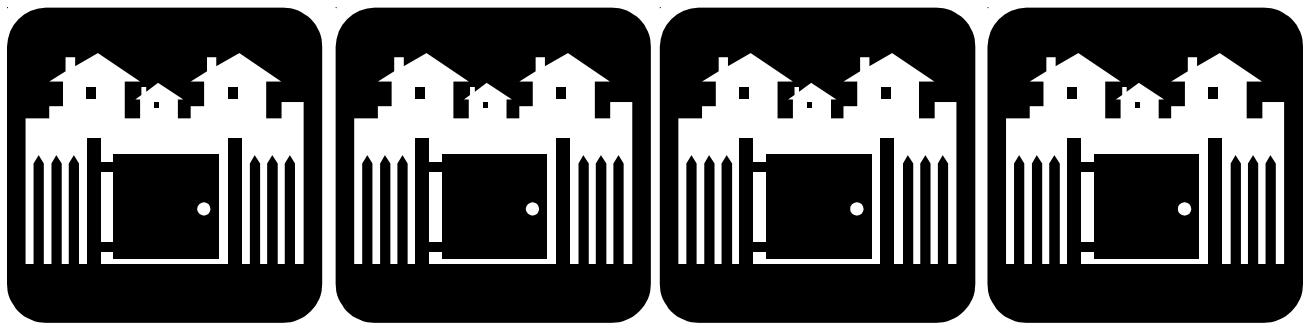


# Getting to YIMBY: Lessons in *YES* In My Back Yard



## The NIMBY Report No. 1, 2003

*This report is made possible through the generosity of:*





# Getting to YIMBY: Lessons in *YES* In My Back Yard No. 1, 2003

## TABLE OF CONTENTS

<b>From “NIMBY” to “YIMBY”: How to Get (and Keep) the Government on Your Side in Zoning and Land Use Matters</b> <i>Michael Allen</i> .....	5
<b>Attitudes, Values and Community Acceptance of Affordable Housing</b> <i>Kevin Jackson</i> .....	9
<b>Changing Negative Stereotypes: Overcoming NIMBYism To Farmworker Housing</b> <i>James Yagley</i> .....	13
<b>Getting Beyond NIMBY: Advice from a Non-Profit Developer</b> <i>Compiled by Michael Allen</i> .....	16
<b>A Shelter’s Careful Path from Opposition to Acceptance: Faith Mission in Columbus</b> <i>Michael Allen and Irene Basloe Saraf</i> .....	18
<b>The Numbers Say Yes</b> <i>Kim Schaffer and Irene Basloe Saraf</i> .....	21



[this page intentionally left blank]

# From “NIMBY” to “YIMBY”: How to Get (and Keep) the Government on Your Side in Zoning and Land Use Matters

Michael Allen

**These days**, if you are an affordable housing developer or advocate, it’s easy to feel cynical and embattled. After all, the Supreme Court has just decided the *Buckeye* case, holding that it is permissible for a local government to condition site plan approval on a citizen’s referendum. Monthly issues of *The NIMBY Report*<sup>1</sup> and news postings on the Building Better Communities Network website<sup>2</sup> remind you of the obstacles facing our movement in communities from coast to coast.

Often, those obstacles are experienced as zoning and land use restrictions imposed by agencies of state and local government. But we must vigorously resist the temptation to think of state and local government as the enemy of affordable housing. Elected and appointed officials are charged with maintaining livability in communities facing numerous physical and fiscal challenges. They know about their obligations to comply with the Fair Housing Act, the Americans with Disabilities Act and a slew of other complicated federal requirements, but often feel caught “between a rock and a hard place,” as homeowners, business leaders and other powerful interests push them to resist change in established neighborhoods and to preserve green space throughout metropolitan areas.

Instead, as this article suggests, we need to nurture positive relationships with elected and appointed officials and seek out new ways in which government can be transformed into a positive force for development of affordable housing and community-based services for all residents, regardless of race, age, income or disability. Getting state and local government on the side of affordable housing development can occur through broad policy development in order to create a more hospitable atmosphere, or through careful preparation and advocacy in specific cases. This article focuses on the former, and provides a handful of examples of how state and local governments are already trying to do the right thing.

We offer these examples, not because they are ideal,<sup>3</sup> but because they have been tested in the real world and have produced some good results. For those who are

feeling cynical about government and citizen involvement, these models may contain some universal seeds of success that can be transplanted in other locations. There is contact information at the end of the article for those who might feel inspired to replicate these approaches.

Perhaps the most familiar among state and local initiatives is “inclusionary zoning.” A number of states and localities have adopted such approaches, most notably New Jersey, Massachusetts, California, and Montgomery County, Maryland. Richard Tustian, the former Planning Director of Montgomery County, says that the term can have two meanings:

1. Any zoning action that works to increase housing quantity or density (with the inference that a market by-product of this action will be a reduction in the price of the units—the key goal of all concerned for social justice) and
2. Any zoning action that requires a reduction in the market price of housing units.<sup>4</sup>

While the effort to enact “fair share” legislation has taken a unique path in each of the following jurisdictions, the impetus has common roots. Spurred by a sense that people of color and people with low incomes were systemically excluded from affordable housing opportunities and that, left to its own devices, the private market would continue to foster segregated communities, the civil rights and affordable housing advocacy communities coalesced behind reform efforts. Grassroots organizing in Massachusetts got the ball rolling, while litigation by the NAACP in New Jersey was the catalyst for action by the state legislature. In California and Montgomery County, there was also strong support from the professional planning community, which saw that the lack of affordable housing was both an economic development and a social justice issue.

Statewide legislation in Massachusetts, formally known as Chapter 40B after its placement in the state code, but colloquially known as the “anti-snob” zoning law,



has been credited with producing 25,000 affordable housing units since its passage in 1969. The law was aimed at increasing the supply of low and moderate income housing, as well as distributing that housing evenly, by allowing the suspension of local regulations that made it difficult or impossible for such units to be built. The statute sets a goal that each city and town should have at least 10 percent of its housing stock defined as affordable or subsidized housing. Through the anti-snob zoning, if an affordable housing proposal were denied in a town with less than 10 percent, the developer could appeal the decision at the state level to the Housing Appeals Committee (HAC). The HAC could override the city or town's decision, based on the fact that there is less than 10 percent affordable housing, citing a substantial housing need, which outweighs local concerns.

Once a town or city had its 10 percent affordable housing, rejections of additional developments could not be appealed. In theory, the percentage of residents living in subsidized housing would be about the same throughout the state. In practice, anti-snob zoning hasn't quite worked out like that. According to the most recent figures available from the Massachusetts Department of Housing and Community Development and the Citizens Housing and Planning Association, a nonprofit umbrella group for affordable housing and community issues, only 23 of the state's 351 cities and towns meet the 10 percent affordable housing goal. And almost none of the 23 are wealthier suburban areas that were the target of anti-snob zoning in the first place.

New Jersey's Mount Laurel doctrine, named after the municipality involved in the court challenge in 1975 and later codified in the state's Fair Housing Act of 1985, requires all New Jersey municipalities to zone for their "fair share" of affordable housing. In the most densely populated state in the nation, the mandate was initially seen as a way to stem the tide of increasing racial and economic segregation.<sup>5</sup> Through nearly 30 years of living under the state policy, thousands of units have been built for people who could not afford market rate housing. Much of that housing has been built because of the "builder's remedy," which provides that developers can bypass significant zoning and land use approvals in cities and towns that do not have their fair share of affordable housing. Still, the Mount Laurel doctrine has not met with universal approval. Local government officials have worked for years to relax the mandate, and the conflict recently resulted in the departure of a senior administrator.<sup>6</sup> At the same time,

civil rights activists, unhappy with the doctrine for different reasons, are "working to return it to its radical roots."<sup>7</sup>

According to the California Housing Law Project, every city and county in California must adopt a comprehensive "general plan" to govern its land use and planning decisions. All planning and development actions must be consistent with the general plan. The general plan must contain seven elements, including a housing element. The housing element must "make adequate provision for the housing needs of all economic segments of the community." And while this law does not require local governments to provide housing to meet the need, it does require that the community plan for the needs of all their residents. Each community must prepare a new housing element every five years and submit the element for review by the public and the state Department of Housing and Community Development.

Advocates object that state law does not sufficiently encourage the development of truly affordable housing, but the California Coalition for Rural Housing (CCRH) and Non-Profit Housing Association of Northern California (NPH) have released a recent report indicating that 107 cities and counties in California have adopted local inclusionary housing ordinances, a development which the organizations say has the potential to double affordable housing production statewide. The July 2003 report, *Inclusionary Housing in California: 30 Years of Innovation*, finds that 62 percent of the 107 cities and counties have recently adopted inclusionary housing programs, which are sets of policies that seek to ensure a portion of new residential developments are reserved for lower income households.

The Montgomery County Moderately Priced Dwelling Unit (MPDU) ordinance was adopted in 1973 and has produced 10,000 MPDUs in 20 years, making it one of the largest inclusionary zoning programs in the nation and arguably the most successful. According to Tustian, "developers get a 20 percent density bonus, which we believe is adequate legal protection to offset any argument that this zoning is a 'taking' of private property without compensation. It not only helps satisfy the problem of quantity of affordable housing, it also helps the social and economic integration of the community—a secondary social justice goal...[A]n important extra feature specially permits the right of purchase of up to one-third of the affordable housing units (15 percent of the total) by the Housing Authority."<sup>8</sup>



But beyond creating environments that are broadly conducive to affordable housing, several state and local government agencies have inserted themselves directly into NIMBY battles, and have done so on the side of affordable housing and community-based services.

- In April 2000, the Austin City Council adopted an entirely new approach to zoning and land use approval for low and moderate income housing that meets city criteria for being Safe, Mixed-Income, Accessible, Reasonably priced and Transit-oriented (“S.M.A.R.T.”). Under the S.M.A.R.T. Housing Policy Initiative, adopted by the City Council in April 2000, Austin has raised its production of new affordable housing from 200 units per year to 1,400 units in 2002, and anticipates 2,000 new units in 2003. Critics such as the Texas Low Income Housing Information Service, however, believe S.M.A.R.T. Housing facilitates hundreds of units which not only are not affordable to the majority of families with cost burden, but that the majority of units go for more than market rent.

