

## Addressing Perceptions of Affordable and Higher-Density Housing

When an affordable apartment development is proposed, neighborhood concerns are sometimes voiced around the impacts of that development on public safety, traffic congestion, school crowding, and property values. However, research has shown that these concerns do not come to fruition after the development of affordable and higher-density housing options.

### Public Safety



#### Perception:

The presence of subsidized housing increases crime rates.

**No observed impact on crime rates** from Low-Income Housing Tax Credit (LIHTC) developments, public housing projects, scattered-site public housing, or Housing Choice Voucher households.

In fact, LIHTC developments may have a positive impact on reducing neighborhood crime. There is evidence that voucher holders tend to move into areas with rising crime rates, likely because of reduced demand and lower rents. When subsidized housing affects crime, it is most likely due to concentrated disadvantage.

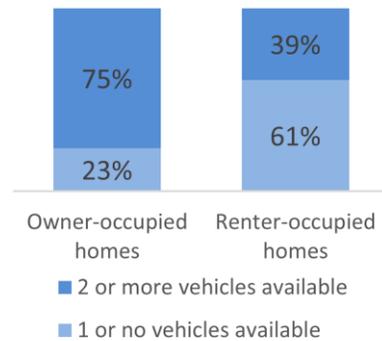
### Traffic Congestion



#### Perception:

Higher-density housing creates traffic congestion.

**On average, renters own fewer cars than homeowners do.**



Source: 2011-15 American Community Survey, for Raleigh-Durham-Chapel Hill CSA

Single-family homes generate 42% more vehicle trips than an apartment unit on a weekday, and 58% more trips on Saturdays.

### School Crowding



#### Perception:

Apartments overburden schools.

In the Raleigh Metro Area, **only 6% of households with school-aged children live in buildings with 20 or more units**, as compared to 48% who live in single-family homes, according to the 2015 American Housing Survey for the Raleigh Metro Area.

Apartments are attractive to single people, couples without children, and empty nesters.

Nationwide, households without children are projected to make up 77% of household growth between now and 2025.

### Property Values



#### Perception:

Affordable multi-family apartments lower the value of nearby single-family homes.

**Subsidized housing has a limited effect on property values** in both low-income and higher-income neighborhoods, based on a study of 16 million transactions in 15 states around 7,098 Low-Income Housing Tax Credit (LIHTC) apartments.

Property values are more likely to decline when the quality, design, and management of the housing is poor, when housing is located in dilapidated neighborhoods, and when low-income residents are clustered.

## Citations

### Research:

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### Data:

2011-2016 American Community Survey, U.S. Census Bureau

2015 American Housing Survey, U.S. Census Bureau