

Partially Annotated List of References and Staff Research Contact List

Adams, Thomas, and Wayne D. Heydecker. 1932. *Regional Survey of New York and Its Environs: Housing Conditions in the New York Region*. New York: Committee on Regional Plan of New York and Environs.

This report, on the New York Region's housing conditions, was prepared as a follow up to the seminal Regional Plan of New York and its environs.

Advisory Commission on Regulatory Barriers to Affordable Housing. 1991. *"Not in My Backyard: Removing Barriers to Affordable Housing; Report to President Bush and Secretary Kemp by the Advisory Commission on Regulatory Barriers to Affordable Housing*. Washington, D.C.: U. S. Department of Housing and Urban Development.

This report looked at the impact of regulatory barriers to affordable housing at the federal, state, and local levels, and made 31 recommendations for action by federal and state government.

Advisory Committee on City Planning and Zoning, U.S. Department of Commerce. 1928. *A Standard City Planning Enabling Act*. Washington, D.C.: U.S. GPO.

This model statute, along with its companion, the Standard State Zoning Enabling Act, formed the basis for most of the planning legislation in the U.S. It did not, however, expressly address housing conditions as part of the "master plan."

Affordable Housing, Education & Development, Inc. 2002a. "AHEAD Services." Web page [accessed 1 July]. Available at <http://www.homesahead.com/services.html>.

This web page contains information about the services that AHEAD offers, including credit and budget counseling, financial assistance, special lender programs, home maintenance education, home rehabilitation planning and loans, and delinquency intervention.

_____. 2002b. "One-on-One Consultations." Web page [accessed 8 July]. Available at <http://www.homesahead.com/sessions.html>.

This web page includes information on the one-on-one homebuyer consultations that AHEAD offers.

_____. 2002c. "Secrets of Homebuying Workshops." Web page [accessed 8 July]. Available at <http://www.homesahead.com/secrets.html>.

This web page includes information about AHEAD's homebuying workshops.

_____. 2002d. "Affordable Housing, Education & Development, Inc." Web page [accessed 1 June]. Available at <http://www.homesahead.com/about/html>.

This web page contains general information about AHEAD, including the mission statement, affordable housing program information, education program information, and the development program information.

Allaire, Jerrold R. 1960. *Expressway Interchanges*. Planning Advisory Service Report No. 137. Chicago: American Society of Planning Officials.

This early Planning Advisory Service report by the American Society of Planning Officials, a predecessor organization to APA, looked at the impact of expressway interchanges on local governments and addressed which governmental levels should exercise regulatory control over nearby land uses.

American Society of Planning Officials. 1955. *The Urbanizing Influence of the Expressway and the Need for Planning and Zoning*. Planning Advisory Service Report No. 71. Chicago: American Society of Planning Officials.

An early work on the impact of expressways on undeveloped land in the rural and semi-rural fringes of urban areas.

Ames Department of Planning and Housing. 2002a. "2000 Rental Survey A: Yellow Survey." Web page [accessed 10 June]. Available at http://www.city.ames.is.us/housingweb/Rental_Housing_Survey_a-2000.htm.

This web page contains a survey that was sent out to all registered rental property owners in Ames and Story County, Iowa, regarding housing issues in the region.

_____. 2002b. *2001 Annual Report: Department of Planning and Housing*. Ames Department of Planning and Housing.

This annual report details the work of the Ames Planning and Housing Department in 2001. It includes a summary of housing activities, including information regarding the total number of homebuyers assisted through the Ames/Story County affordable housing program.

_____. 2002c. "Ames/Story County Partnership Affordable Housing Program." Web page [accessed 7 May]. Available at <http://www.city.ames.ia.us/housingwebAffordableHousing/housing.htm>.

This web page contains information about the Ames/Story County affordable housing program.

Applied Economics Research, Inc. 1987. *New Hampshire Housing Analysis Technical Report*. New Hampshire Office of State Planning, Concord.

A report setting forth a methodology for completing regional housing needs assessments in New Hampshire.

Association of Bay Area Governments. 2002a. "ABAG Regional Housing Distribution Model." Web page [accessed 22 July]. Available at http://www.abag.ca.gov/cgi-bin/rhnd_meth.pl.

This web page contains information about the methodology for distributing housing need allocations to local governments in the Bay Area.

_____. 2002b. "Adopted Platform on Growth Management." Web page [accessed 20 August]. Available at <http://www.abag.ca.gov/planning/rgp/platofrm>.

This web page contains information about the platform on growth management that has been adopted in the Bay Area by the Association of Bay Area Governments.

_____. 2002c. "Bay Area Census." Web page [accessed 24 July]. Available at <http://census.abag.ca.gov/>.

This web site provides a variety of information about the demographics of the Bay Area.

_____. 2002d. "Menu of Subregional Land Use Policies." Web page [accessed 22 July]. Available at <http://www.abag.gov/planning/rgp/menu/index.html>.

This web page contains information about sub-regional land use policies in the Bay Area, including location and intensity of urban development, mobility, natural resource protection and management, housing supply and affordability, and economic development.