- The City of Portland/Multnomah County Community Residential Siting Program (CRSP) operates through the City of Portland’s Office of Neighborhood Involvement. The CRSP is designed to be a centralized point of information and referral to deal with questions and concerns around the siting of residential social services as well as provide mediation/facilitation services for groups in conflict. Specific examples of work items include the development of community involvement guidelines, resource materials demonstrating demand for special needs housing for various sub populations, informational fact sheets about the siting process, and relationships between various government agencies and the siting process.

- In 1998, the New Jersey Department of Human Services (DHS) launched a public education program to increase public awareness about people with disabilities and the kinds of community living arrangements in which they reside. Under the program,

called “Good Neighbors, Community Living for People with Disabilities,” DHS representatives reach out to municipal officials, private organizations and New Jersey residents to provide information and to answer their questions, in hopes of achieving broader public acceptance and accommodations for people with disabilities.

- The City of Rochester and surrounding jurisdictions won a HUD “Blue Ribbon” award in 1999 for developing a Fair Housing Action Plan designed to overcome impediments to fair housing experienced by low-income people of color, families with children and people with disabilities. The significance of these efforts

is that they were accomplished through a unique intergovernmental cooperation and extensive public/private partnership; it is metropolitan in scope; there has been significant public involvement; and there is a commitment to implementation. Also noteworthy is the City of Rochester’s intent to assist in the financing of a suburban, affordable rental project for low-income families in the Village of

Scottsville. The Rochester Housing Authority has also committed project-based Section 8 assistance to this development, thus enabling the developer, Housing Opportunities, Inc., to secure needed state financing.

#### **FOR MORE INFORMATION**

**Massachusetts “anti-snob” zoning law:** Aaron Gornstein, Executive Director, Citizen’s Housing and Planning Association, 18 Tremont Street, Suite 401, Boston, MA 02108. Telephone/TTY: (617) 742-0820. E-mail: aarong@chapa.org

**New Jersey “Mount Laurel” doctrine:** Susan Bass Levin, Chairman, Council on Affordable Housing, 101 South Broad Street, P.O. Box 813, Trenton, NJ 08625. Telephone: (609) 292-3000. Website: <http://www.state.nj.us/dca/coah/>

**California “Housing Element” Law:** Dianne Spaulding, Executive Director, Non-Profit Housing Association of Northern California, 369 Pine Street, Suite

**“We need to nurture positive relationships with elected and appointed officials and seek out new ways in which government can be transformed into a positive force for development of affordable housing and community-based services for all residents, regardless of race, age, income or disability.”**



350, San Francisco, CA 94104. Telephone: (415) 989-8160. Michael Rawson, California Affordable Housing Law Project of the Public Interest Law Project, 449 15th Street, Suite 301, Oakland, CA 94612. Telephone: (510) 891-9794, ext. 145

**Montgomery County “Moderately Priced Dwelling Unit” program:** Eric B. Larsen, MPDU Coordinator, Montgomery County Department of Housing and Community Affairs, Phone: (240) 777-3713. E-mail: [eric.larsen@co.mo.md.us](mailto:eric.larsen@co.mo.md.us) . Website: <http://hca.emontgomery.org/Housing/MPDU/summary.htm>

**Austin “S.M.A.R.T. Housing”:** Stuart Hersh, Neighborhood Housing and Conservation Department, City of Austin. Telephone: (512) 974-3154. E-mail: [stuart.hersh@ci.austin.tx.us](mailto:stuart.hersh@ci.austin.tx.us) . Karen Paup, Co-Director, Texas Low Income Housing Information Service, 508 Powell Street Austin, TX 78703-5122. Telephone: (512) 477-8910.

**Portland Community Residential Siting Program:** Eric King Coordinator, Referrals and Information Services, , City of Portland Office of Neighborhood Involvement, City Hall, 1221 SW Fourth Avenue, Room 110, Portland, OR 97204. Telephone: (503) 823-2030

**New Jersey “Good Neighbors” Program:** Margaret Sabin, Office of Public Affairs, New Jersey Department of Human Services, 240 West State Street, P.O. Box 700, Trenton, NJ 08625. Telephone: (609) 633-8652. E-Mail: [mesabin@dhs.state.nj.us](mailto:mesabin@dhs.state.nj.us)

**Rochester Fair Housing Planning:** Thomas R. Argust, Commissioner, Department of Community Development, City Hall, Room 125-B, 30 Church Street. Rochester, NY 14614. Telephone: (716) 428-6550

## Endnotes

<sup>1</sup> Available at <http://www.nlihc.org/nimby/index.htm>.

<sup>2</sup> See [www.bettercommunities.org](http://www.bettercommunities.org) .

<sup>3</sup> Indeed, some affordable housing advocates in the “home” jurisdictions are the harshest critics of these policies which, they allege, inadequately serve very low-income people and tend to enrich developers who have learned how to use the system.

<sup>4</sup> Richard Tustian, “Inclusionary Zoning and Affordable Housing,” in *Inclusionary Zoning: A Viable Solution to the Affordable Housing Crisis?* 1(2) *NEW CENTURY HOUSING* 21 (October 2000), available in full text at <http://www.inhousing.org/NHC-Report/NHC-5.htm>.

<sup>5</sup> See generally, Kevin Walsh, “Mount Laurel Then and Now: Using the State Constitution to Further Affordable Housing,” in *Using Civil Rights Laws to Advance Affordable Housing*, *THE NIMBY REPORT*, Fall 2002, pp. 20-23, available in full text at <http://www.nlihc.org/nimby/fall2002.pdf>

<sup>6</sup> Tom Hester, “Chief of Affordable Housing Panel Resigns,” *Newark (New Jersey) Star Ledger*, October 2, 2003, available at <http://www.nj.com/statehouse/ledger/index.ssf?/base/news-1/106507501115490.xml>

<sup>7</sup> See Walsh, n. 5 at 23.

<sup>8</sup> Tustian, *supra* n. 4.

---

**Michael Allen** is a senior staff attorney and director of housing programs at the Judge David L. Bazelon Center for Mental Health Law in Washington, D.C., where he is involved in public policy and litigation on behalf of the housing needs of people with mental disabilities. He also serves as co-director of the Building Better Communities Network ([www.bettercommunities.org](http://www.bettercommunities.org)). He can be reached at 1101 15th Street, N.W., Suite 1212, Washington, D.C. 20005, 202-467-5730 x117, [michaela@bazelon.org](mailto:michaela@bazelon.org).



# Attitudes, Values and Community Acceptance of Affordable Housing

Kevin Jackson

## Introduction and Overview

In April 2003, Housing Illinois and a nationally respected public opinion polling firm released a report that found that 60% of Chicago region residents think there is too little housing affordable for people of moderate or low incomes, and that fully two-thirds of residents support creating more affordable housing in the area where they live. Municipalities and organizations as diverse as the small city of St. Charles in suburban Kane county, the Illinois AFL-CIO, and the Chicago Housing Partnership have responded to that research with requests for assistance in how to apply these findings to increase the affordable housing supply in their own localities or constituencies. How specifically, they ask, can we tap into this public support for affordable housing and quell NIMBY (Not In My Back Yard) sentiment?

In the fall of 2001, Housing Illinois, a unprecedented collaborative of more than three dozen housing advocates, planners, faith institutions, and developers seeking to expand affordable housing in the state, agreed that effecting a climate shift in public opinion towards affordable housing would depend upon research that identified the different audiences in the region and suggested targeted messages. To that end, Phase I of Housing Illinois' public education campaign involved research and polling of Chicago area residents to determine attitudes and opinions towards affordable housing. Belden Russonello & Stewart, a Washington, DC-based public opinion polling firm, conducted 10 focus groups and telephone polling of 1,000 area residents in fall of 2002.

The research findings are surprising and challenging for housing advocates. We know now there is a broad base of support for affordable housing. Six in 10 residents believe more affordable housing is needed in their local community, and two-thirds support building it in their own areas. The survey showed that virtually all residents believe affordable housing is a basic human right and that individuals and families have a better chance to succeed when affordable housing is available. But the research also challenges advocates to mobilize the silent majority of supporters. And we should craft messages

that suggest alternatives to negative stereotypes of affordable housing, and push ourselves to talk about it in human terms, not development terms, and to show its aesthetic positives.

Housing Illinois was initiated by Chicago Rehab Network (CRN) in the summer of 2001 as part of CRN's Valuing Affordability campaign, our effort to create more affordable housing through 1) new resources and policies 2) public education, and 3) leadership. Housing Illinois was based on the success of similar efforts in Minnesota; Housing Minnesota leaders joined us for a three-day conference in 2001 to discuss public education best practices and we remain forever appreciative of their collaborative spirit. This article is a synopsis of Belden Russonello & Stewart's audience and message research for Housing Illinois, which suggests how we can more effectively reach out to supporters and opponents. It is our hope that our efforts will in turn be instructive to other communities.

## Opposition and support for affordable housing

The survey tells us there is broad support for affordable housing; however, we also know that in many specific instances, more opponents appear on the scene than supporters. Indeed, advocates for increasing affordable housing well know that as projects are brought forward – be they zoning changes, remaking an old building into housing for low income residents, or other mechanisms – opposition can be fierce. The challenge for advocates is to turn a passive majority into a more active force to advance affordable housing.

Two observations should be made.

First, the research survey serves a function that is distinct from individual experiences: It documents what the public believes. Minority voices can be vocal, and in fact they are often more vocal than those who hold to the majority view. This is a phenomenon seen often in the issues of abortion rights, foreign assistance, justice issues, and so on. The citizens who feel passionately about a housing proposal—regardless of their numbers—



are the ones who will make themselves heard about it. But that does not mean they are the majority point of view.

Secondly, while the survey reveals a big picture in which the public values and supports the idea of providing decent housing for people up and down the socio-economic ladder, that should not obscure the fact that public opinion may run contrary to a particular proposal that a community finds undesirable or unnecessary. We may see the forest but we have to be aware of the trees as well.

Segmentation analysis of the survey allows us to look at the data through a different lens—one that divides the public into attitudinal segments and helps us visualize the opinion landscape about affordable housing.

