



INSTITUTE FOR LOCAL GOVERNMENT

Building Public Support for Affordable Housing: Annotated Bibliography

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Allen, Michael. 2002. *Why Not in Our Backyard?* Planning Commissioners Journal No. 45.
<http://www.fairhousing.com/include/media/pdf/Why-Not-In-Our-Back-Yard.pdf>

This article highlights several recommendations for planning commissioners facing neighborhood concerns about affordable housing developments. Allen's suggestions include working with housing providers to conduct community education about the local needs for affordable housing and encouraging providers to be responsive to community concerns.

California Affordable Housing Law Project. 2000. *Laws Affecting the Location and Approval of Affordable Housing for Families and Homeless People.*
<http://www.pilpca.org/docs/CASCManual-Title.pdf>

This report offers a comprehensive look at state and federal laws affecting the provision of affordable housing. The authors include a chapter on California's "Anti-NIMBY" laws discussing the relevant statutes and how to use them.

California Coalition for Rural Housing and Non-Profit Housing Association of Northern California. 2003. *Inclusionary Housing in California: 30 Years of Innovation.*
http://www.nonprofithousing.org/knowledgebank/publications/Inclusionary_Housing_CA_30years.pdf.

This report examines the impact of inclusionary housing programs in 107 cities and counties in California and highlights the central policy decisions required to create an effective inclusionary housing program. CCRH and NPH conducted a survey and found that the most significant policy considerations in designing an effective inclusionary housing program are: 1) the inclusionary percentage; 2) the income levels targeted; 3) alternatives to construction on-site; 4) developer incentives; and 5) length of affordability. The report details these policy considerations, looks at obstacles to implementation such as land scarcity, lack of funding and community opposition, includes several case studies and makes policy recommendations for local governments based on the characteristics of those programs that have produced the most affordable units since their inception.

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California Planning Roundtable and California Department of Housing and Community Development. 2002. *Myths and Facts about Affordable and High Density Housing*. <http://www.hcd.ca.gov/hpd/mythsnfacts.pdf>

This report offers information to address eight of the most common affordable and high-density housing “myths”. The report includes successful California case studies, color photographs of affordable housing developments and a variety of resources. The Midtown Sacramento case study included with the report highlights strategies to address neighborhood opposition.

Field, Charles G. 1998. *Getting Past NIMBY: Building Consensus for Affordable Housing*. Fannie Mae Foundation. <http://www.knowledgeplex.org/showdoc.html?id=1062>

This article offers a set of recommendations for groups in conflict over the provision of affordable housing. The author suggests principled negotiation and joint problem solving as a means to resolve conflicts which involves: skills training workshops and community institutes for community stakeholders and housing and community professionals; supporting research to improve the understanding of difficult social issues that can impair negotiations; and the establishment of a feedback loop to enrich policy making.

Hart, Peter D. 2005. *Identifying Successful Tactics*. The Fannie Mae Foundation. <http://content.knowledgeplex.org/kp2/cache/documents/132002.pdf>

This report summarizes the findings of a telephone survey conducted by Peter D. Hart Research Associates from March 21 to April 4, 2005. The survey was conducted among 1,211 adults age 25 or over residing near, but not in, recently completed affordable housing developments in four U.S. cities (300 in Davidson, N.C.; 310 in Lebanon, Pa.; 300 in Moorpark, Calif.; 301 in Chicago). The survey results provide extremely good news for affordable housing advocates, as the four developments assessed are received positively by surrounding residents. Despite a range of opinions in some cases, each site performs well on a number of measures, including attractiveness, upkeep, fitting in with the community, and improving relations between neighbors. Researchers found that the intensity of acceptance and praise frequently increases with proximity to and knowledge about the developments.

Holtzman, David. 2006. Telling Stories that Support Affordable Housing. Shelterforce Online Issue #146. <http://www.nhi.org/online/issues/146/managingthemessage.html>

How elected officials frame the affordable housing message can curb opposition to it. The paper suggests that cities speak to people’s basic values, such as fairness. “A uniquely American combination of values, including the goodness of the free market, choice, fairness and the idea that hard work should bring rewards, is key to understanding the value of messaging.” The paper argues that framing the issues in this way would help make affordable housing more of a priority for the country.