_____. 2002e. "Regional Housing Needs 1999-2006." Web page [accessed 31 May]. Available at http://www.abag.ca.gov/cgi-bin/rhnd_allocation.pl.

This web page contains the fair-share housing need allocation for all local governments in the Bay Area.

_____. 2002f. "Regional Housing Needs: Frequently Asked Questions." Web page [accessed 22 July]. Available at <http://www.abag.gov/planning/housingneeds.faq.htm>.

This web page contains questions and answers about the Regional Housing Needs process.

_____. 2002g. "Regional Housing Needs Methodology." Web page [accessed 22 July]. Available at <http://www.abag.ca.gov/planning/housingneeds/meth.htm>.

This web page discusses the methodology that was used by ABAG for the 1999-2006 Regional Housing Needs Assessment, which was used to determine each jurisdiction's fair-share housing need. It includes links to sphere of influence numbers, the regional housing needs assessment schedule, and the final 1999-2006 allocation.

_____. 2001a. *Regional Housing Needs Determination for the San Francisco Bay Area: 2001-2006 Housing Element Cycle*. Oakland, Calif.: Association of Bay Area Governments.

This is the regional housing needs determination for the San Francisco Bay Area for the period 2001-2006. It includes a background and overview of housing needs in the Bay Area, a housing needs assessment, explanation of the methodology, local government review and appeals process, specific statutory requirements, a review of changes in California's housing element law since 1989, and related technical information.

_____. 2001b. *Table of Jurisdiction Comments and Proposed Revisions*. Oakland, Calif.: Association of Bay Area Governments.

This table summarizes the comments that were received by the Association of Bay Area Governments from local governments during the comment period for the Regional Housing Needs Analysis.

_____. 2000. *Theory In Action: Smart Growth Case Studies in the San Francisco Bay Area and around the Nation*, Oakland, Calif.: Association of Bay Area Governments.

This report includes many case studies of smart growth strategies in the United States. It includes examples of housing supply, compact communities, comprehensive planning, land conservation, and urban revitalization.

_____. 1989. *Housing Needs Determinations*. Oakland, Calif.: Association of Bay Area Governments.

This report is the Association of Bay Area Governments housing needs analysis for 1988-1998 housing element cycle. It contains information about the determination of housing needs, housing needs for each jurisdiction in the Bay Area, and the local government review process.

Baer, William C. 1986. "The Evolution of Local and Regional Housing Studies." *Journal of the American Planning Association* 51, no. 2: 172-84.

Housing studies have evolved over 80 years from a set of disparate techniques into comprehensive fair-share housing allocation plans. During this evolution the individual studies also have served a variety of political purposes, although planners have not always admitted to them. A few states have sought to implement these plans by explicitly bringing them squarely into the political arena. They have done so by using analysis and plan as an agenda for improved vertical and horizontal intergovernmental sharing of control over land use decisions. This article provides a historic review of the evolution of these studies and their political uses as of 1986. The article formed the basis for the initial research in Chapter 2 of this Planning Advisory Service Report.

Baird+Driskell Community Planning. 1999. *Final Report: Housing Production Data Collection Process*. Oakland, Calif.: Association of Bay Area Governments.

This is a report of the effort to collect housing production data in the Bay Area.

Baird+Driskell Community Planning and Robert Odland Consulting. 2001. *Blueprint 2001: Housing Element Ideas and Solutions for a Sustainable and Affordable Future*. Oakland, Calif.: Association of Bay Area Governments.

This document outlines the requirements of California's housing element law, sets forth a process for addressing those requirements, and describes programs and strategies that can be used to address housing needs. It includes information on how to prepare an effective housing element, strategies for community participation, a directory of housing strategies and programs, and a directory of financial resources for housing.

Bay Area Alliance. 2002. "The Community Capital Investment Initiative and the Bay Area Family of Funds." Web page [accessed 24 April]. Available at <http://www.bayareaalliance.org/brochure401.html>.

This web page includes information about the Community Capital Investment Initiative, an effort to invest in poor neighborhoods in the Bay Area, and promote smart growth. It includes information regarding the objectives and strategies of the Community Capital Investment Initiative, and the role of the Bay Area Smart Growth Fund.

Bay Area Council. 2002a. "Bay Area Family of Funds Overview." Web page [accessed 19 April]. Available at <http://www.basgf.com/>.

This web page contains information about the Bay Area family of funds and the Bay Area smart growth fund.

_____. 2002b. "Organizational Profile." Web page [accessed 8 April]. Available at http://www.bayareacouncil.org/orgprofil/org_top.html.

This web page contains an overview of the Bay Area Council. It includes a discussion of each of its program areas: transportation, housing and land use, energy policy, environmental quality, sustainable economic development, education and workforce development, telecommunications and information technology, and water policy.

_____. 2002c. "Programs and Policy Initiatives: Housing and Land Use." Web page [accessed 8 April]. Available at http://www.bayareacouncil.org/ppi/hlu/hlu_pe1.html.