Four in 10 Chicago area residents fall into groups of strong supporters of affordable housing. These are people who believe passionately that many positive outcomes would materialize from more affordable housing, and are eager for solutions to get underway. They are less likely than others to be politically active, but more involved in their neighborhoods. A common trait for most of these supporters is that they are looking at the issue from the bottom of the socio-economic ladder; they would benefit directly from low-income housing. Another part of the core supporters is a mixture of all ethnic groups, largely living in Chicago proper and Cook County. Their backgrounds and socio-economic status are varied, but the members of this group share an interest in making the city a livable, attractive place to be.

Beyond the four in ten captured in these supportive groups, there are segments with less enthusiasm for doing something about affordable housing.

One in ten members of the public belongs to a set of

respondents that is disinterested in helping people with fewer resources, yet this largely white and suburban group responds positively to initiatives framed as helping children have decent, stable homes.

The remaining half of the population is clustered in groups that often present obstacles to efforts to expand affordable housing. The common thread running through this group is homeownership. Many well-heeled homeowners, for example, are focused on keeping what is theirs, and while they are at the very least interested

in preservation, they have little interest in helping the less fortunate. Other conservative, older homeowners—people who are likely to make their opinions known in the public square—would rather spend resources on needs other than housing and tend to dismiss various proposals for affordable housing. Another set of opponents for affordable housing is a group containing many financially successful young people. They

want to keep their neighborhoods the way they are, and oppose building any affordable housing in their area for fear of increased crime and lower property values.

### Language and image

The research suggests that advocates embrace the following rules when communicating about affordable housing to the audiences identified above:

- *Define affordable housing as broadly as possible.* The more broadly we can present the issue of affordable housing, the more we will reinforce the message that it benefits all of us. By starting with a reference to an overall message of community, we believe advocates have the best chance of communicating in a way that breaks through to people who have not thought of themselves as supporters of affordable housing.

**“The Housing Illinois research shows that there is a reservoir of understanding among the public of the importance of helping everyone in a community have a decent home, but in any particular application this understanding will run up against experiences and fears--real and imagined--that should be answered, if affordable housing is to be significantly expanded.**

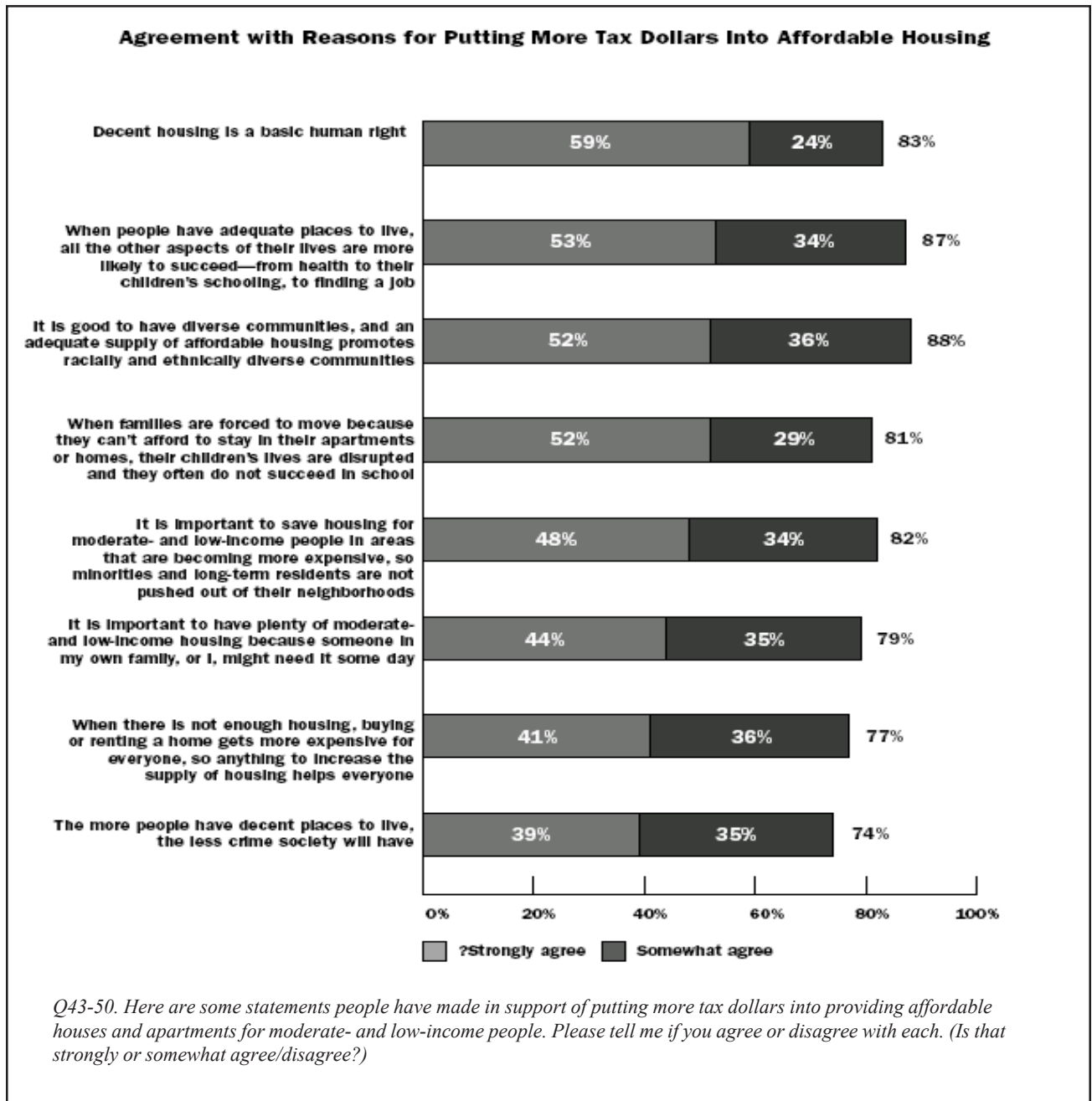


- **“Affordable housing” is a useful term for advocates.** The research tells us that “affordable housing” is a broad term that can mean different things—just one of which is housing for low and moderate income people. Advocates can use the all-encompassing nature of the term to help people with many different attitudes open their hearts and minds.

- **Address the big negatives.** The other side will say advocates want to burden them with gangs, drugs, and crime—and depress property values in the process. The goal must include presenting a new image. Some of this is

accomplished with language—especially talking about neighborhood or community—and some of it with visuals and examples of attractive, respectable dwellings and people.

- **“Neighborhood” or “community” is a valuable communications concept.** Communications should reference *neighborhood* or *community*, a warm concept about people, families, streetscapes, schools, *etc.*—as opposed to focusing on *housing* per se, a colder concept about buildings, houses, and structure. Affordable housing is the means to the end: solid, safe, pleasant neighborhoods.



## Applying the principles of messaging to what we know about values and opinions on affordable housing

Three principles need to be represented in a good message. A successful message will: *Appeal to the values* that are seen to support or advance the issue; *Describe how these values are threatened*; *Offer a solution* or solutions (program, policy, legislation, actions) consistent with the values.

The two most decisive values associated with support for affordable housing are:

- *Community self-interest*: It is going to help me and my community if there is affordable housing for all; and,
- *Responsibility to others*: We have a responsibility to help other people who need help.

## Overarching message for all audiences

The research provides advocates with a general message for a variety of audiences. The overarching message opens with an appeal to values that everyone can agree with: “Neighborhoods\* succeed when housing is affordable.”

### Values

Neighborhoods succeed when housing is affordable. When elderly residents can keep their older homes, young people can find that first apartment, and parents and children can put down roots in the community with confidence, then our whole community benefits.

### Threats

But today neighborhoods or communities in the Chicago metro area are under pressure. Over one hundred thousand families in the region are doubling up with others in small apartments because of a lack of housing they can afford. Lack of affordable housing is displacing older neighbors and causing families to move frequently – disrupting their lives, hurting their ability to make a living and threatening their children’s success in school.

### Solution

It does not have to be this way. Let’s make more housing more affordable and our neighborhoods more successful. Don’t be silent. Let your city council and mayor know you support measures to make housing more affordable in your community.

*\*We have used the word ‘neighborhood’ as it generally suggests a small area that one relates to personally. However, ‘community’ by and large connotes the same qualities as neighborhood, and may be a more appropriate term in some instances or places.*

In devising messages for particular audiences, advocates should start with the same universal call on the values and then tweak the appeal to concerns particularly important to specific audiences. The research tells us, when composing for a specific audience, the message needs to be altered only somewhat because the values cut across population groups. Thus advocates can safely use the values paragraph in the main message or its close cousin with everyone. (A full message guide is available from CRN.)

Overall, the Housing Illinois research shows that there is a reservoir of understanding among the public of the importance of helping everyone in a community have a decent home, for all the reasons we have discussed, but in any particular application this understanding will run up against experiences and fears—real and imagined—that should be answered, if affordable housing is to be significantly expanded.

## Moving Forward

Housing Illinois is presently engaged in translating the public opinion research into communications tools for use by housing advocates. The coalition is exploring ways to pilot research findings in support of specific affordable housing proposals in development throughout the region. Members of the coalition are also being trained on Phase I research and messages, and are actively involved in fundraising and outreach. Phase III, launch and implementation of the public awareness campaign, will occur in spring of 2004.

Through research and communications, Housing Illinois hopes to develop a leadership base that advances political, economic and social support for affordable housing. We hope that you find the research as illuminating and useful as we have. More information is available at [www.housingillinois.org](http://www.housingillinois.org).

**Kevin Jackson** is Executive Director of the Chicago Rehab Network, a citywide coalition of neighborhood-based nonprofit housing organizations working to create and preserve affordable housing in Chicago and the region. Through research, publications, policy and advocacy, training and technical assistance, CRN advocates for affordable housing resources at the local, state and national levels. Since 1996, Mr. Jackson’s leadership has resulted in the Housing Illinois campaign, the Valuing Affordability Campaign, the Campaign for Housing Justice and the City of Chicago’s 1999 affordable housing commitment of \$1.3 billion over five years. Mr. Jackson can be reached at [Kevin@chicagorehab.org](mailto:Kevin@chicagorehab.org).



