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"What We Have Learned," nicely rounds out the book by returning to and building on the beginning chapter. It presents the continuing research that will take place on this project and indicates new avenues for related research.

This book is aimed primarily at researchers and is in part a progress report. Practicing planners looking for lessons to apply might do well to read chapters 1 and 14 and then consult the index in order to browse specific issues of interest. They might be particularly interested in chapters on the neighborhood impacts of the program and measure of program attributes. There is a great deal of information in this book, and it must be digested slowly or the mind blurs with similar findings from different cities. Researchers will find a great deal that will interest them in terms of methodology, substantive findings, and how to make research relevant to public policy—a task not so ably done by many social scientists.

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Regional Approaches to Affordable Housing

Stuart Meek, Rebecca Retzlaff, and Jim Schwab. American Planning Association, PAS Report Nos. 513/514, Chicago, 2003. 274 pages. \$60 (paperback).

R*egional Approaches to Affordable Housing* is a useful report for planning professionals who are considering regional solutions to local housing needs. The report was prepared by the American Planning Association (APA) Research Department, with funding from the U.S. Department of Housing and Urban Development (HUD) and Fannie Mae Foundation. Its purpose is to be a "source book that identifies and analyzes regional strategies that encourage the provision of a full range of housing types across metropolitan areas" (p. 3).

This 250-page document presents most of its findings through evaluation of a number of case studies, grouped into four main categories: fair share and incentive programs, regional housing trust funds, state affordable housing appeal boards, and private-sector initiatives. Introductory chapters (e.g., on the history of regional housing planning and on "big picture" issues) help introduce the reader to the subject.

Although the report is lengthy, its organization makes it easy to use. Case studies are grouped by category, and each case study begins with a summary of key points. The reader can quickly review these summaries and then decide which case studies to evaluate in detail. The book also includes several useful appendices. These include contact information for many of the organizations profiled in the case studies, an analysis of fair share allocation formulas, and perhaps most useful, excerpts from the APA *Growing Smart Legislative Guidebook* (APA, 2002) related to planning for fair-share housing and state-level housing appeal boards. This last appendix provides several examples of model legislation that can help planners as they move from policy to implementation of programs.

One caution to readers: Do not rely solely on the summaries of regional approaches. The summaries do not include many of the unique program features detailed in the case studies. For example, the case description for the Montgomery County, Ohio, trust fund explains how having a dedicated funding source has "added to the stability of the program, allowing the trust fund to be a permanent option for funding affordable housing projects" (p. 138). Another example is an interesting idea from the Chicago Metropolitan 2020 Plan, proposing that the private sector can support affordable housing efforts by locating new business facilities in communities that support affordable housing. As a long time professional in regional affordable housing, I believe some of the most important insights about regional housing programs are found in these details. These details and program features, more so than the general program design, are what explain the success of a particular program.

Finally, while this report presents a wealth of information on a wide range of regional approaches to affordable housing, as the authors acknowledge up front, this report does not attempt to second guess program design or the political wisdom of the various programs. In trying to be true to this approach, an opportunity was lost in the concluding chapter. It focuses too much on typical think-tank ideas and does not bring out any real new ideas or findings. Here was an opportunity to bridge the gap between theory and implementation in a political environment. It would have been more useful if this chapter had directly compared different programs and analyzed common themes, for example comparing the results of mandatory and voluntary programs. Another theme could have been evaluating programs that linked affordable housing with other issues valued by the community. To illustrate these links, the authors note that "the dual goals of Vermont Housing Conservation Board has helped community recipients win community support" (p. 113). Regarding Maryland's Live Near Your Work Program, it states, "Although we are a housing agency, a related benefit is the reduction in environmental and social costs of travel to work" (p. 172). A third potential theme is that several programs find themselves evolving to more collaborative relationships. This came out in the descriptions of the Massachusetts Comprehensive Permit Law (p. 145) and New Hampshire's Regional Housing Needs Assessment (p. 84).

This PAS Report provides a wealth of information and ideas for those taking a first step, as well as those thinking about next steps in addressing affordable housing on a regional scale. In combination with other reports, such as the Millennial Housing Commission's Report, *Meeting Our Nation's Housing Challenges* (U.S. Govt. Printing Office, 2002), and the recently released Brookings Institution and Urban Institute report, *Rethinking Local Affordable Housing Strategies* (2003), it is a welcome trend toward opening minds and providing guidance for regional approaches to affordable housing.

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