



## Quiz on Affordable Housing Facts

### Multi-family affordable housing adds congestion and increased auto traffic in neighborhoods.

- True – multi-family adds density to an area; more people = more traffic
- False – single family homeowners are more likely to have multiple cars and drive more often than renters

**Fact:** Homeowners have 2 cars for every 1 car in a rental unit but more importantly - "On weekdays, a single-family detached house generates 42 percent more trips than does a unit in an apartment. The difference is even greater on the weekend: 58 percent more trips on Saturdays, and 50 percent more trips on Sundays." Institute of Transportation Engineers Trip Generation, 7<sup>th</sup> Edition, quote is from Joint Center on Housing Studies, Harvard University paper: *Overcoming Opposition to Multi-Family Rental Housing* (2007) by Obrinsky & Stein.

### Property values decline when near housing for low-income households.

- True
- False
- I don't know
- It all depends.

**Fact:** It all depends...the VAST amount of research finds, properties DO NOT decline, and actually in some cases affordable housing projects raise properties values immediately adjacent. There are key elements that make the difference on impact as described in the next question and in the mega-analysis of the research summarized in this briefing: "*Don't Put it Here!*" Does affordable housing cause nearby property values to decline?" Insights (2005), Center for Housing Policy. Produced by Furman Center of NYU, funded by the MacArthur Foundation.

### These elements make the greatest impact on whether affordable housing developments impact neighborhood property values:

- Design, Management, Revitalization, Strong Neighborhoods, Concentration
- Size, Ownership, Tenants, Security
- I don't know

The first elements noted above make the difference. See page 6 of "*Don't Put it Here*" for an explanation of these elements.

### This is great info to tell neighbors.

- True
- False
- I am glad to know of the research and will use the research judiciously

Often citing research and facts to counter opposition does not produce positive results as opposition will seek out counter-research in an attempt to nullify your facts. It is best to plan for and deliver on high quality affordable housing projects that are "24/7 tour ready" a philosophy of the national affordable housing developer, National Church Residences. Keep in mind the key elements when planning projects. Offer the facts and research as needed to neighbors who have concerns and questions.