This web page includes information about the housing and land-use initiatives that the Bay Area Council is involved in, including the jobs-housing footprint project, legislation to increase the supply of housing, fair-share housing report, framework for sustainable development, and financing initiative for environmental restoration.

_____. 2000. *Housing Policy Strategic Framework*. San Francisco, Calif.: Bay Area Council.

This document contains information about the housing policy initiative of the Bay Area Council.

Bay Area Smart Growth Fund I, LLC. 2002. "Bay Area Smart Growth Fund I, LLC." Web page [accessed 19 April]. Available at <http://www.basgf.com/>.

This web page provides information about the Bay Area Smart Growth Fund. It includes information about the targeted areas, the goals of the fund, and the fund's management team.

Bergon, Sandy. 1990. Unpublished Memorandum. 9 July.

This memorandum, prepared for the Research Unit in the Connecticut Department of Housing, contains a list of which communities were exempt from the Connecticut housing appeals procedure in 1990. 26 cities were exempt from its provisions, having more than 10 percent of their housing stock in affordable units.

Blaesser, Brian et al. 1991. "Advocating Affordable Housing in New Hampshire: The Amicus Curiae Brief of the American Planning Association in *Wayne Britton v. Town of Chester*." *Journal of Urban and Contemporary Law* 40, no. 3: 3.

This brief was submitted to the New Hampshire Supreme Court by the American Planning Association in *Wayne Britton v. Town of Chester*.

Blue Ribbon Commission. 1989. *Housing Report*, Blue Ribbon Commission, Hartford, CT.

This is an early Blue Ribbon Commission report that resulted in the creation of Connecticut's affordable housing land use appeals procedure legislation, Section 8-30G of the Connecticut General Statutes.

Blue Ribbon Commission to Study Affordable Housing. 2000. *Report of the Blue Ribbon Commission to Study Affordable Housing*. Hartford, Conn.: Blue Ribbon Commission to Study Affordable Housing.

This is the final report of the Blue Ribbon Commission to Study Affordable Housing, established by special act 99-16 during the 1999 Connecticut legislative session. It includes recommendations and findings related to the Connecticut affordable housing land use appeals procedure.

Brandt, and Mike Kaszuba. 2002. "Egan Mayor and a Church Often Go Toe to Toe." *Minneapolis Star-Tribune*, sec. 1B, 14 May.

The City of Eagan, Minnesota, is criticized by a local clergyman for not doing enough about affordable housing.

Brooks, Mary. 2002. *Housing Trust Fund Progress Report 2002: Local Responses to America's Housing Needs*. Frazier Park, Calif.: Center for Community Change.

This report includes the results of a survey of housing trust funds in cities, counties, regions, and states in the U.S.

Buki, Charles. 2001. *Affordable Housing and Growth Management and Sprawl: Equity for Some Versus Affordability for Others*. Washington D.C.: Millennial Housing Commission.

This paper prepared for the Millennial Housing Commission established by Congress includes information about the connection between affordable housing and urban sprawl.

Burchell, Robert W., and et al. 1983. *Mount Laurel II: Challenge & Delivery of Low-Cost Housing*. New Brunswick, New Jersey: Center for Urban Policy Research, Rutgers University.

This is a compilation of articles about the Mount Laurel antiexclusionary zoning cases in New Jersey and issues raised by them, including those addressing housing allocation methodology.

Burchell, Robert W., David Listokin, and Arlene Pashman. 1994. *Regional Housing Opportunities for Lower-Income Households: An Analysis of Affordable Housing and Regional Mobility Strategies*. Washington, D.C.: U.S. Department of Housing and Urban Development.

This report, prepared by researchers at the Rutgers University Center for Urban Policy Research, is an extensive analysis of some 30 historic or current (as of 1994) programs intended to promote regional mobility and housing affordability. The programs are grouped into seven categories: (1) required local housing plans; (2) local housing allocation; (3) specialized access to appeals or rewards; (4) inclusionary zoning; (5) "regional public superbuilders"; (6) affordable housing finance strategies; and (7) portable certificates and vouchers.

Burnham, Daniel H., and Edward H. Bennett. 1970. *Plan of Chicago*. 2 ed. New York: Da Capo Press.

This is an unabridged republication of the first edition of the 1909 plan for the City of Chicago, (the "Burnham Plan"), which is one of the most famous and influential city plans in American city planning history.

Calavita, Nico, and Kenneth Grimes. 1998. "Inclusionary Housing in California: The Experience of Two Decades." *Journal of the American Planning Association* 64, no. 2: 150-69.

This article presents a case study of inclusionary housing in California. The article presents findings from a survey that shows that the 75 inclusionary housing programs that were surveyed produced more than 24,000 units of housing, provided flexibility to developers in meeting requirements, and have generally favored moderate-income homebuyers. Interviews with planners reveal that inclusionary housing programs in California have usually been established as a response to an actual or perceived threat of litigation due to noncompliance with California's housing element law.