# Changing Negative Stereotypes: Overcoming NIMBYism to Farmworker Housing

James Yagley

**Pueblo Bonita**, in Bonita Springs, FL, and Elizabeth Cornish Landing, in Bridgeville, DE, both provide much-needed farmworker housing in their communities. Both sites faced fierce NIMBY opposition that jeopardized project completion, and both sites have earned community support and are developing additional housing without NIMBY problems.

Pueblo Bonita and Elizabeth Cornish Landing offer valuable lessons for the fight against the NIMBY syndrome.

## PROJECTS' HISTORY

**Pueblo Bonita.** Partnership in Housing, a community-based nonprofit organization, began the development of Pueblo Bonita in late 1995 to address local farmworker housing needs. The best available site for developing Pueblo Bonita was the land next to Imperial Harbor, a mobile home park for older residents. The Pueblo Bonita site was zoned for mobile home placement, so Partnership in Housing needed to get the property rezoned in order to develop multifamily rental housing. Residents of Imperial Harbor led rallies against the project, hired lawyers to oppose the rezoning, and generated a letter-writing campaign to local newspapers and elected officials. Racially inflammatory rhetoric was typical in these letters and surfaced during a public zoning hearing in September 1995. As a result of this resistance, the rezoning request was denied by the county Board of Commissioners in December 1995.

Following the rejection of the site's rezoning, a fair housing complaint was filed with HUD by Florida Legal Services, Inc. on behalf of two organizations representing farmworkers statewide and in the Bonita Springs area. With pressure from HUD and the Justice Department, the Board of Commissioners worked with Partnership in Housing to revise the project proposal. This led to another hearing in 1996 where the project was approved, albeit with several conditions. Pueblo Bonita was restricted to a density of a little more than four units per acre, while other nearby properties with the same zoning had been allowed to build up to 10 units per acre. Partnership in Housing was also required

to include a 15-foot vegetative buffer next to the canal bordering the Imperial Harbor mobile home park.

**Elizabeth Cornish Landing.** Delmarva Rural Ministries, also a nonprofit organization, developed Elizabeth Cornish Landing in August 1988 to address farmworker housing needs in Delaware. The best available site for Elizabeth Cornish Landing was a 10.6 acre site, half of which was within the town of Bridgeville and the other half of which was on Sussex County land. Due to existing zoning restrictions, Delmarva Rural Ministries proposed developing the housing units on the county portion of the site while securing water and sewer connections through the town of Bridgeville. During the first months of the project, Delmarva Rural Ministries was able to garner the support of several state and local agencies. However, in 1991 opposition to the project was expressed by the Delaware Housing Authority over claims that the site would increase the concentration of low-income housing in the area. Because of this resistance, Elizabeth Cornish Landing lost the support of other public agencies and eventually lost its request for funding from U.S. Department of Agriculture's (USDA) Rural Development office.

In addition to these problems, residents of Bridgeville began to express NIMBY concerns regarding the project in 1991. Rumors were spread that turned public opinion against the project: local white landlords informed their African-American tenants that the housing would only be for Hispanics, even though African-Americans in this region were also farmworkers. Residents began a letter-writing campaign to state legislators and Congressional representatives, and also called for a public hearing over the matter. Delmarva Rural Ministries gave a detailed presentation at the meeting in order to disseminate accurate information to area residents. Eventually, Delmarva Rural Ministries was able to persuade national Rural Development staff to approve the funding application. In order to gain approvals from Bridgeville officials, Delmarva Rural Ministries agreed to pay taxes on the Elizabeth Cornish Landing site even though it is common for projects in Delaware to seek and receive tax abatements.



## From NIMBY to YIMBY

Today, both organizations have seen major turnarounds in attitudes towards farmworker housing; community resistance has turned into community support. Partnership in Housing is currently completing the construction of 20 additional rental units at Pueblo Bonita. The additional units are located even closer to Imperial Harbor than the original units. Indeed, the management of Imperial Harbor wrote Partnership in Housing describing how pleased it was with Pueblo Bonita. Residents from Imperial Harbor now volunteer at Pueblo Bonita, helping out with Christmas events for the children of Pueblo Bonita. Other Bonita Springs residents have gone out of their way to help Pueblo Bonita's residents. When Pueblo Bonita management had trouble getting the local school bus to come to its homes, one neighbor helped lobby the school board to provide the service. Finally, a nearby golfing community helped set up a playground at Pueblo Bonita.

The Elizabeth Cornish Landing apartment complex was completed in 1993 and was the first USDA Section 514/516 farm labor housing project developed in Delaware. Elizabeth Cornish Landing has been commended by local officials as an enhancement of the area and the town has subsequently annexed the county portion of the land. Elizabeth Cornish Landing has been given approval to develop an additional 16 units of migrant farmworker housing and 12 units of low-income housing. There has been no NIMBY opposition to this round of development.

### **"Just Good Neighbors"**

Delmarva Rural Ministries and Partnership in Housing worked hard on multiple fronts to combat NIMBY opposition to farmworker housing. The simple explanation for their success, according to Delmarva Rural Ministries, is that "we're just good neighbors."

Contrary to a rumor among Bridgeville residents, Elizabeth Cornish Landing wanted locals to move in. Out of concern over being a burden on the local school system, Elizabeth Cornish Landing pays taxes to Bridgeville, even though it could receive an exemption. By running a well-maintained and safe site, Elizabeth Cornish Landing is dispelling preconceived notions about affordable housing and being a good neighbor at the same time.

The experiences of Pueblo Bonita and Elizabeth Cornish Landing show that organizations have the power to change the negative stereotypes that lead to NIMBYism

and to turn community resistance into community support. In these cases, local groups were able to do this by providing the quality management that is a part of their mission. Overcoming community resistance is a long-term process but it can be done.

The greatest challenge posed by NIMBYism happens before a housing project is approved. Unfortunately,

housing providers are not able to take the long-term approach to fighting NIMBYism at this point. The experiences of Pueblo Bonita and Elizabeth Cornish Landing show the decisions to be faced and the steps that can be taken during a NIMBY crisis.

### **To Disclose or Not to Disclose?**

Delmarva Rural Ministries President Debra Singletary noted that the disclosure of a proposed project is the most difficult choice facing an organization. If a project site is already zoned for multi-family development and no other approvals are needed, it is possible for an organization to go forward without disclosure to the community. This is a difficult decision to make, and an organization must know the community well before it takes such a step. Singletary explained that in a case where Delmarva Rural Ministries went forward without disclosure to the community, it eventually faced the

**“The experiences of Pueblo Bonita and Elizabeth Cornish Landing show that organizations have the power to change the negative stereotypes that lead to NIMBYism and to turn community resistance into community support. Over-coming community resistance is a long-term process but it can be done.”**



strongest opposition ever when the community finally learned about the project.

In response to community opposition, Delmarva Rural Ministries attended two public hearings to discuss Elizabeth Cornish Landing. To support its case, it brought in a community member to act as an ambassador/advocate for Elizabeth Cornish Landing. This ambassador knew the community well and was able to dispel rumors about the proposed housing. In addition, Delmarva Rural Ministries brought in a well-respected sheriff from another community to discuss the impact of a similar development produced by Delmarva Rural Ministries; the sheriff addressed fears about crime in affordable housing projects and discussed how the housing development contributed to his community.

Singletary stressed that groups will not be able to persuade everyone, especially those with deep-seated convictions. However, groups using facts to support their position can persuade community members who are willing to listen. Overcoming NIMBYism is not an easy process, and it requires a great deal of preparation from housing providers.

Partnership in Housing shared a similar experience when dealing with NIMBY issues over Pueblo Bonita. The residents of the neighboring senior trailer park were mostly retired northerners who had a mental picture of affordable housing as crime-ridden and blighted. Partnership in Housing worked to share its vision of how Pueblo Bonita would be run but was not able to convince everyone. For many who were close-minded, seeing was believing. After around a year, neighbors at Imperial Harbor and elsewhere recognized that Pueblo Bonita had made positive impacts on the community and began to open up to its residents. Partnership in Housing credits Pueblo Bonita's property manager as the main reason for the site's quality.

## Using Fair Housing Laws

Finally, there is one area where the two organizations' experiences differed: their utilization of fair housing laws. Pueblo Bonita used the fair housing complaint process during its NIMBY ordeal while Elizabeth Cornish Landing chose not to. Both groups weighed the advantages of the Fair Housing Act as a tool versus the potential loss of support among city and county officials. Although Pueblo Bonita wasn't the complainant for the fair housing complaint (Florida Legal Services filed the complaint on behalf of two farmworker organizations), all the parties involved felt that the Fair Housing Act provided them with much-needed leverage to force the county Board of Commissioners to resist the NIMBY forces. Delmarva Rural Ministries believed that it had the basis for a fair housing complaint but was concerned that making a complaint could hurt its support among city and county officials. Despite this difference, both groups continued to work through their respective approval processes, filing complaints at local, state, and even federal levels.

Well-organized appeal efforts, combined with education and outreach efforts, and the Fair Housing Act, enabled both Partnership in Housing and Pueblo Bonita to overcome NIMBY opposition and build lasting relationships with their communities.

---

**James Yagley** is Research Associate at the Housing Assistance Council (HAC). HAC, founded in 1971, is a nonprofit corporation that supports the development of rural low-income housing nationwide. HAC's mission is to improve housing conditions for the poor, with an emphasis on the poorest of the poor in the most rural places. HAC provides technical housing services, loans from a revolving fund, housing program and policy assistance, research and demonstration projects, and training and information services. Prior to joining HAC, Mr. Yagley was Civil Rights Project Manager at the Equal Rights Center in Washington DC.



# Getting Beyond NIMBY:

## Advice from a Non-Profit Developer

Compiled by Michael Allen

St. Peter's Homes, a small non-profit housing developer in Charlotte, NC, has proven again that patience and hard work in the community beat NIMBY distortion and fear tactics. In 2002, opposition from the North Davidson Business Association (NDBA) had caused the City Council to defer a decision on capital funding for a 64-unit permanent housing project for formerly homeless men. Terri Andrews, St. Peter's executive director, reports the organization has prevailed, and ground was broken on November 12, 2002.

