

Overcoming NIMBYism: New Tools for Positive Community Engagement

Housing Virginia has launched a comprehensive training series that aims to assist affordable housing providers, local government, and advocates with their efforts in overcoming public opposition to their projects and policies.

Nimbyism (Not In My Back Yard) is a pervasive and potentially damaging outgrowth of citizen concerns, both rational and not, over potential physical and social changes to their direct environment. Many recurring cases in the past and today are due to opposition to affordable housing within or adjacent to their properties. This is especially true for developments which are often designed at higher densities and are intended for households with incomes at or below the area median. Often the phrase “affordable housing” alone is enough to stir public opposition against the best of intentions and high quality development.



INSIDE:

- TOP 10 MYTHS & FACTS ABOUT AFFORDABLE HOUSING
- ONLINE RESOURCES THAT DE-BUNK NIMBY POSITIONS
- TRAINING OPPORTUNITIES

What to Expect From the Training

Housing Virginia’s professional staff and facilitators offer a variety of training modules to suit the needs of your particular NIMBYism issue. Contact us today to find out how to sign up for a training near you! Trainings will cover a broad array of topics including:

- **Stakeholder Identification and Analysis**
- **Using Data: Where to Find it, and How to Present it**
- **Incorporating compelling materials for success**
- **Incorporating the right media outreach**
- **Developing an Action Plan**
- **Communication Strategies**
- **Ensuring Transparency Through Good Neighbor Relations**

Top 10

Myths & Facts

*about affordable
Housing*

Myth #1:

*affordable housing decreases
property values...*

FACT:

In most cases, reintroducing new housing brings great value to communities. Recent academic research has proven no correlation between affordable housing and a reduction in property values.

Myth #2:

*affordable housing
increases crime...*

FACT:

The Low Income Housing Tax Credit Program has now proven itself as a successful model for reducing crime in both new and existing communities.

Myth #5:

*affordable housing will
increase traffic...*

FACT:

Affordable housing developments place less of a burden on local roads due to smaller household size, location, and walkable densities. Many are purposely located within existing transit oriented development areas of cities.

Myth #8:

*affordable housing will
overload our schools...*

FACT:

Affordable housing communities are more often a healthy mix of life-cycles, many of whom do not have children. Most communities actually reduce the rate of school-aged populations compared to single family detached neighborhoods.

Myth #3:

affordable housing will overload infrastructure...

FACT:

Affordable housing is often built as infill development where public infrastructure already exists and because of higher densities, communities offer greater economies of scale and walkability opportunities.

Myth #4:

affordable housing residents won't fit within our community...

FACT:

Families within affordable housing communities are the backbone of the American economy. They are our Firemen, Nurses, EMT specialists, and Teachers. They comprise the most stable and hard working Americans in all communities.

Myth #6:

affordable housing is ugly and won't fit with our community...

FACT:

Recent homes built within these communities are constructed with the highest standards and are often inspired by local architectural styles.

Myth #7:

affordable housing only benefits the very poor...

FACT:

Low Income Housing Tax Credit communities are home to a diversity of incomes. The program seeks to create well rounded, vibrant communities.

Myth #9:

affordable housing residents move too often to be stable neighbors...

FACT:

The tenure of affordable housing residents is not dissimilar to conventional home owners who, in fact, move on average every 4 to 5 years.

Myth #10:

affordable housing programs never work...

FACT:

The Low Income Housing Tax Credit Program has successfully produced over **1.2 million homes** for a broad range of families and individuals.



Housing Virginia Offers a Variety of Training Options that Help Your Organization or Project Overcome NIMBYism Including:

- ⇒ Full Day Facilitated Interactives on a Regional Level
- ⇒ Half Day Facilitated Sessions In Your Location
- ⇒ One on One Technical Support Sessions with your Management Team
- ⇒ Statewide Webinars

For Additional Resources on:

- ⇒ **Understanding Property Values**
- ⇒ **De-bunking the Crime Argument**
- ⇒ **Affordable Housing and School Performance**
- ⇒ **Traffic Studies and LIHTC**
- ⇒ **Incorporating Good Design**

Visit the “Research” Tab on the Housing Virginia’s website:
www.housingvirginia.org



Search Results:

- ON THE GROUND: 40B Developments Before and After**
A study out of Tufts University that looks at some of the most contro...
- The Impacts of Supportive Housing on Neighborhoods and**
A 1999 Urban Institute of Washington, DC analysis of the impacts of s...
- Myths and Facts About Affordable & High Density Housing**
A report by the California Planning Roundtable and California DHCD p...
- Managing Local Opposition to Affordable Housing: A New Ap**
A white paper outlining two San Francisco case studies of successful
- Affordable Housing in the District Depends on a Stable Hou**
A report by the DC Fiscal Policy Institute outlining data support



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