

Low-income housing correlation matrix of the independent variables, December 2018

		Construction Year	Developer Type	Region	New Const/Rehab	Credit	Stories	Parking	Homeless	Vertical Integration	# of Units	Res. Sq. Ft. per Unit	Avg. # of Beds	Mdn. Contract Rent	Mdn. Housing Stock Age	% Individuals in Poverty
Construction Year	Correlation Coeff.		0.007	0.044	-0.167	-0.348	0.127	0.012	-0.086	-0.024	0.237	0.205	0.200	0.200	0.095	0.161
	Sig.		0.910	0.499	0.009**	.000***	0.05*	0.857	0.185	0.716	.059^	0.177	0.218	0.206	0.949	0.507
Developer Type	Correlation Coeff.			0.003	-0.050	0.148	-0.056	0.071	0.056	-0.384	0.410	0.344	0.184	0.255	0.182	0.202
	Sig.			0.965	0.442	0.022*	0.384	0.274	0.389	.000***	.000***	.000***	.015*	.000***	.018*	.007**
Region	Correlation Coeff.				0.155	-0.197	0.490	0.435	0.142	-0.033	0.302	0.356	0.045	0.485	0.000	0.176
	Sig.				0.016*	0.002**	.000***	.000***	0.027*	0.615	.000***	.000***	0.805	.000***	0.976	.024*
New Const/Rehab	Correlation Coeff.					0.346	0.270	0.215	0.278	0.175	0.000	0.167	0.344	0.000	0.032	0.055
	Sig.					.000***	.000***	0.001***	.000***	0.008**	0.860	.009**	.000***	0.994	0.615	0.365
Credit	Correlation Coeff.						-0.023	0.046	0.494	-0.186	0.416	0.055	0.126	0.270	0.141	0.141
	Sig.						0.719	0.479	.000***	0.004**	.000***	0.427	.049*	.000***	.028*	.029*
Stories	Correlation Coeff.							0.554	0.128	-0.023	0.134	0.387	0.000	0.232	0.055	0.032
	Sig.							.000***	0.047*	0.719	.037*	.000***	0.834	.000***	0.395	0.679
Parking	Correlation Coeff.								0.138	-0.037	0.000	0.310	0.170	0.329	0.000	0.089
	Sig.								0.032*	0.569	0.741	.000***	.008**	.000***	0.937	0.175
Homeless	Correlation Coeff.									-0.165	0.261	0.192	0.118	0.000	0.045	0.100
	Sig.									0.010**	.000***	.003**	.065^	0.783	0.445	0.118
Vertical Integration	Correlation Coeff.										0.423	0.253	0.122	0.032	0.077	0.032
	Sig.										.000***	.000***	.062^	0.723	0.231	0.551
# of Units	Correlation Coeff.											-0.011	.016	.237	-.172	-.088
	Sig.											.865	.806	.000***	.007**	.171
Res. Sq. Ft.	Correlation Coeff.												.486	-.039	-.018	-.026
	Sig.												.000***	.548	.785	.693
Avg. # of Beds	Correlation Coeff.													-.173	-.123	-.110
	Sig.													.007**	.056^	.088^
Mdn. Contract Rent	Correlation Coeff.														-.497	-.615
	Sig.														.000***	.000***
Mdn. Housing Stock Age	Correlation Coeff.															.468
	Sig.															.000***
% Individuals in Poverty	Correlation Coeff.															
	Sig.															

Source: JLARC staff statistical analysis of LIHTC and U.S. Census data

Note: All coefficients of association calculated using SPSS v. 19. Correlations between categorical and categorical variables show Pearson chi-square coefficients and significance tests. Comparisons between quantitative and quantitative variables show bivariate correlation coefficients and significance tests. Comparisons between categorical and quantitative variables show partial Eta coefficients and significance tests.