California Department of Housing and Community Development. 2002a. *Court Rules in Favor of State in Housing Dispute*. Sacramento, Calif.: California Department of Housing and Community Development.

This is a press release for a Riverside, California, Superior Court decision in favor of the California Department of Housing and Community Development, in their lawsuit with the Southern California Association of Governments over fair-share housing need allocation.

_____. 2002b. "Housing Element Compliance Report." Web page [accessed 12 August]. Available at <http://www.hcd.ca.gov/>.

This web page is a listing of the status of housing elements in California jurisdictions, listed by county. It includes information about whether each housing element is in compliance, out of compliance, due, in review at HCD, or self certified; and the date that the housing element was reviewed. It should be noted that the figures on this web page are periodically revised.

_____. 2002c. "Housing Element Update Schedule." Web page [accessed 20 August]. Available at <http://www.hcd.ca.gov/plainHTML.cgi>.

This web page contains information on housing element update schedules for California jurisdictions.

California Department of Housing and Community Development, Division of Housing Policy Development. 2000. *Housing Element Status Report: A Report to the Legislature*. Sacramento, Calif.: California Department of Housing and Community Development.

This is a report to the California Legislature on the status of housing elements in California. It describes the status of local compliance with California's housing element law and highlights significant progress that has been achieved in increasing statewide compliance rates.

Central New Hampshire Regional Planning Commission. 2000. *Affordable Housing Needs Assessment for the Central New Hampshire Region: Year 2000 Update*. Concord, N.H.: The Commission.

This plan is the regional affordable housing needs assessment for the Central New Hampshire region.

_____. 2002. *Epson Master Plan*. Concord, N.H.: The Commission.

Chicago Metropolis 2020. 2002a. "About Chicago Metropolis 2020." Web page [accessed 5 April]. Available at <http://www.chicagometropolis2020.org/description.htm>.

This web page includes information about the structure, history, and organization of Metropolis 2020, a private organization that represents some of Chicago's business leaders.

_____. 2002b. "Chicago Metropolis 2020: One Region. One Future. Executive Summary of the Chicago Metropolis 2020 Report." Web page [accessed 5 April]. Available at <http://www.chicagometropolis2020.org/summary.htm>.

This web page is an executive summary of the Chicago Metropolis 2020 report.

_____. 2002c. "Make No Little Plans" What do you think the Chicago region should be like in 2020?" Web page [accessed 5 April]. Available at <http://www.chicagometropolis2020.org/workbook.htm>.

This web page includes information about the regional forums that were held by the Metropolis 2020 organization to identify issues of concern for the Chicago region.

_____. 2002d. *Recommendations for Developing Attainable Workforce Housing in the Chicago Region*. Chicago: Chicago Metropolis 2020.

This report contains recommendations and an agenda for affordable workforce housing in the Chicago Region, building on the recommendations of the Chicago Metropolis 2020 plan.

_____. 2002e. "Senior Executive Biographical Information." Web page [accessed 5 April]. Available at <http://www.mhchicagometropolis2020.org/seniorleaders.htm>.

This web page includes information about the senior leaders of Metropolis 2020, a group of executives who dedicate their time to the goals and mission of Metropolis 2020.

_____. 2000a. *Getting to Work on Regional Issues*. Chicago: Chicago Metropolis 2020.

This report details the issues that were identified in the Metropolis 2020 plan, and includes information on the work that is being taken on by the organization to implement the plan.

_____. 2000b. "'One Region-One Future'." A Comprehensive Strategy of Regional Outreach and Collaboration: Community Forums." Web page [accessed 5 April]. Available at <http://www.chicagometropolis2020.org/sld1.htm>.

This web page contains the results of some of the community forums that the Chicago Metropolis 2020 organization held throughout the Chicago region in 1999 and 2000. It includes the top ten goals for the Chicago region that were created by each regional forum.

Cicalone, Thomas J. 2002. "Affordable Housing Appeals Procedure, Percentages of Assisted Housing Units." Web page [accessed 23 September]. Available at <http://www.state.ct.us/ecd/Housing/appeals.htm>.

This memorandum identifies the status of Connecticut cities and towns in meeting their obligation under the state's affordable housing appeals procedure.

Committee on Regional Plan of New York and Environs. 1931. *The Building of the City, Regional Plan*. New York: The Committee.

Conrad, Richard. 1998. Memo to City Councils of ARCH Member Cities, July 9.

Council on Affordable Housing. 2002a. "COAH." Web page [accessed 11 October]. Available at <http://www.state.nj.us/coah/#aboutcoah>.

This website provides detailed information about the New Jersey Council on Affordable Housing.

_____. 2002b. "Council on Affordable Housing." Web page [accessed 11 November]. Available at <http://www.state.nj.us/dca/coah>.

This web page includes a variety of information about the New Jersey Council on Affordable Housing (COAH), including COAH newsletters, 2002 regional income limits, the New Jersey guide to affordable housing, COAH substantive and procedural rules, the New Jersey Fair Housing Act, a listing of proposed regulations, and other information.