St. Peter's started with a clear vision about the need to provide permanent housing, rather than more emergency shelter. Twice in the late 1990s, it had found suitable land, only to learn that the municipal zoning code would not permit single room occupancy (SRO) housing. Between 1998 and 2000, therefore, the organization devoted itself to working with the planning commission to amend the code to allow such housing by right in industrial and light business districts. In early 2002, it found a parcel in a light business district and assembled funding from HUD and a local coalition of churches. It needed \$1 million in capital funding, which it could secure from the city's affordable housing fund, but not without public notice and a public hearing. Despite support from the adjacent neighborhood organizations and many businesses, NDBA, representing a district nearly a mile away, registered objections that it had not been consulted earlier and began a campaign of disinformation, claiming that new units would attract drugs, criminals and decrease property values.

These objections delayed the project, but St. Peter's persistence paid off. It attended every public meeting and offered to meet privately with opponents, despite their open hostility to the project. They continued to mobilize public support and to work with the media to correct misinformation. They worked the city's process

tenaciously, and eventually NDBA failed to even appear at the committee hearing which approved the capital funding grant. On May 13, 2002, Charlotte's City Council approved the funding request for the city's first SRO project.

Ms. Andrews says she learned a number of lessons in the campaign to overcome NDBA's opposition, and wants other affordable housing sponsors to have the benefit of her experience. She offers the following advice:

- **If your project does not need re-zoning or government money that is tied to neighborhood support, telling the neighborhoods too far in advance only gives them more time to be mad and angry.** I've learned that the more time an opposing neighborhood has to learn about the project, the longer they have to create more opposition.

“**Always remain polite, cordial and respectful. Do not hide information. Do not fight back and get defensive or emotional. The bottom line is that housing is a basic human necessity and that any one of us could be homeless at any time.**”

- **Educate the community and share information.** How soon you choose to do this is entirely dependent on the community's acceptance of low income people and local or federal requirements. It is unfortunate, but stereotypes and stigmas exist.

- **Research all of the neighborhood groups and business groups within a 1-mile radius of your project.** If we had known NDBA existed in the beginning and that a neighborhood located one-mile away would need to know the details of our project, we might have informed them sooner and forestalled their last minute opposition (which nearly derailed our funding).

- **If you are a new organization, have your board of directors adopt a policy and procedures manual before scheduling meetings with the neighborhood.** If ours had been in final form, we may have been able to resist conditions imposed to



respond to NIMBY demands, such as adding 24-hour security guards.

- **Create a positive image of your residents based on examples of the applicant pool of people who will be eligible to live in your community.** The public needs to be aware that not all homeless people in need of affordable housing are panhandlers, vagrants, criminals or active drug users. The one negative image on the street corner is what most people remember. The great employee in the kitchen or behind the counter does not fit the stereotype of a homeless person and most people do not acknowledge that there is a difference.

- **Commit to work with the neighborhoods once the building is complete.** We ask that all residents who are unable to work full-time to volunteer in the neighborhood. We also commit to attend every neighborhood meeting (staff, residents or volunteers) to make sure we are informed of neighborhood news and events, once the project is complete. In addition, our community room (90 person capacity) will offer meeting space for neighborhood meetings.

- **Partner with other human service agencies in your community.** Everyone is interdependent on each other's success. St. Peter's Homes will not be a success if the transitional housing programs are not successful. Opportunities for true collaboration will enhance your effectiveness as an agency within the entire continuum of care.

- **Build a relationship with the media.** Educate the media about the positive impact your project will have

on the entire community. Research the statistics and provide necessary support for the need.

- **Research other projects similar to your project throughout the country,** using relative data such as population size, area median income, homeless statistics and housing policies to assess which markets are similar to yours. Our data sources were compatible and well researched with multiple site visits, telephone calls, faxes and Internet information.

- **If you are going to operate a permanent housing community, enroll in property management training** offered through your local apartment association and the national apartment association. Become a member of your local apartment association.

- **The most important advice I can give as an executive director is to always remain polite, cordial and respectful.** Do not hide information. Do not fight back and get defensive or emotional. NIMBYs love it when you get defensive because it validates their need to fight. The bottom line is that housing is a basic human necessity and that any one of us could be homeless at any time.

---

**For more information:** Terri S. Andrews, Executive Director, St. Peter's Homes. Telephone: (704) 335-9380. E-mail: [tsandrews@msn.com](mailto:tsandrews@msn.com). See also "Some in Business Community Oppose SRO," *The NIMBY Report*, May 2002.



# A Shelter's Careful Path from Opposition to Acceptance: Faith Mission in Columbus

Michael Allen and Irene Basloe Saraf

**The initial ingredients** in the spring of 2000 seemed a recipe for disaster, at least to local residents of the Milo Grogan neighborhood of Columbus, Ohio. The Community Shelter Board (CSB), a city-wide collaborative responding to homelessness issues, proposed to rehabilitate the former Anchor Press building and convert it to a homeless shelter for up to 95 men. The shelter would be located in an industrial area within Milo Grogan, near the state fairgrounds and adjacent to a distressed residential district.

CSB owns the property and provided funding for redevelopment of the shelter site. Faith Mission, a part of Lutheran Social Services, served as the developer and has operated the shelter since the redevelopment was completed. While the trees on the property made the site appealing, the nature of the properties around the site – a parking lot for the transit authority, a waste management facility, railroad tracks – would seem to portend more limited opposition than if the shelter were located in a purely residential area. In addition, Faith Mission called attention to positive neighborhood attitudes toward its operation of other shelters in the city. Nevertheless, CSB and Faith Mission faced very organized resistance to the shelter.

In voicing opposition, area businesses pointed to safety hazards, including large vehicles and the lack of sidewalks. The local branch of the NAACP also declared itself against the shelter, suggesting that it would be harmful to the neighborhood's property values, economic base and social structure. And, to top it all off, there was active opposition at the public hearing before the City Council, alleging that the city was dumping unwanted homeless people in the Milo-Grogan community. Indeed, opponents arrived at the City Council meeting in t-shirts emblazoned with "Stop the dumping!"

The Faith Mission shelter opened on October 1, 2001. Two years after its opening and over three years after the effort to site the shelter began, the Faith Mission shelter appears to have developed a recipe for success, garnering the support of its most ardent critics and a glowing editorial from the Columbus *Dispatch* in its August 16, 2003 edition. What was the shelter's secret? The shelter benefited from consistent advocacy by the

CSB, steadfastness by elected officials and a strong orientation on the part of Faith Mission to be a good neighbor.

## Reaching Out

On June 19, 2000, the Columbus City Council voted 7-0 in favor of a variance that would allow CSB and Faith Mission to turn the Anchor Press building into a shelter. That vote was accompanied by the City Council's requirement that CSB, Faith Mission and the neighborhood make an effort to find common ground. The August 16 *Dispatch* editorial commends City Council President Matt Habash for having "implored proponents and opponents to work together." A Good Neighbor Agreement became the organizing vehicle for fulfilling the City Council's requirement.

CSB, Faith Mission, the Milo Grogan Area Commission (MGAC) and the Milo Grogan Business Association (MGBA) entered into a Good Neighbor Agreement in early 2002. The agreement sets forth the understanding between these entities about goals and responsibilities. The preamble to the agreement states that "all parties are interested in the Milo Grogan community's being a good community in which to live and a safe environment for all of its residents." The purpose of the agreement is "[t]o facilitate safety, trust, open communication and mutual respect."

For the purposes of open communication, the agreement requires that Faith Mission keep MGAC and MGBA informed about the shelter's activities and involves MGAC and MGBA in setting the shelter's operating policies. Under the agreement, Faith Mission invites two representatives of each group to become voting members of the Faith Mission Advisory Committee. Faith Mission is also required to discuss any changes in the type of clients it serves or how the shelter is operated with MGAC and MGBA in advance. Faith Mission must also provide MGAC and MGBA with a copy of the shelter's policies and service agreement and with quarterly reports on the number of people served and the types of services provided.

To enhance community safety, the four signatories to



the agreement agree to work with the policy and the appropriate city agency on broad issues, such as traffic and crime. The agreement requires Faith Mission to direct clients' movements to and from the shelter along particular routes, to provide sufficient exterior lighting and security, and to establish a written memorandum of understanding with the local police precincts for security planning. In addition, Faith Mission agreed to provide MGAC and MGBA with quarterly summaries of its own security rounds as well as reports of police calls to the shelter.

The Good Neighbor Agreement also requires Faith Mission to maintain certain standards in its property upkeep and to discourage loitering by the shelter's clients. MGAC and MGBA are to assist Faith Mission in its crime prevention efforts by notifying Faith Mission of perceived problems. Faith Mission agrees to respond within 24 hours to any problems the community experiences with clients of the shelter.

Faith Mission also offered the use of 7,000 square feet of excess space in the building to the community, as long as the space is used to benefit low or moderate income people or households or to help prevent or eliminate blight. Under the agreement, the unused 7,000 square feet cannot be used by Faith Mission to exceed a shelter capacity of 95 people.

Finally, Faith Mission agrees to help MGAC and MGBA achieve broader improvements in the neighborhood, such as promoting Milo Grogan to attract new residents and businesses and participating in neighborhood cleanups. Under the agreement, Faith Mission will seek out residents of the Milo Grogan community for employment opportunities at the shelter or elsewhere in Faith Mission's organization.

Finalizing the Good Neighbor Agreement was a challenge. But Faith Mission did not let up, scheduling and attending meeting after meeting and refusing to be driven away until an agreement was reached, despite a lack of enthusiasm on the part of MGAC and MGBA.

## Keeping Promises and Being a Good Neighbor

According to Reverend Dr. Nelson C. Meyer, President of Lutheran Social Services, the parent of Faith Mission, "It is important to be a good neighbor. If you don't do that, nothing you say has integrity. Second, remember that most people have a good heart and a lot of hostility is fear talking. So you need to help people get beyond fear." Faith Mission's commitment to being a good neighbor and a valuable part of the community helped move opponents beyond their fear.

Faith Mission takes its responsibilities under the Good Neighbor Agreement very seriously. It manages the shelter well, including establishing a security patrol, keeping the shelter's appearance neat and tidy, and preventing loitering by clients or others around the shelter. By maintaining regular contact with its neighbors, joining the local community council, and finding ways to go beyond the requirements of the Good Neighbor Agreement, Faith Mission has worked to be model neighborhood citizen. For example, in a gesture appreciated by the community, Faith Mission held a "garage sale" open to the community – complete with refreshments – featuring furniture and other items it no longer needed

In the development of the shelter, Faith Mission sought out local businesses and workers. The general contractor on the project was a neighborhood business. Faith Mission communicated with MGBA to ensure that local businesses knew about opportunities related to the redevelopment of the property. CSB and Faith Mission have also helped the neighborhood advocate for more services and attention from the city government.

