

Affordable Housing and Growth Indicators

Housing Indicators

Affordability of single family home
Annual applicants for affordable housing
Apartment Vacancy Rate
Average annual vacancy rate
Distribution of affordable housing throughout city
Floor area per person in housing
Home Ownership Rate
Home Purchase Affordability Gap for Buyers with
 (a) median renter household income and
 (b) median household income
Homelessness
Homeownership rate
House price to income ratio
Housing Affordable to Low Income Households
Housing affordability ratio - rent prices
Housing that is inadequate, overcrowded, or costs over 30% of income
Low-income housing with severe physical problem
Low-income renters paying more than 30 percent of income on rent
Median family income as percent of annual single family house mortgage payment
Median family income as a percent of average property tax
Median family income as percent of average rent on two-bedroom apartment
Median family income as percent of median single family house price
New housing starts
New multi-family units as percent of total new residential units
New privately-owned housing units
Number of homeless people
Number of houses versus population
Number of new homes that are energy-efficient
Number of people using homeless shelters
Number of rehabilitated affordable housing units
Percent of dwellings in need of major repair
Percent of households able to afford buying median single family house
Percent of Income Paid for House
Public Dollars Spent for Low Income Housing
Renters who cannot afford to live in the city
Share of new housing units going into incorporated parts of county
Single family housing growth compared to population growth
Supply and Demand for Affordable Housing
Trend of Housing Cost versus Income
Waiting time for subsidized housing
Yearly percentage increase in number of dwelling units

Journals

Journal of Housing for the Elderly

The Journal of College and University Student Housing

<http://search.ebscohost.com/login.aspx?direct=true&db=aph&jid=GY1&site=ehost-live>

Journal of Housing and Community Development

<http://web.ebscohost.com/ehost/external?vid=3&hid=107&sid=0fa3e408-22d3-4790-9e00-d338a370e122%40sessionmgr102>

The Journal of Urban Economics

The Journal of Urban Economics provides a focal point for the publication of research papers in the rapidly expanding field of urban economics. It publishes papers of great scholarly merit on a wide range of topics and employing a wide range of approaches to urban economics. The Journal welcomes papers that are theoretical or empirical, positive or normative. Although the Journal is not intended to be multidisciplinary, papers by non-economists are welcome if they are of interest to economists. Brief Notes are also published if they lie within the purview of the Journal and if they contain new information, comment on published work, or new theoretical suggestions.

Journal of Housing Economics

The Journal of Housing Economics provides a focal point for the publication of economic research related to housing and encourages papers that bring to bear careful analytical technique on important housing-related questions. The journal covers the broad spectrum of topics and approaches that constitute housing economics, including analysis of important public policy issues.

Research Areas Include:

- Housing markets
- Public policy
- Real estate
- Finance
- International studies
- Spatial models
- Demographics and mobility
- Law and regulation

Websites

The Affordability Index

http://www.brookings.edu/metro/umi/20060127_affindex.pdf

Affordable Housing and Smart Growth

http://www.epa.gov/smartgrowth/pdf/epa_ah_sg.pdf

Affordable Housing Indicators

<http://www.metrokc.gov/budget/benchmrk/bench98/acrobat/chapter3.pdf>

Aging and Smart Growth

http://www.fundersnetwork.org/info-url_nocat2778/info-url_nocat_show.htm?doc_id=98175

Bringing America Home

<http://www.bringingamericahome.org/housing.html>

Creating Mixed Communities and Providing a Range of Housing

http://www.communities.gov.uk/pub/795/Chapter4Housingmixandneighbourhood_id1144795.pdf

Elderly Housing Consumption

http://www.huduser.org/datasets/ahs/Elderly_Housing_Consumption.pdf

Getting Ahead of the Housing Curve

http://www.fundersnetwork.org/usr_doc/Getting_Ahead_of_the_Housing_Curve_FINAL.pdf

Grow Smart Maine

<http://www.growsmartmaine.org/>

Housing Policies in the New Millennium

<http://www.brook.edu/es/urban/speeches/housingpolicy.htm>

Local Initiatives Support Corporation

<http://www.lisc.org/section/resources>

New Partners for Smart Growth

<http://www.cmcgc.com/media/handouts/260126/FRI-PDF/320-Jones.pdf>

Books

[Affordable Housing: Designing an American Asset](#)

Affordable Housing: Designing an American Asset is a new book from The Urban Land Institute and National Building Museum that will help you make the case for affordable housing and demonstrate that low-cost housing need not be of low quality.