_____. 2001a. *COAH Handbook 2001*. Trenton, N.J.: Council on Affordable Housing.

This handbook includes information on how to determine a jurisdiction's housing obligation, how to prepare a housing element, how to achieve a jurisdiction's fair-share housing obligation, entering the COAH process, sources of funding and assistance, and performance monitoring.

_____. 2001b. *COAH Options: COAHs 2001 Annual Report*. Trenton, N.J.: Council on Affordable Housing.

This annual report contains information about the activities of the Council on Affordable Housing from its inception through 2001.

_____. 2001c. *New Jersey Council on Affordable Housing 2001 Annual Report*. Trenton, N.J.: Council on Affordable Housing.

This annual report includes information on the number of affordable housing units that were completed, zoned, approved, or transferred via regional contribution agreements as of June 30, 2001. It also includes a listing of development fees collected by New Jersey jurisdictions as of June 30, 2001.

_____. 2000. *COAH 2000 Annual Report: Making NJ a Better Place to Live*. Trenton, N.J.: Council on Affordable Housing.

This annual report includes information on the number of affordable housing units that were completed, zoned, approved, or transferred via regional contribution agreements between 1987 and 1999. It also includes a listing of development fees collected by New Jersey jurisdictions as of 2000.

_____. 1999. *The New Jersey Council on Affordable Housing Presents Questions and Answers*. Trenton, N.J.: Council on Affordable Housing.

This report includes many questions and answers concerning the New Jersey Council on Affordable Housing and the New Jersey Fair Housing Act.

County Corp. 2002a. *County Corp: Developing the Dayton Region*. Dayton, Ohio: County Corp.

This PowerPoint presentation describes the history and accomplishments of the Montgomery County (Dayton), Ohio, Housing Trust Fund. It also described how the trust fund works, and includes photographs of housing that was developed using funds from the trust fund.

_____. 2002b. "Housing." Web page [accessed 1 April]. Available at <http://www.mrecommerce.net/countycorp/housing.asp>.

This web page includes general information about County Corp housing programs, including home improvement loans, homebuyer programs, and the housing trust fund.

_____. 2002c. "Montgomery County Housing Trust." Web page [accessed 1 April]. Available at <http://www.mrecommerce.net/countycorp/HousingTrust.asp>.

This web page features detailed information about County Corp and the Montgomery County (Dayton) affordable housing trust fund.

_____. 2002d. "Montgomery County Housing Trust Proposal Evaluation Criteria." Web page [accessed 1 April]. Available at <http://www.mrecommerce.net/countycorp/HTEvaluation.asp>.

This web page provides information about the purposes, administration, and project eligibility of the housing trust fund. It includes a listing of the point system used to evaluate score potential trust fund projects.

_____. 2001a. *County Corp: Developing the Dayton Region: 2001 Annual Report*. Dayton, Ohio: County Corp.

This annual report covers the Montgomery County, Ohio, Housing Trust Fund activities for the fiscal year 2001. It includes a listing of the projects that were funded by the trust fund, a listing of expenditures, and demographics information about the recipients of the funds.

_____. 2001b. *Housing Trust Program Guidelines*. Dayton, Ohio: County Corp.

This report describes County Corp in Montgomery County (Dayton), Ohio, and its housing trust fund. It explains County Corp's role in the housing trust fund, who is eligible for funding, the priorities for the use of housing trust fund financing, general underwriting guidelines for trust fund financing, the application and review process, the how potential projects are reviews. Includes an application for funding from the trust fund .

_____. 2000. Projects/Programs funded in year 2000.

This unpublished document is a listing and description of all of the projects and programs that County Corp funded in 2000.

County of Sacramento, California. 2002. "Sacramento Area Facts." Web page [accessed 11 September]. Available at <http://www.saccounty.net/portal.about/areafacts.htm>.

This web page contains general demographic information about the city and county of Sacramento, California.

Croswell, Cathy E. 2002. Letter to Mayor Ronald Bartes, dated December 13, 2000, available from <http://api.ucla.edu/rhna/RegionalHousingNeedsassessment/Correspondence/todayLetter5.pdf> [accessed August 14].

Danielson, Michael N. 1976. *The Politics of Exclusion*. New York: Columbia University Press.

This book discusses a variety of affordable housing issues, including fair-share approaches to affordable housing, zoning, and subsidized housing. It contains a case study of the adoption and implementation of the Miami Valley Regional Planning Commission's fair-share housing allocation plan for the five-county Dayton, Ohio, region in the early 1970s.

DeForest, Robert, and Lawrence Veiller. eds. 1900. *The Tenement House Problem including the Report of the New York Tenement House Commission of 1900*.

Eisenberg, Robert. 2002. *The Housing Transportation Connection: Building Better Communities through Better Housing and Transportation*. Paper prepared for the Millennial Housing Commission.

Fairbanks, Robert B. 2000. "From Better Dwellings to Better Neighborhoods: The Rise and Fall of the First National Housing Movement." In *From Tenements to the Taylor Homes: In Search of an Urban Housing Policy in Twentieth Century America*, edited by Roger F. Bauman, Roger Biles, and Kristin Szylvian. University Park, Pa.: Pennsylvania State University Press, pp. 21-42.

