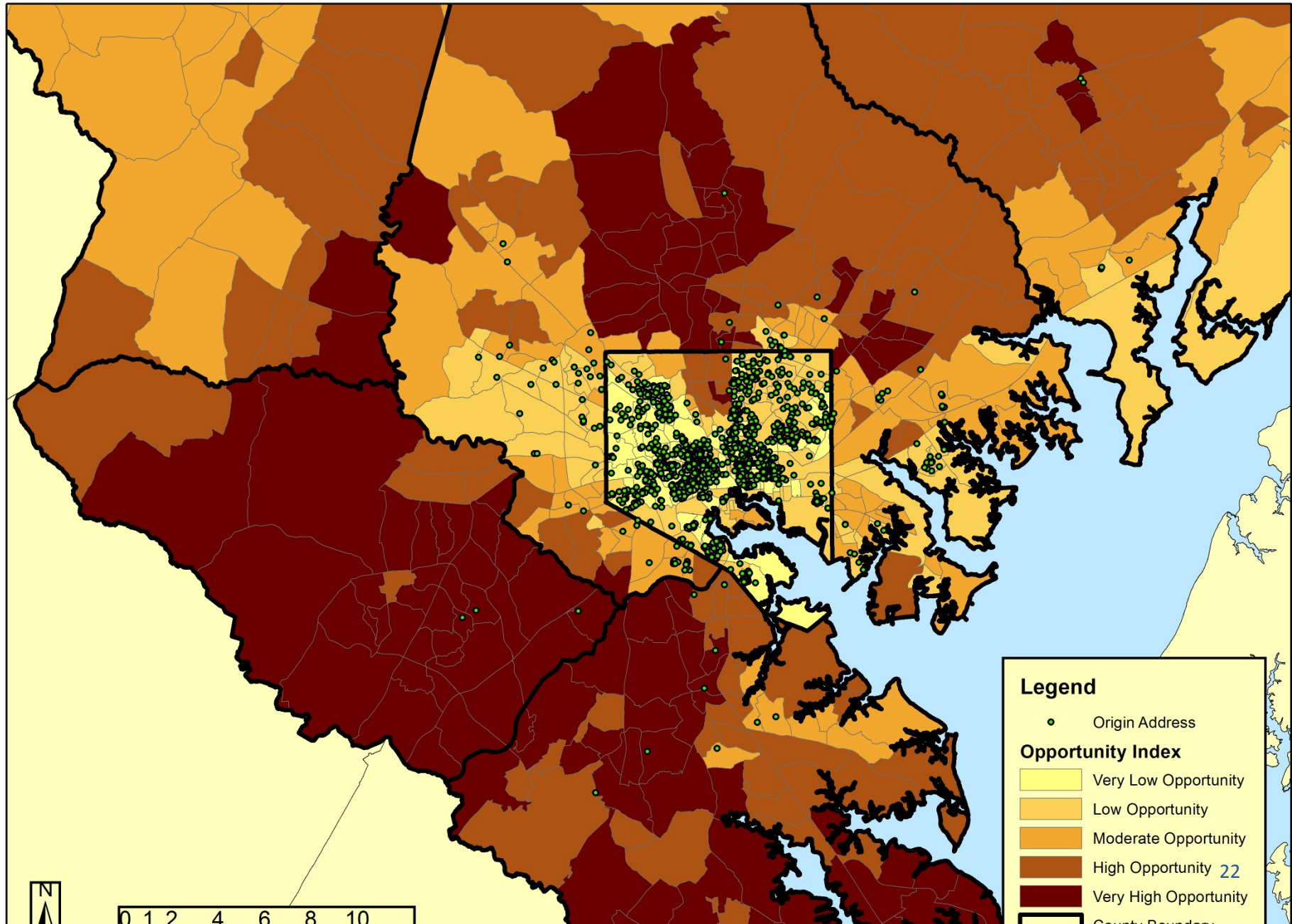
% of People by Race & Ethnicity Living in Lower Opportunity Areas