[Density by Design: New Directions in Residential Development](#)

Urban Land Institute. 2000. Fourteen case studies showcase developments of small lot subdivisions, accessory units, housing in new urbanists communities, higher-density and transit-oriented development, mixed-income and mixed housing types, infill, and adaptive use.

[Developing Successful Infill Housing](#)

Urban Land Institute. 2002. This book explains how to develop profitable, market-rate infill housing in urban and inner-ring suburban areas. Twelve case studies describe the development of flourishing multifamily, mixed-use, townhouse, adaptive use, and manufactured home projects throughout the nation.

[Dollars and Cents of Multifamily Housing](#)

Based on the largest survey of multifamily housing properties in the industry, Dollars & Cents of Multifamily Housing provides the benchmarks you need to compare properties to evaluate investments, and to prepare appraisals.

[Housing for Niche Markets](#)

Housing for Niche Markets is a book from the Urban Land Institute that explains how changing demographics, lifestyles, and preferences are turning the old predictable housing models upside down, and what it takes to attract these new market segments.

[Incentive Zoning](#)

Incentive Zoning from APA's Planning Advisory Service is a book that outlines how local governments can consider and draft guidelines that allow developers to build larger, higher-density projects in exchange for creating amenities to benefit the community at large.

[Making Smart Growth Work](#)

This 170-page book provides an in-depth look at the underlying principles of smart growth, explains how developers and planners have applied them, and how the public and private sectors can collaborate to make smart growth effective.

[New Urbanism: Comprehensive Report and Best Practices Guide](#)

This definitive reference on new urban ideas, practices, and projects from New Urban Publications, Inc. includes updates and new sections as well as more than 400 illustrations and tables, projects, plans, and renderings.

[Planning and Urban Design Standards](#)

Planning and Urban Design Standards is a comprehensive sourcebook on everything from regional plans to streetscapes. Edited by the American Planning Association and including extensive illustrations and concise explanations, this book is a quick reference focused on practical applications.

[Planning Policy and Politics: Smart Growth and the States](#)

Updating his two previous books on growth management in the states, John M. DeGrove examines the history and current systems for planning and smart growth in nine states: Oregon, Florida, New Jersey, Maine, Rhode Island, Vermont, Georgia, Maryland, and Washington.

[Redefining Urban and Suburban America: Volume 3](#)

Redefining Urban and Suburban America: Volume 3 from the Brookings Institution Press describes anew the changing shape of metropolitan America and the consequences for policies in areas such as employment, public services, and urban revitalization.

[Smart Growth and Climate Change](#)

Smart Growth And Climate Change: Regional Development, Infrastructure and Adaptation is a book that systematically brings together two strands of applied research that, to date, have been carried out separately -- 'smart growth' research and climate change adaptability research.

[The University as Developer](#)

University-based property development is an important element of urban formation. Yet there is little information available to explain the significance of the university presence in urban development and enhance the state of the practice.

Integrating topics in urban development, real estate, higher education administration, urban design and campus landscape architecture, this is the first book to explore the role of the university as urban developer. Accessible and clearly written, and including contributions from authorities in a wide range of related areas, it offers a rich array of case studies and analyses that clarify the important roles that universities play in the growth and development of cities. The cases describe a host of university practices, community responses and policy initiatives

surrounding university real estate development. Most of the 17 chapters are in sections titled The Campus and the City: Neighborhood, Downtown, and Citywide Development; and University Development Practices: Acquisition, Finance, Development, and the Deal.

Through a careful blending of academic analysis and practical, hands-on administrative and political information, the book charts new ground in the study of the university and the city. It is the product of a multiyear collaborative project of training, professional development and research by the editors, David C. Perry and Wim Wiewel, in conjunction with the Great Cities Institute at the University of Illinois at Chicago and the Lincoln Institute of Land Policy.