An excellent review of housing policy in the U.S. from 1895 to 1917.

Feiss, Carl. 1985. "The Foundations of Federal Planning Assistance: A Personal Account of the 701 Program." *Journal of the American Planning Association* 51, no. 2: 175-84.

This article describes the events leading to the Section 701 (of the Housing Act of 1954) federal planning assistance program. It outlines the accomplishments of the program and its importance to professional planning and education.

Field, Ben. 1993. "Why Our Fair Share Housing Laws Fail." *Santa Clara Law Review* 34, no. 1.

A discussion of the problems in obtaining judicial enforcement under the "substantially complies" standard of compliance in the California housing element law.

Fishman, Richard, ed. *Housing for All Under Law: New Directions in Housing, Land Use and Planning Law*. Cambridge, Mass.: Ballinger.

This is the report of the American Bar Association's Advisory Commission on Housing and Urban Growth. The report contains extensive recommendations on housing planning and regulatory barrier removal.

Flint, Anthony. 2002a. "Grafton Fights Loosing Battle on Development." *Boston Globe*. 9 September.

Account of the efforts of the town of Grafton, Massachusetts, to retain historic character, provide affordable housing, and fight mansionization.

_____. 2002b. "Towns Get Greater Housing Control." *Boston Globe*. 14 September.

This article discusses the new rules giving towns in Massachusetts more control over the construction of affordable housing projects built under the state's Chapter 40B affordable housing law.

Godschalk, David R. 1992. "In Defense of Growth Management." *Journal of the American Planning Association* 58, no. 4: 422-24.

Goetz, Edward G., Karen Chapple, and Barbara Lukermann. 2002. *The Affordable Housing Legacy of the 1976 Land Use Planning Act*. Minneapolis, Minn.: Center for Urban and Regional Affairs, University of Minnesota.

This report analyzes the Minnesota Land Use Planning Act of 1976. It focuses on how the Metropolitan Council has interpreted and administered the act and how 25 high-growth suburban communities have implemented it. The authors examine the degree to which land that was set aside for high-density housing twenty or more years ago actually resulted in the creation of affordable housing. 2001.

_____. 2001. "Enabling Exclusion: The Retreat from Fair Share Housing in the Implementation of the Minnesota Land Use Planning Act." Paper presented at Annual Meeting of the Association of Collegiate Schools of Planning—November 7-11.

Goetz, Edward, and Lori Mardock. 1998. *Losing Ground: The Twin Cities Livable Communities Act and Affordable Housing*. Minneapolis, Minn.: Center for Urban and Regional Affairs, University of Minnesota.

This report is an analysis of the Minnesota Livable Communities Act. It finds that many communities have goals that will actually reduce their percentage of affordable housing, and that these reductions will have a region-wide impact. The authors argue that the standard by which a regional housing program such as the Livable Communities Act should be judged is the degree to which it increases the relative availability of affordable housing. By this standard, the authors find the program to be ineffective because it not only will fail to increase the availability, but will actually reduce it, for both ownership and rental units.

Hammer, Greene, Siler Associates. 1972. *Regional Housing Planning*. Washington, D.C.: American Institute of Planners.

This report provides a methodology on the analysis and forecasting of requirements for new housing production on a regional basis. Chapter 1 is an introduction. Chapter 2 describes the housing delivery process. Chapter 3 is the housing model intended to describe the supply and production requirements for housing, including the forecasted occupancy characteristics. Chapter 4 describes how to develop local housing policies and programs. A detailed technical appendix addresses sources of housing information, methods and approaches to be used by the planner in evaluating and understanding the local housing delivery system, the sequential procedures and approaches the planner might employ in development of a housing model, and a case example of use of the housing model for a hypothetical planning area. The forecasting methodology draws heavily on the 1970 publication *FHA Techniques of Housing Market Analysis*.

Hardinson, Dee. 2002. Letter to Julie Bornstein, dated August 30, 2000. Available from <http://api.ucla.edu/rhna/RegionalHousingNeedsassessment/Correspondence/today2b.pdf> [accessed August 14].

Tasha Harmon. n.d. "Tools Proposed or Used in Portland Region to Maintain/Increase Affordable Housing Stock for Low-Income Residents." Handout at *American Planning Association Conference, 2000*.

This conference handout document, written for the 2000 American Planning Association conference, includes a listing of all of the affordable housing tools that are available or used in the Portland region.

Harr, Charles M. 1996. *Suburbs Under Siege*. Princeton, New Jersey: Princeton University Press.

This book examines the activist role that the New Jersey courts took in the *Mount Laurel* anti-exclusionary housing rulings.

Herold, Roberta. 2002. *Between a Rock and a Hard Place: Housing and Wages in Vermont*. Montpelier, Vt.: The Vermont Housing Awareness Campaign and The Housing Council.