As CSB's Executive Director Barbara Poppe notes, "You have to act like the neighbors have a stake, because they do." Whether one consults the newspaper's editorial page, the residents and businesses in Milo Grogan, or CSB or Faith Mission, the shelter is considered a success. Ms. Poppe links that success to the fact that Faith Mission and CSB "kept our promises."

**“Two years after its opening and over three years after the effort to site the shelter began, the Faith Mission shelter appears to have developed a recipe for success, garnering the support of its most ardent critics and a glowing editorial from the *Columbus Dispatch*.**



## Converting Opponents

Faith Mission's determination to participate in community life and to ensure that the shelter is a good neighbor has been crucial in changing opponents' perceptions. The homeless clients of the shelter themselves also have made a difference. Homeless people are different from what the community expected. The attitudes of neighborhood residents and business owners in Milo Grogan changed as they became acquainted with the shelter's clients. Businesses in the area have been hiring patrons of the shelter.

The formula employed by Faith Mission and CSB has led to community-wide support from some of the original nay-sayers. Some business owners have described the outcome as a win-win situation for the neighborhood and shelter residents. Rev. Meyer and Ms. Poppe have cited the importance of the conversion of one former opponent in particular. Errol Kahoun owns an excavating company in the Milo Grogan area. His active organizing work in opposition to the shelter at the time it was

proposed – including pulling together MGBA – took Faith Mission and CSB somewhat by surprise.

Over time, however, Mr. Kahoun's attitude toward the shelter has changed. Though MGBA earlier had been an unenthusiastic party to the Good Neighbor Agreement, a community development corporation formed by MGBA now rents office space in the shelter. Referring to Mr. Kahoun, Rev. Meyer said, "I admire someone with enough character to say that he's learned something and has changed his mind." By following through with its commitment to make the shelter a good neighbor, Faith Mission and CSB fostered a more tolerant attitude in the Milo Grogan neighborhood toward the shelter and its clients.

---

**Michael Allen** is a senior staff attorney and director of housing programs at the Judge David L. Bazelon Center for Mental Health Law in Washington, D.C. **Irene Basloe Saraf** is Associate Director at the National Low Income Housing Coalition.



# The Numbers Say Yes

Kim Schaffer and Irene Basloe Saraf

In every NIMBY battle, there's one cry that advocates can be assured of hearing: "My property values will go down!" While the issue is one that can be manipulated by opponents, the perceived threat is a real concern for many residents whose homes are their biggest investments. Therefore, the issue of property values is one on which advocates need to be well-versed. What follows is a summary of the major studies of property values since 1995. These studies overwhelmingly conclude that that well-managed, well-designed affordable housing developments do not negatively impact nearby property values.

While such evidence is unlikely to convince the hard-core opponents set on derailing any project, it likely can bring a measure of objectivity to the debate, ease the concerns of otherwise well-intended neighbors, and perhaps even create a few supporters.

In addition to the studies presented here, a number of other studies were completed before 1995, many with the same findings. Many of the studies referenced below are available on the Internet; when possible the address has been listed. If you have trouble tracking down a particular report, NLIHC staff may be able to provide assistance.

## STUDIES

**Michael MaRous.** *Low-Income Housing in Our Backyards: What Happens to Residential Property Values?* *The Appraisal Journal*. January 1996.

### Area of study

Suburban Chicago

### Scope of study

For each of four developments with entirely either low income or very low income family housing in developing suburban areas, the author conducted a market analysis

(as opposed to a statistical regression analysis) comparing property values of homes adjacent to or facing the affordable housing with similar homes in the community. The author looked at both sales prices as an average of asking price and whether the increase in value was consistent with that of similar homes not adjacent to the affordable homes.

### Research Question

The author asks three questions:

- "Is the low income housing stereotype accurate?"
- Does the commonly held fear of low income housing have foundation?
- Will residential property values in the neighborhood plummet when low income housing is built next door?"

### Findings

The author predicted that the existence of low income housing adjacent to market rate housing would dampen property values by 3% to 5% and dampen investment on new development in the area. However, no evidence of such an effect either on property

values or new development is found. Housing adjoining low income homes sold at prices near to their asking prices and at increases consistent with (and in one case superior to) similar homes not adjoining the affordable homes. In addition, new market-rate housing continued to be built near the affordable units. The author notes that such a finding assumes four conditions: good planning (well integrated into the surrounding community); quality construction and design and good buffering; and good management.

### Quote

"From an appraiser's viewpoint, the conclusion must be that low income and very low income housing does not automatically lower the values of surrounding residential development or prevent successful market development around it."

**“While reassuring evidence about property values and low income housing is unlikely to convince the hard-core opponents set on derailing any project, it likely can bring a measure of objectivity to the debate, ease the concerns of otherwise well-intended neighbors, and perhaps even create a few supporters.”**



**Innovative Housing Institute.** *The House Next Door.* July 1998. <http://www.inhousing.org/housenex.htm>.

#### **Area of study**

Montgomery County, Maryland, and Fairfax County, Virginia

#### **Scope of study**

For 14 counties, the authors looked at every real estate transaction (more than 1,000 sales) from 1992 through 1996 and measured the distances between subsidized units and the homes that had sold during the four-year study period in order to compare price trends. In addition, the researchers interviewed residents of both subsidized and non-subsidized units and Realtors who worked in the study area. It should be noted that the authors did not control for other characteristics of housing that could affect price.

#### **Research Question**

Is there an impact on the value of market rate housing that is in a mixed-income environment? To compensate for the fact that the subsidized units tend to be closer in proximity to lower-priced units such as townhomes, the authors look at change in prices over time, not absolute price.

#### **Findings**

- “Overall, there was no significant difference in price trends between the non-subsidized homes in the subdivisions with subsidized units and the market as a whole—whether measured at the zip code or county-wide level.
- There was no difference in price behavior between non-subsidized houses located within 500 feet of subsidized housing and those farther away in the same or an adjacent subdivision.
- Even the price trends of those non-subsidized homes located immediately adjacent to a subsidized dwelling (either next door, back-to-back, across the street, or within 25 feet) were unaffected by their proximity.”

#### **Quote**

“In sum, while the homes farther from the subsidized housing sometimes came out better and sometimes not as well as those closer, there were an equal number of cases where the closer homes were ahead. Put still more succinctly, a tie.”

**Edward Goetz.** *There Goes the Neighborhood? The Impact of CDC-Built, Subsidized Multi-Family Housing on Urban Neighborhoods.* Shelterforce. May/June 1996. (Based on a report by Edward G. Goetz, Hin Kin Lam, and Anne Heitlinger.) <http://www.nhi.org/online/issues/sf87.html>.

#### **Area of study**

Minneapolis, Minnesota

#### **Scope of study**

The authors looked at CDC-sponsored, subsidized multi-family housing in Minneapolis to determine how its distance from market-rate housing affects the property values of the market-rate housing.

#### **Research Question**

The authors sought to examine the legitimacy of four common concerns related to CDC-created multi-family subsidized housing to determine whether the CDC housing:

- Depresses nearby residential property values.
- Increases crime.
- Increases the concentration of poverty and destabilize neighborhoods.
- Unfairly competes with market-rate housing because of access to public dollars.

#### **Findings**

Proximity to a CDC-developed multifamily housing has a positive correlation with housing values; for each foot closer to a CDC development that a market-rate home lays, all other things being equal, the property value increases by \$.81 per square foot. Proximity to privately owned, publicly subsidized housing was found to decrease property values by \$.60 per square foot, and public housing was found to decrease property values by \$.55 per square foot. “Of much greater importance [than proximity to subsidized housing] in determining residential property values is the quality of private ownership in the neighborhood. The quality of the housing stock, the existence of abandoned properties, and lack of adequate maintenance by private owners, together, have a much more sizable impact on neighborhood property values.”

In addition, the authors found that converting housing to CDC ownership led to a decrease in police calls—an average of 1.5 fewer crime calls each month.



### Quote

“In Minneapolis, at least, CDC-developed subsidized multi-family housing is a very effective community development strategy; it increases nearby property values while reducing crime where it is located. Neighborhood organizations and the residents of the neighborhoods in which CDCs operate should look upon those organizations and the housing they produce as assets to the neighborhood and important contributors to neighborhood revitalization efforts.”

---

**Family Housing Fund.** *A Study of the Relationship Between Affordable Family Rental Housing and Home Values in the Twin Cities.* Minneapolis, MN. September 2002. <http://www.fhfund.org/index.htm>.

### Area of study

Minneapolis and St. Paul, MN

### Scope of study

Researchers looked at 12 neighborhoods in the Twin Cities that contained newer (built between 1993 and 1997) tax-credit rental housing located in the midst of a dense area of owner-occupied homes. For for-sale homes in the target neighborhoods, researchers looked at sales price per square foot, the percentage of the final sales price to the list price, and time on the market. They then compared homes sold in each neighborhood before and after construction of tax-credit housing, and compared homes sold in each neighborhood to homes sold in areas without such development.

### Research Question

Is there evidence to support the claim that tax-credit rental developments for families erode property values in the areas surrounding them?

### Findings

In general, homes sold in the 12 neighborhoods with tax-credit developments displayed similar or stronger market performance both compared to the same area before the tax-credit housing was built and compared to similar homes from a control group. Where such developments performed more poorly, the poorer performance was almost always limited to one year, or isolated among one group of homes in the neighborhood.

Per-square-foot appreciation was much higher after the construction of tax credit properties (5.9%) than before

(.9%). In addition, sales-to-list prices were generally higher and time spent on the market was generally reduced after the tax-credit housing was built.

### Quote

“Rather than negative impact, the evidence suggests to us that the various housing submarkets surrounding the tax-credit properties in our study performed normally, exhibiting similar levels of variability before and after tax-credit construction, and responding to supply and demand forces in similar fashion as the larger market.”