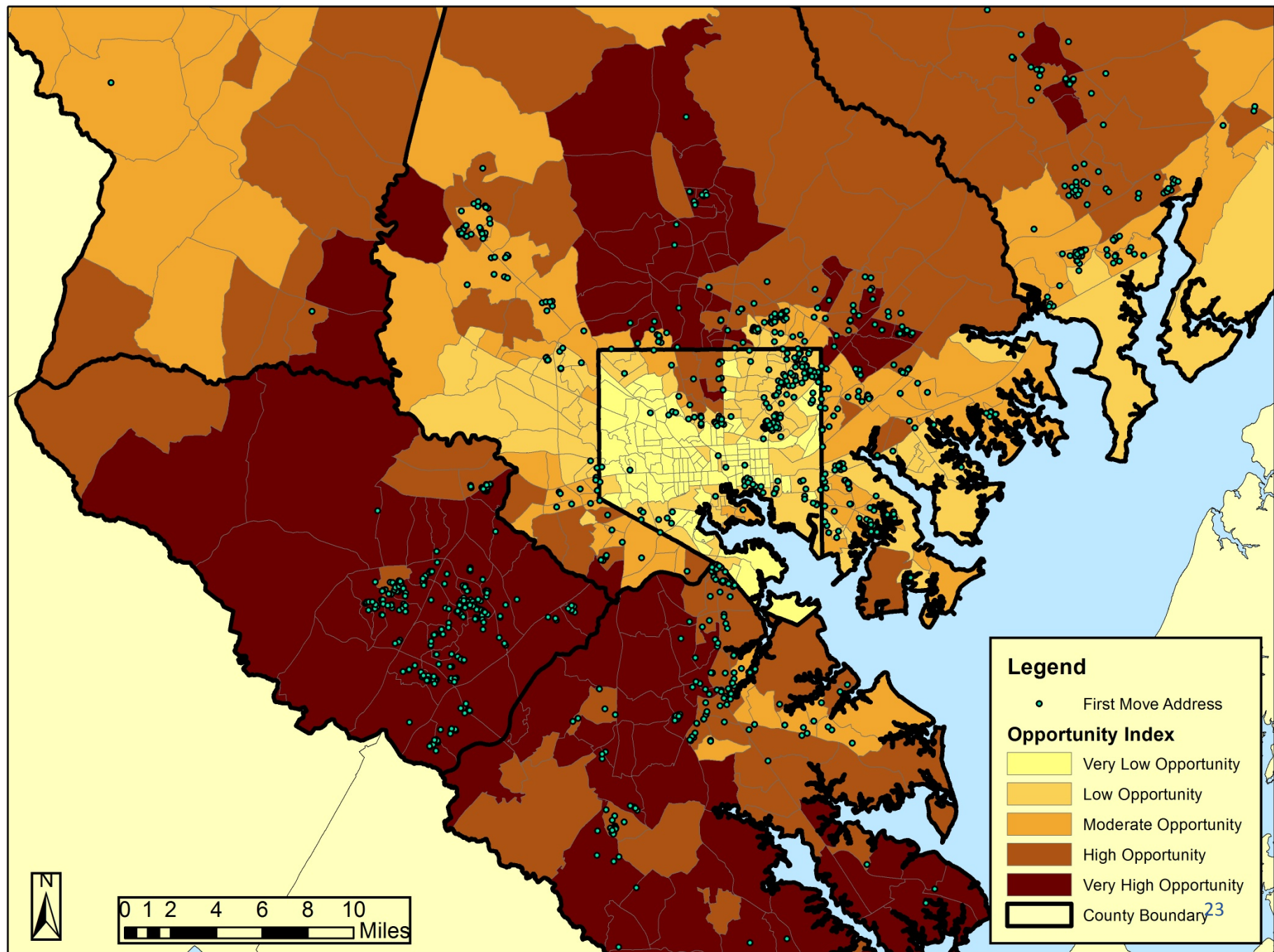
Blacks:	73%
Latinos:	73%
Whites:	26%
Asians:	36%

Opportunity Index Map

Baltimore Mobility Program: Origin Address

Maps provided courtesy of
Professor Stefanie Deluca of
Johns Hopkins University.







OPEN COMMUNITIES ALLIANCE

Embracing Diversity to Strengthen Connecticut

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Check us out and join the coalition at: <http://www.ctoca.org>