This report analyzes the causes and consequences of the gap between housing costs and wages in Vermont, as well as the gap between the demand for and supply of housing that working families can afford.

Herr, Philip B., and Associates. 2000a. *Affordability Zoning: Connecticut*. Newton, Mass.: Philip B. Herr and Associates.

_____. 2000b. *Affordability Zoning Data: Massachusetts*. Newton, Mass.: Philip B. Herr and Associates.

_____. 2000c. *Affordability Zoning Data: Rhode Island*. Newton, Mass.: Philip B. Herr and Associates.

_____. 2000d. *Zoning for Housing Affordability, A Study Prepared for the Massachusetts Housing Partnership Fund*. Newton, Mass.: Philip B. Herr and Associates.

This study was sponsored by the Massachusetts Housing Partnership Fund to examine the use and effectiveness of local exclusionary zoning provisions in providing affordable housing in Massachusetts. The Massachusetts experience with affordable housing was similar to that found in Connecticut, Rhode Island, and New Hampshire, which were also studied for comparison. The report is accompanied by four technical monographs analyzing affordability zoning provisions in each of the states.

Hodge, Gerald. 1963. "Use and Mis-Use of Measurement Scales in City Planning." *Journal of the American Institute of Planners* 29, no. 2: 112-21.

In discussing criteria by the American Public Health Association, Hodge noted studies in Boston and New York where "shabby physical conditions mask a viable social structure," and suggested that "social factors also have to be considered in order to define completely the dimension of sub-standardness".

Job-Center Housing. 2002a. "The Housing Crisis: Creating Housing Opportunities for California's Workforce." Web page [accessed 8 April]. Available at <http://www.jobcenterhousing.com/problem.html>.

This web page discusses the housing shortage in the Bay Area, California. It includes information on the housing shortage, the jobs/housing imbalance, and the condominium shortage.

_____. 2002b. "The Solution to California's Housing Crunch." Web page [accessed 8 April]. Available at <http://www.jobcenterhousing.com/solution.html>.

This web page outlines Job-Center Housing's strategy to solve California's housing crisis.

_____. 2002c. "Who We Are." Web page [accessed 8 April]. Available at <http://www.jobcenterhousing.com/who.html>.

This web page contains information about the Job-Center Housing Coalition, including a listing of housing, consumer, ethnic, labor, and taxpayer organizations that are members of the coalition.

Johnson, Elmer J. 2001. *Chicago Metropolis 2020: The Chicago Plan for the Twenty-First Century*. Chicago: The University of Chicago Press.

This plan for the Chicago region, produced by a private organization, includes goals and principles in five areas: public education and childcare, transportation, land use and housing, governance and taxation, and economic well-being. It includes recommendations in five areas: investing in children, enhancing the region's competitiveness, governing the region, race and poverty, and quality of life.

Joint Center for Housing Studies of Harvard University. 2002. *The State of the Nation's Housing*. Cambridge Mass.: Joint Center for Housing Studies at Harvard University.

This report is a general overview of the state of the nation's housing. It includes information regarding housing and the economy, demographics, homeownership, rental housing, and low-income housing needs.

Kantor, Harvey M. 1973. "Charles Dyer Norton and the Origins of the Regional Plan of New York." *Journal of the American Institute of Planners* 39, no. 1: 35-41.

Profile of Charles Dyer Norton, a banker and civic activist who launched the Regional Plan of New York and its Environs in the 1920s.

Katz, Bruce. 2002. "Increasing Housing Opportunities in Metro Kansas City." Web page [accessed 19 December]. Available at <http://www.brookings.org/dybdocroot/es/urban/speeches/kcaffordable.pdf>.

Text of a speech given before the Kansas City Forum in Kansas City, MO, by Bruce Katz, director of the Brookings Institution Center on Urban and Metropolitan Policy.

King County Consortium. 1999. *Consolidated Housing and Community Development Plan for 2000-2003*. Seattle, Wash.: King County Consortium.

This plan addresses the housing and community development needs of communities in King County outside Seattle.

King County Housing and Community Development Program. 2001. *Consolidated Annual Performance and Evaluation Report for the year 2001, Draft*. Seattle, Wash.: King County Housing and Community Development Program.

This report is a summary and evaluation of how the King County Consortium used its federal housing and community development funds in 2001 to help carry out the goals and objectives identified in its consolidated plan.

_____. 1998. *King County Market Rate Housing Affordability Study*. Seattle, Wash.: King County Housing and Community Development Program.

This study analyzes housing affordability both rental and ownership in the real estate market in King County, Washington. Includes information about housing affordability for King County as a whole, by region, and by jurisdiction.

King County Office of Regional Policy and Planning. 2002. "Annual Growth Report 2000." Web page [accessed 29 March]. Available at <http://www.metrokc.gov/exec/orpp/agr/agr00/>.

This is the annual report of growth in the King County (Seattle) region. It includes information about housing units, rental prices, and income.

Kirp, David L., John P. Dwyer, and Larry A. Rosenthal. 1995. *Our Town: Race, Housing, and the Soul of Suburbia*. New Brunswick, N.J.: Rutgers University Press.