Iglesias, Tim. 2002. Managing Local Opposition to Affordable Housing: A New Approach to NIMBY. *Journal of Affordable Housing*, Volume 12 Number 2 (Fall 2002).
www.bazon.org/issues/housing/moreresources/articles/IglesiasMLOinprint.pdf

This article is based upon a study of two multiyear affordable housing projects in the San Francisco Bay Area that were successful in addressing local opposition. The author favors the Managing Local Opposition (MLO) approach to affordable housing development. The MLO approach is proactive and collaborative and explicitly considers “five critical audiences” – local government, advocates, neighbors, the media and the courts. The MLO approach also integrates legal strategies (beyond litigation), public relations strategies and community organizing.

Jones, Robert. *Consensus Building Tools for New Challenges at the State and Local Levels*. Policy Consensus Initiative.
http://www.policyconsensus.org/publications/reports/consensus_building_tools.html

This article argues for consensus building approaches to address public issues and problems. The author outlines the potential advantages of consensus building approaches including: better decisions; faster implementation; bridging community differences; education of constituencies; creation of new resources; increased trust among diverse populations and intergovernmental cooperation.

National Affordable Housing Management Association. 2004. *Affordable Multifamily Housing Management Case Studies: Best Practices Review 2000-2003*.
<http://www.innovations.harvard.edu/showdoc.html?id=3162>

This report looks at strategies employed by NAHMA’s Communities of Quality award winners and defines a set of best practices in the production of affordable multifamily housing. Best practice number two suggests creating a physical environment that integrates the housing development with the surrounding community. Best practice number four suggests integrating the housing development through partnerships with other organizations and agencies (non-profits, community groups and education organizations).

National Low Income Housing Coalition. 2003. *Lessons in YIMBY: Getting to Yes in My Back Yard*. The NIMBY Report No. 1, 2003.
<http://www.bettercommunities.org/index.cfm?method=static&page=nimbySemiAnnual>

This report offers six articles that provide strategies for overcoming opposition to affordable housing. Suggestions from the articles include: defining affordable housing as broadly as possible to reinforce the message that it benefits the entire community; researching all of the neighborhood groups and business groups within a 1-mile radius of an affordable housing development; organizing education and outreach efforts to build relationships among community members; and remaining polite, cordial and respectful.

Non-Profit Housing Association of Northern California. 1998. *Action Suggestions for Local Government Officials to Support Contemporary Affordable Housing*.
<http://www.nonprofithousing.org/actioncenter/toolbox/acceptance/actionsugglocalgov.pdf>

This document provides local government officials with a variety of suggestions to create a better environment for affordable housing including education and awareness, networking (inter-governmental, inter-departmental, community partnerships) and policy work including reform of zoning ordinances, design standards and incentives for activities designed to deal with local opposition. NPH also suggest that local government officials assist in the approval of meritorious affordable housing developments by helping advocates and developers anticipate potential opposition, providing resources for neutral mediation and explaining the community benefits of the proposed development as well as the alternatives and their costs if the proposal is not approved.

1998. *How to Deal with Property Values Concerns*.
<http://www.nonprofithousing.org/actioncenter/toolbox/acceptance/propvalueconcerns.pdf>

This document provides strategies for dealing with affordable housing opposition that stems from community concerns over decreased property values. NPH suggests to first determine what type of concern is being articulated (are concerns based on fact, based on fear or based on an unrelated issue) and by whom. The document lists strategies to address each type of property value concern.

1996. *Dealing with Fearful Opponents of Housing and Service Developments*.
<http://www.nonprofithousing.org/actioncenter/toolbox/acceptance/fearfulopponents.pdf>

NPH presents five strategies to address fearful opponents of affordable housing including: educating the community and the media using accurate and well-grounded facts; humanizing the object of the fear through housing tours and public hearings; soliciting reassurance by respected authorities such as faith leaders, local civic organizations and business leaders; building relationships by engaging fearful opponents; and taking action to address fears where necessary.

Pratt, Sarah and Michael Allen. 2004. *Addressing Community Opposition to Affordable Housing Development: A Fair Housing Toolkit*. The Housing Alliance of Pennsylvania.
<http://www.knowledgeplex.org/showdoc.html?id=68549>

This comprehensive toolkit begins by providing helpful suggestions to address the most common affordable housing opposition concerns such as increased crime, lower property values and increased infrastructure burdens. The toolkit also provides suggestions for launching a successful affordable housing development campaign, offers information about legal issues and stresses the importance of protecting free speech while advancing fair housing.