---

**Xavier de Souza Briggs, Joe T. Barden and Angela Aldala.** *In the Wake of Desegregation: Early Impacts of Scattered-Site Public Housing on Neighborhoods in Yonkers, New York.* Journal of the American Planning Association. Winter 1999.

### Area of study

Yonkers, New York

### Scope of study

Yonkers was chosen for study for its role as a battleground in a court-ordered desegregation suit that resulted in the construction of several new scattered-site public housing developments. To take into account effects of the development of scattered-site public housing on both the financial and non-financial investments households make in their neighborhoods, the authors looked at both sale prices and responses to a telephone questionnaire, comparing households near seven Yonkers public housing complexes with households across the city.

### Research Question

The authors look at the effect of scattered-site public housing development on the effects of sales prices and homeowner attitudes and expectations by comparing the period of time before the development announcement was made, after the announcement but before occupancy, and following occupancy. In addition, the authors also sought to address “whether fear of the unknown, indicated in ‘announcement effects’ on prices, is more serious from a market standpoint than the presence of public housing once tenants have moved in.”

### Findings

In a site-by-site regression analysis of price, the authors find no generalized price difference between homes near



the public housing sites and those in the rest of the city, either at the time of announcement or occupancy. If there are any price effects, they are modest and short-run. Further, they ascertained no signs of neighborhood tipping or of significant white flight. Based on analysis of the telephone surveys, the authors found that residents living near the public housing were just as likely as residents in other parts of the city to recommend their neighborhoods as good places to live and were no more likely to have plans to move.

#### Quote

“[T]he clear and overriding conclusion of this research on Yonkers, perhaps the most extreme of desegregation cases, is that local residents, and their leaders most of all, help to choose the future they want. They determine the market responses, expectations of decline, and other effects, positive or negative, of subsidized housing on America’s neighborhoods.”

---

**Chang-Moo Lee, Dennis P. Culhane, and Susan M. Wachter.** *The Differential Impacts of Federally Assisted Housing Programs on Nearby Property Values: A Philadelphia Case Study.* *Housing Policy Debate.* 1999. [http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd\\_1001\\_lee.pdf](http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1001_lee.pdf).

#### Area of Study

Philadelphia, Pennsylvania

#### Scope of Study

The authors assess the impact of a range of assisted housing program on property values in the surrounding community. Public housing (including high-rise and other developments, scattered site and homeownership programs), Section 8 New Construction and Rehabilitation properties, units with tenants holding Section 8 vouchers and certificates, Low Income Housing Tax Credit properties, and housing assisted through the Federal Housing Administration homeownership program are all incorporated in the authors’ statistical model.

#### Research Question

Are the authors’ hypotheses about the impact of assisted housing programs on surrounding property values, based on a review of the work of other researchers, correct? The authors’ hypotheses are that public housing, particularly larger and denser developments, will have a negative impact; that increasing concentrations of

scattered-site public housing will have a negative impact; that public housing built after 1980 will have a negative impact because it serves a greater proportion of poorer people; that Section 8 New Construction and Rehabilitation and LIHTC properties will not have an impact; that Section 8 certificate and voucher programs will have a negative impact; and that FHA and public housing homeownership programs will have a positive impact.

#### Findings

Some of the authors’ hypotheses were correct and some were not. When the authors’ model controlled for neighborhood characteristics, both scattered site and more standard public housing developments had negative impacts on surrounding property values, as did Section 8 tenant-based rental assistance. Public housing constructed after 1980 had a negative effect, as expected. Against expectations, the size and density of public housing developments did not have a statistically significant effect. Also contrary to expectations, Section 8 New Construction and Rehabilitation properties had a slight positive impact on property values. FHA and public housing homeownership programs also had positive effects on property values, as expected.

#### Quote

“Keeping in mind that the study reflects the impacts of programs in a single city, the results suggest that at least in Philadelphia, federally assisted homeownership programs have a more beneficial impact on surrounding neighborhoods than any type of rental assistance program. However, the negative impact of rental assistance programs (Section 8 as well as public housing) on property values is modest when control variables for neighborhood characteristics are included.”

---

**Michael H. Schill, Ingrid Gould Ellen, Amy Ellen Schwartz, and Ioan Voicu.** *Revitalizing Inner-City Neighborhoods: New York City’s Ten-Year Plan.* *Housing Policy Debate.* 2002. [http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd\\_1303\\_schill.pdf](http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1303_schill.pdf)

#### Area of Study

New York, New York

#### Scope of Study

The authors evaluate New York City’s Ten-Year Plan for housing production, the largest such program in the



country's history. Since 1980, New York City has used \$51 billion to construct or rehabilitate 180,000 units of rental and owner occupied housing, located primarily in distressed neighborhoods.

### **Research Question**

Did the Ten-Year Plan produce positive spillover effects in the neighborhoods in which the housing built or rehabilitated was located?

### **Findings**

The authors applied a regression model to measure the difference in sales prices in the surrounding 500-foot ring before and after building or rehabilitating housing under the Ten-Year Plan. The authors compared those sales prices to prices in the same census tract but outside of the 500-foot ring. The authors found that investment in housing production and rehabilitation had positive effects. These positive effects increased as the investment itself, measured by number of units developed, increased. The positive effect of rental housing was less than that of owner-occupied housing, but not to a statistically significant degree.

### **Quote**

"Taken together, our results provide encouraging news about the effects of the housing production programs undertaken as part of New York City's Ten-Year Plan. Both rental and homeownership units were located in areas with low property values relative to their census tracts, but there is considerable evidence that much of this investment served to increase the prices of properties in close proximity."

## **LITERATURE REVIEWS**

In addition, a major survey of the literature of property values research has been completed in recent years, as well as a more limited assessment of other studies.

**Joff Leary.** *Affordable Housing: The Impact of Property Values. A Survey of the Literature.* For the California Redevelopment Association. August 1999.

### **Scope of Study**

The author looks at more than 30 primary and secondary studies done on the link between affordable housing and property values from the mid-1960s through 1999, and provides an annotated bibliography for each. In addition, the author provides an appendix chart all of

the studies, providing for each the author(s), name of study, year published, methodology, resulting effect on property value, and type of housing studied.

### **Findings**

"Opponents of affordable housing often claim that the placement of low-income housing in a community will result in lower property values. The vast majority (97%) of the literature reviewed on the topic, however, demonstrates that this assumption is false and unproven. Of the thirty-one cases reviewed, nineteen determined that affordable housing did not impact the neighboring property values. Seven of the research teams even found that the affordable housing had a positive effect on the community property values. Finally, three of the examinations were inconclusive and one found a negative correlation."

### **Quote**

"The research is clear. Affordable housing does not have a negative effect on property values. If the project is well-managed (which all should be in an ideal world) then the affordable housing may have a positive effect on property values and the community as a whole."

---

**George C. Galster.** *A Review of Existing Research on the Effects of Federally Assisted Housing Programs on Neighboring Residential Property Values.* For the National Association of Realtors. September 2002. [http://www.realtor.org/Research.nsf/files/galsterreport2.pdf/\\$FILE/galsterreport2.pdf](http://www.realtor.org/Research.nsf/files/galsterreport2.pdf/$FILE/galsterreport2.pdf)

### **Scope of Study**

The author reviews several studies of the effect of assisted housing, broadly construed to include tenant-based assistance as well as subsidized properties, including some studies described in this article (Goetz, Briggs et al., Lee et al.). The author opens with an overview of federal supply-side and demand-side policies that have allowed low income people to live among more affluent neighbors. The article also discusses the bases for neighborhood opposition in general. The author notes that while most studies from the 1960s, 1970s and 1980s on neighborhood effects of low income housing found no impact, studies from the 1990s reached conflicting conclusions. The author asserts that the studies were inconsistent because they failed to provide adequate controls for neighborhood characteristics and failed to distinguish the cause and



effect in property value trends. The studies also failed to take into account neighborhood context, the concentration of existing housing assistance and the scale of the assisted housing to be built or tenants to be served in the neighborhood.

### **Findings**

The author asserts that he has overcome the shortfalls of previous methods by using a new regression model that measures property value levels and trends both before and after the assisted housing was developed and against levels and trends in neighborhoods without assisted housing during the same time period. His own and others' studies using the new method found that neither scattered site public housing nor the arrival of tenants with Section 8 rent subsidies lowered single-family home values. In some cases, home values increased. The impact of the assisted housing on a neighborhood, however, was influenced by the existing

circumstances in the neighborhood and the scale of the assisted housing built.

### **Quote**

“[U]nfortunately, one cannot at this point define with confidence a metric for measuring neighborhood vulnerability to assisted housing or identify precisely the thresholds of concentration or scale where negative impacts may ensue. This constitutes the single most significant need for future research in this field.”

---

**Kim Schaffer** (kim@nlihc.org) is Outreach and Education Director and **Irene Basloe Saraf** (irene@nlihc.org) is Associate Director, both at the National Low Income Housing Coalition, 1012 14th Street, Suite 610, Washington, DC 20005, (202) 662-1530.





## NATIONAL LOW INCOME HOUSING COALITION PUBLICATIONS CATALOG

### **Out of Reach: America's Housing Wage Climbs**

---

Many people know that millions of households in the United States cannot afford to pay for decent housing. Far fewer people know the extent of the affordability problem in their own communities. NLIHC produces Out of Reach in an effort to provide this information to policy makers and advocates. Out of Reach contains income and rental housing cost data for the fifty states, District of Columbia and Puerto Rico by state, metropolitan area, and county or, in the case of New England, town. Out of Reach provides data on the income renters need to earn to pay the rent and keep their housing costs at 30 percent of their income, the general standard for affordability established by Congress and the Department of Housing and Urban Development (HUD).

**Sept 2003**  
NLIHC Members \$15 All others \$25

### **2003 Advocates' Guide to Housing and Community Development**

---

NLIHC publishes the Advocate's Guide to Housing and Community Development Policy each year to help keep advocates current on a wide range of issues, programs and tools at play in the world of housing policy, and to serve as a primer for those new to the field. This year's guide consists of updated information on issues described in past editions together with an expanded selection of issues. The guide represents the work of many national and local advocacy groups who have generously provided substantive information. The guide also includes informative sections on the federal legislative process and effective lobbying strategies and tactics.