The cases presented in the volume are part of a larger set of educational and research endeavors that constitute the Lincoln Institute's The City, Land and The University Program (<http://www.lincolninst.edu/subcenters/clu/>).

[Workforce Housing: Innovative Strategies and Best Practices](#)

The Urban Land Institute (ULI) offers *Workforce Housing: Innovative Strategies and Best Practices*, a 2006 book that describes some of the most innovative and successful strategies that have been employed to ease the affordable housing crunch, turning upside down the old ways of thinking about affordable housing, and producing housing that working families can afford.

Burchell, Robert W., and David Listokin. *Land, Infrastructure, Housing Costs and Fiscal Imports Associated with Growth: The Literature on the Impacts of Sprawl versus Managed Growth*. Cambridge, Mass.: Lincoln Institute of Land Policy, 1995.

Daskal, Jennifer. *In Search of Shelter: The Growing Shortage of Affordable Rental Housing*, 1998. Available from the Center on Budget and Policy Priorities, 820 First Street, NE, Suite 510, Washington, DC 20002; 202/408-1080

Family Housing Fund. *A Study of the Relationship between Affordable Family Rental and Home Values in the Twin Cities*. Minneapolis, Minn.: FHF, 2000.

Haurin, Donald R., Patric H. Hendershott, and Susan M. Wachter. "Wealth Accumulation and Housing Choices of Young Households: An Exploratory Investigation." *Journal of Housing Research* 7.1 (May 2001).

Karlinsky, Sarah. *Community Development Corporations and Smart Growth: Putting Policy into Practice*. Washington, D.C.: Neighborhood Reinvestment Corporation and Joint Center for Housing Studies, 2000.

Listokin, David, and Barbara Listokin. "Barriers to Rehabilitation of Affordable Housing." Center for Urban Policy Research, Rutgers University, April 2001.

National Neighborhood Coalition. *Affordable Smart Growth: Connecting Neighborhood Needs and Regional Vision*. Washington, D.C.: NNC, 2001.

Opportunities for Smarter Growth: Social Equity and the Smart Growth Movement,"
December 1999, <http://www.policylink.org/economy/regionalism.html>.

Stegman, Michael. "Facing the New Suburban Housing Crunch." *Blueprint*,
September 1, 2000.
http://www.ndol.org/ndol_ci.cfm?contentid=2152&kaid=114&subid=144

NNCNeighborhood Principles for Smart Growth

Smart Growth promises new forms of growth and development that redirect investment into existing communities and combine greater fiscal and environmental responsibility with more livable communities. In order to be truly smart, growth strategies require regional alliances and coordination and must incorporate an equitable, neighborhood-focused approach that links low-income neighborhoods to regional economies and brings the benefits of growth to all communities. To this end, the National Neighborhood Coalition has developed a set of Neighborhood Principles for Smart Growth. These principles promote just and equitable growth across urban, suburban and rural communities and regions, with a strong role for low-income neighborhoods and communities of color. They should be a foundation of any smart growth policy or strategy.

1. All neighborhoods and communities should have a fair share of the benefits as well as responsibilities of growth.
2. Growth should meet the economic, environmental, and social needs of low-income and other communities.
3. Low-income neighborhoods and communities of color should have a strong voice in decisions about growth.
4. Growth should not displace low-income residents or people of color in urban or rural areas from their homes, livelihoods, or communities.
5. Growth strategies should promote racial, economic and ethnic integration.
6. Growth strategies should make use of the human, economic and physical assets within communities.

These principles have been endorsed by the National Neighborhood Coalition's Board of Directors. The board encourages their wide use and adoption, but also seeks input on how they can be improved and further developed as a tool for building healthy neighborhoods. To share your comments, ideas, and suggestions on the principles, please visit www.neighborhoodcoalition.org or contact the National Neighborhood Coalition at nncnc@erols.com or (202) 408-8553. These principles are intended to complement the Smart Growth Network's principles for smart growth.