Schreiber, Kenneth, Gary Binger and Dennis Church. 2004. *Higher Density Plans: Tools for Community Engagement*. Mineta Transportation Institute Report 03-02.
<http://transweb.sjsu.edu/mtiportal/research/publications/summary/0302.html>

This study focuses on the strategies, methods, techniques and tools that can be used by local, regional and state agencies, planning professionals, project and plan proponents in working with community residents and other stakeholders to gain community acceptance of higher-density residential and mixed-use development. Through a literature review, consultant interviews and extensive case studies, the authors provide collaborative planning and implementation techniques and tools such as design charrettes, as well as identify barriers to their successful use. Some of the report's key findings are as follows: 1) It is critical before planning any participation effort to understand current and likely future community concerns; 2) Overcoming distrust and other emotionally based barriers requires a genuine, sincere commitment to community involvement; 3) Many tools and techniques for collaborative community based planning have been identified, but elected and appointed officials, senior planners, staff and consultants must provide skillful and committed leadership for these processes to work; 4) Ensuring feasible outcomes is a key objective of a successful collaborative planning process; 5) Careful, accurate documentation of the results of a public participation process is critical to retaining the value of the effort; and 6) Adequate funding is crucial in both the planning and implementation phases.

WEBSITES

Affordable Housing Design Advisor <http://www.designadvisor.org>

A common NIMBY concern is that affordable housing will not “fit in” to the neighborhood. This website provides examples (case studies accompanied by color photographs) of high quality and well designed affordable housing.

Affordable Housing Institute <http://www.affordablehousinginstitute.org/index.html>

This website provides a collection of documents and resources, U.S. and international affordable housing weblogs and information about the services provided by AHI. AHI works with governments, NGO's and stakeholders to design, develop, pilot and improve housing finance policies and programs.

Building Better Communities Network <http://www.bettercommunities.org/index.cfm>

This website offers information on managing community concerns, barriers to development, creating a positive climate for supportive housing as well as NIMBY reports, success stories, news, monthly analyses, links to experts and a discussion board.

California Affordable Housing Law Project <http://www.housingadvocates.org>

This website provides issues briefs including an “Anti-NIMBY Tools Fact Sheet” and digests of relevant affordable housing statutes; information on housing bills pending in the California legislature; and a weekly e-newsletter.

California Department of Housing and Community Development <http://www.hcd.ca.gov/>

This website offers a NIMBY resources page as well as information about California housing laws and policies, affordable housing preservation, HCD loans and grants; housing and planning statistics, redevelopment agency data; publications and web news.

Department of Housing and Urban Development <http://hud.gov/initiatives/affordablecom.cfm>

This website offers information about HUD programs, grant opportunities and HUD's Affordable Communities Initiative, with resources on best practices and strategies to address regulatory barriers to the development of affordable housing.

Joint Center for Housing Studies <http://www.jchs.harvard.edu>

This website from the Joint Center for Housing Studies (Harvard University, the Kennedy School of Government and the Graduate School of Design) provides reports, Working Papers, conference proceedings and Research Notes from 1997 to the present in several broad housing categories.

Knowledgeplex <http://www.knowledgeplex.org/>

This comprehensive website bills itself as “the affordable housing and community development resource for professionals.” It offers a searchable publications database on the topics of affordable housing, economic revitalization, homelessness, land use and housing planning, organizational development and many other related topics. The website also features expert chats, podcasts, news and an RSS feed.

Local Government Commission <http://www.lgc.org>

This website focuses on California and offers a variety of newsletters, articles, fact sheets, guidelines, model projects and participation toolkits all aimed creating more livable communities.

National Charrette Institute <http://www.charretteinstitute.org>

This website provides publications and other resources about charrettes –a dynamic, collaborative planning process.

National Low Income Housing Coalition <http://www.nlihc.org>

This website includes the NIMBY Report and many other articles on affordable housing, news, legislative and public policy reports and studies and an advocate's guide.

Non-Profit Housing Association of Northern California <http://www.nonprohousing.org>

This website offers publications including a “NIMBY toolkit,” federal and California housing legislation updates, policy memos on the hot issues of the day and a broad array of links to valuable resources in the fields of housing, finance and community development.

Place Matters <http://www.placematters.org>

This website offers a searchable and interactive database that focuses on identifying tools and processes for better community design and decision making.