

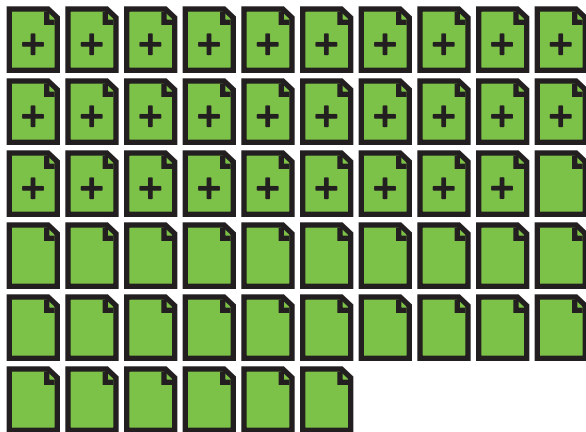
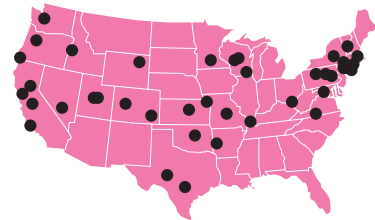
The Answer

SHELTERFORCE

Q: Does affordable housing development lower nearby property values?

A: No. This perennial fear of neighbors has been the subject of repeated academic study by a wide range of research teams under a wide range of conditions, and the consensus is overwhelmingly that well-designed, well-maintained affordable housing does not lower property values—and in some cases it might raise them!

A Research Consensus We combed through seven bibliographies and literature reviews and found 62 studies on the effects of affordable housing on property values. They were widely varied in strength and scope, but the trend is unmistakable.



Positive or Neutral Effects (56)

The vast majority of studies suggest that affordable housing has either a neutral or a positive impact on property values. Of these, the majority (29!) suggest that it actually has a net positive impact on housing value.



Where They Looked

This has been studied all across the country. Our list of studies was drawn from the following bibliographies and literature reviews, with duplicates removed. It is by no means an exhaustive list.

“What Is the Impact on Property Values?,” 2010 and “Property Value Studies,” undated, NonProfit Housing Association of Northern California.

George Galster, *A Review of Existing Research on the Effects of Federally Assisted Housing Programs on Neighboring Residential Property Values*, National Association of Realtors, 2002.

Mai T. Nguyen, “Does Affordable Housing Detrimentially Affect Property Values? A Review of the Literature,” *Journal of Planning Literature*, 2005, 20(1): 15-26.

Overcoming the Challenges of NIMBYism, North Carolina Housing Coalition, 2002, pp 25-31.

Michael Dear and Robert Wilton, *The Question of Property Values*, UCLA, 1996.

Building Inclusive Community: Tools to Create Support for Affordable Housing, HomeBase/The Center for Common Concerns, San Francisco, 1996.

For lessons about what kinds of developments are most likely to have positive or neutral effects, see Center for Housing Policy’s Insights Policy Brief “Don’t Put It Here!”: *Does Affordable Housing Cause Nearby Property Values to Decline?* www.nhi.org/go/75754.

For examples of affordable housing developments where neighbors had unfounded fears of negative effects, see “Fear of Affordable Housing: Perception vs Reality,” *Shelterforce*, Fall 2011, www.nhi.org/go/Bratt40B and “Learning from Mount Laurel,” *Shelterforce*, Fall 2011, www.nhi.org/go/ELH.