**April 2003**  
NLIHC Members \$15 All others \$25

### **Low Income Housing and Services Programs: Towards a New Perspective**

---

Housing with services is not new as a social welfare program. Despite the long history of this linkage, too often programs have not focused on achieving permanent housing stability and have concentrated instead on transitional housing linked to temporary services. This paper provides an historical overview of low income housing linked with services programs. It concludes by introducing new phraseology and core principles for housing + services programs.

**March 2001**  
NLIHC Members \$5 All others \$10

*All publications are shipped using USPS Media Mail.*

### **A Report on State-Funded Rental Assistance Programs: A Patchwork of Small Measures**

---

This study is the first attempt to gather information from every state and the District of Columbia on the characteristics and funding levels of rental assistance programs supported solely from state or local resources. Information has been collected that describes the nature of the assistance provided and the population targeted, as well as the number of households or individuals served by each program and the approximate dollar investment made by each state. The report serves as a valuable tool for analyzing existing efforts and clearly points to the fact that more can and should be done.

**March 2001**  
NLIHC Members \$15 All others \$25

### **Changing Priorities: The Federal Budget and Housing Assistance 1976-2007**

---

This report provides an overview of HUD budget trends from fiscal year 1976 through fiscal year 2007 as measured in inflation-adjusted dollars. The analysis sets both the HUD budget and the low income "housing assistance" budget category in the context of the total federal budget, covering both budget authority (BA), which is the amount of obligations authorized each year by Congress regardless of when the spending occurs, and outlays, which is the actual spending in each year. The report also looks at subsidized housing as a proportion of HUD budget authority and addresses spending trends for a number of major HUD programs.

**August 2002**  
NLIHC Members \$15 All others \$20

### **Scarcity and Success: Perspectives on Assisted Housing**

---

NLIHC has prepared this report on voucher use in order to consolidate the available information on the subject and assist stakeholders in understanding what is known, and what is not known, about voucher use. The report synthesizes the literature on voucher use and incorporates the results of a survey of Section 8 administrators and two meetings of voucher stakeholders organized by NLIHC. The report concludes that HUD should keep track of program results that measure the experience of voucher holders, provide incentives to public housing authorities to improve Section 8 administration and form relationships with other social service systems.

**March 2000**  
NLIHC Member \$15 All others \$25

*NLIHC has a 30 day return policy on all publications.*



## Memo to Members

---

To receive this weekly housing update, contact NLIHC and give your e-mail address to automatically receive this invaluable resource every week. To check your membership status and order, e-mail our membership associate at [membership@nlihc.org](mailto:membership@nlihc.org).

**Our Website is our most up-to-date resource!**

**[www.nlihc.org](http://www.nlihc.org)**

- Current and past **Memo to Members** weekly newsletters
- Information on the Department of Housing and Urban Development (HUD) budget
- Information on state housing coalitions
- An extensive calendar of events
- Legislative Updates, Calls to Action and News Alerts
- Pending housing and community development legislation and appropriations information
- Lots of links, issue papers, and information about our Board, our staff and our mission

## The NIMBY Report

---

NIMBY – Not In My Back Yard – symbolizes the actions neighborhoods use to exclude certain people because they are homeless, poor, or disabled, or because of their race or ethnicity. The NIMBY Report supports inclusive communities by sharing news of the NIMBY syndrome and efforts to overcome it. Published for nearly 10 years by the American Friends Service Committee, it is now published by the National Low Income Housing Coalition, in collaboration with the Building Better Communities Network.

### Spring 2001 NIMBY:

*Smart Growth and Affordable Housing*

### Fall 2001 NIMBY: *Does Design Matter*

Spring 2002 NIMBY: *The Olmstead Factor: Integrating Housing for People with Disabilities*

Fall 2002 NIMBY: *Using Civil Rights Laws to Advance Affordable Housing*

No. 1, 2003 YIMBY: *From NIMBY to YIMBY: Lessons in YES In My Backyard*

**NLIHC Members Each current membership will receive a copy in the mail as new issues are produced.**

**Additional copies / Back editions / All others \$10**

## Order Form

Title _____	Quantity _____	Price _____
_____		
_____		
_____		
_____		
	total	_____

Name \_\_\_\_\_

Organization \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

Check

Visa  Mastercard  American Express

Name on card \_\_\_\_\_

Signature \_\_\_\_\_

Credit Card Number \_\_\_\_\_

Expiration Date \_\_\_\_\_



# National Low Income Housing Coalition Membership Form

## Membership Types

### Individual

- Low Income \$20  
 Regular \$50  
 Sustaining \$200

### Nonprofit Organizations & Government Agencies

(by operating budget)

- Up to \$100,000 \$50  
 \$100,000–249,000 \$100  
 \$250,000–499,999 \$200  
 \$500,000–999,999 \$350  
 \$1,000,000–1,500,000 \$750  
 over \$1,500,000 \$1000

### Corporations

- Corporations \$1000

Nonprofit organizations, corporations and government agencies may list additional staff to receive *Memo to Members* on the back of the form

I am  joining NLIHC  
 renewing my membership

Yes! I want to be an NLIHC member for the year ending **6/30/04** \$\_\_\_\_\_

Yes! I would like to contribute to the Scholarship Fund to support the participation of low income people in NLIHC. \$\_\_\_\_\_

**Total amount enclosed:** \$\_\_\_\_\_

## Member Information (please print)

Name of member \_\_\_\_\_  
 Primary contact person (if organizational membership) \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_  
 Fax \_\_\_\_\_  
 Email \_\_\_\_\_  
 (required to receive the newsletter)  
 Congressional Dist/Rep name \_\_\_\_\_

Please contact us if you cannot receive the newsletter, Memo to Members, via email.

## Payment

- Check enclosed  
 Visa  Mastercard  American Express

Credit Card Number: \_\_\_\_\_ Exp Date \_\_\_\_\_

Cardholder Signature: \_\_\_\_\_

Please return completed form and payment to:

**NLIHC**  
 1012 14<sup>th</sup> Street NW, Suite 610  
 Washington DC 20005

202.662.1530  
 202.393.1973 fax  
 www.nlihc.org  
 membership@nlihc.org

Dues and gifts are tax-exempt under Section 501(c)(3) of the Internal Revenue code, except \$15 for production costs.



Organizational members may list additional staff to receive Memo to Members by email

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

## About The NIMBY Report

**NIMBY** — “Not In My Back Yard” — has become the symbol for neighborhoods that exclude certain people because they are homeless, poor, or disabled, or because of their race or ethnicity.

*The NIMBY Report* supports inclusive communities by sharing news of the NIMBY syndrome and efforts to overcome it. It is published by the National Low Income Housing Coalition. Kim Schaffer and Irene Basloe Saraf were staff editors for this issue.

A monthly edition, prepared in collaboration with the Building Better Communities Network, is distributed as a monthly supplement to NLIHC’s weekly newsletter, *Memo to Members*. Semi-annual issue reports such as this provide in-depth analysis on specific subjects.

### **Michael Allen**

Judge David L. Bazelon Center for Mental Health Law  
Building Better Communities Network  
Washington, DC

### **Reed Colfax**

Washington Lawyers Committee for Civil Rights  
Under the Law  
Washington, DC

### **Sheila Crowley**

National Low Income Housing Coalition  
Washington, DC

### **Tim Iglesias**

University of San Francisco School of Law  
San Francisco, CA

### **Jaimie Ross**

1000 Friends of Florida  
Tallahassee, FL

### **James Yagley**

Housing Assistance Council  
Washington, DC

## National Low Income Housing Coalition Board of Directors

**Nancy Andrews**, Low Income Investment Fund,  
Oakland, CA

**Nancy Bernstine**, McAuley Institute, Silver Spring, MD  
**Jan Breidenbach**, First Vice Chair, Southern California  
Association for Non-Profit Housing, Los Angeles, CA

**Patty Campbell**, Michigan Resident Leadership  
Network, River Rouge, MI

**Donald Chamberlain**, AIDS Housing of Washington,  
Seattle, WA

**Telissa Dowling**, New Jersey Department of Community  
Affairs, Resident Advisory Board, Guttenberg, NJ

**Bill Faith**, Chairman, Coalition on Housing and  
Homelessness in Ohio, Columbus, OH

**Tim Funk**, Utah HUD Tenants Association, Salt Lake  
City, UT

**Charles Gardner**, Affordable Housing Coalition of  
South Carolina, Greenville, SC

**Melanie Greene**, Florida Housing Coalition, Sarasota, FL

**Chip Halbach**, Minnesota Housing Partnership,  
Minneapolis, MN

**Dushaw Hockett**, Second Vice Chair, Center for  
Community Change, Washington, DC

**Lynne Ide**, Secretary, Connecticut Housing Coalition,  
Wethersfield, CT

**Joy Johnson**, Public Housing Association of Residents,  
Charlottesville, VA

**Blanca Juarez**, Colonias Unidas, Rio Grande City, TX

**Moises Loza**, Treasurer, Housing Assistance Council,  
Washington, DC

**Tim Moran**, Northgate Residents Association,  
Burlington, VT

**Regina Morgan**, Peoria Housing Authority, Peoria, IL

**George Moses**, Pennsylvania Low Income Housing  
Coalition, Pittsburgh, PA

**Ann Norton**, Housing Preservation Project, St. Paul, MN

**Nicolas Retsinas**, Joint Center for Housing Studies,  
Harvard, Cambridge, MA

**Patricia Rouse**, Enterprise Foundation, Columbia, MD

**Barbara Sard**, Center on Budget and Policy Priorities,  
Brookline, MA

**Lydia Tom**, Enterprise Foundation, New York, NY

**Cushing Dolbeare**, Founder and Chair Emeritus,  
Mitchellville, MD, (Ex-officio)

**Sheila Crowley**, President, National Low Income  
Housing Coalition, Washington, DC, (Ex-officio)





National Low Income Housing Coalition (NLIHC)  
1012 Fourteenth Street NW, Suite 610, Washington, D.C. 20005  
202.662.1530; Fax 202.393.1973; [info@nlihc.org](mailto:info@nlihc.org); [www.nlihc.org](http://www.nlihc.org)

*The NIMBY Report*, No. 1, 2003  
From NIMBY to YIMBY: Lessons in *YES* In My Back Yard  
Members : additional copies \$10  
Non Member Price: \$10