This book is a chronicle of and the stories behind the *Mount Laurel* affordable housing litigation in New Jersey .

Koebel, Theodore C. 1987. "Estimating Housing Demand and Supply for Local Areas." *Journal of Planning Education and Research* 7, no. 1: 5-14.

This article presents a relatively simple approach for estimating housing demand and supply by county, based on methodology employed by the State of Kentucky in its

Annual Housing Report. Under it, household forecasts were derived by multiplying projected household population by the percentage of householders (heads of households) for each age, sex, and race category. Data on production (permits, starts, completion) can be obtained through national housing statutes, such as census reports. However, the article notes that reliance on building permits to measure housing production would result in a serious underestimate in Kentucky counties, where they may not be issued. Instead, the article notes that other permits, especially plumbing permits, are useful for supplying the more traditional data on housing production. A special regression methodology was used for estimating the number of mobile home placements by county.

Krefetz, Sharon Perlman. 2001. "The Impact and Evolution of the Massachusetts Comprehensive Permit and Zoning Appeals Act: Thirty Years of Experience with a State Legislative Effort to Overcome Exclusionary Zoning." *Western New England Law Review* 22, no. 381-430.

This study analyzes the Massachusetts Comprehensive Permit and Zoning Appeals Act (chapter 40B). The article includes a discussion of the law's origins, enactment, and provisions, an assessment of the law's impact, a discussion of the evolution of the law's administration by the state-level Housing Appeals Committee, and suggestions for future research. This is the most thorough assessment of the law published to date and is highly recommended as an example of program analysis.

Lieder, Constance. 1988. "Planning for Housing." In *The Practice of Local Government Planning*. 2d ed., edited by Frank S So, and Judith Getzels. Washington D.C.: International City Management Association, 388-91.

This section of *The Practice of Local Government Planning* addresses housing planning, housing forecasting and housing market analysis.

Lindgren, Jay R. 2001. Letter to James Nobles, January 18.

Listokin, David. 1976. *Fair Share Housing Allocation*. New Brunswick, N. J.: Center for Urban Policy Research.

This book analyzes fair-share housing allocation plans for low- and moderate-income housing as they existed in the mid 1970s. A technical appendix discusses housing allocation formulas used in the plan adopted by the Miami Valley Regional Planning Commission in Dayton, Ohio.

Live Baltimore Marketing Center. 2002. "Live Near Your Work Program." Web page [accessed 8 April]. Available at <http://www.livebaltimore.com/homebuy/lnyw.html>.

This web page offers information regarding the Maryland Live Near Your Work Program, including a list of participating employers, frequently asked questions, and grant instructions.

Luger, Michael I., and Kenneth Temkin. 2000. *Red Tape and Housing Costs: How Regulation Affects New Residential Development*. New Brunswick, N.J.: Rutgers University Center for Urban Policy Research.

Using case studies from New Jersey and North Carolina, this book examines the effects of regulation on housing costs. It begins by distinguishing normal from excessive regulatory costs. Normal regulations are those, it is commonly agreed, that protect health, safety and environmental quality and costs incurred to comply with the regulations in a reasonable period. The excessive costs are those that require developers to incur more hard costs than they would in some baseline case, as well as costs incurred due to unnecessary delays. The book quantifies these costs, and finds that the New Jersey per-unit costs and fees, as compared to North Carolina's, are too high by \$9,500.

Mallach, Alan. 2002a. *Creating More Affordable Housing Under the New Jersey Fair Housing Act: Changing COAH Regulations to Increase Housing Production*. Trenton, N.J.: Housing and Community Development Network of New Jersey.

This is a white paper of the Housing and Community Development Network of New Jersey. It discusses New Jersey Council on Affordable Housing (COAH) regulations that govern three areas: inclusionary zoning (set-asides), developer fees, and regional contribution agreements. The report includes recommendations on how to improve the operation of these three components of the state's fair-share housing program.

_____. 2002b. "Draft Amendments to Fair Housing Act." October 31, 2002. Unpublished manuscript supplied to APA research staff.

Mandelker, Daniel R., et al. 1981. *Housing and Community Development: Cases and Materials*. Indianapolis, Indiana: Bobbs-Merrill Co.

Maryland Department of Housing and Community Development. 2002. "Live Near Your Work (LNYW) Fact Sheet." Web page [accessed 4 April]. Available at <http://www.dhcd.state.md.us/lnyw/lnyw.cfm>.

This web page includes general information on the Maryland Live Near Your Work program, such as eligibility, application process, funding, and related links.

Maryland Department of Housing and Community Development, Live Near Your Work Program. 2001. *Live Near Your Work Survey Results*. Annapolis, Md.: Maryland Department of Housing and Community Development.

This report details the results of a survey of participants in Maryland's Live Near Your Work Program. It includes information about miles traveled to work, income, the Live Near Your Work incentive, and demographics of the participants.

Massachusetts Department of Housing and Community Development. 2002a. *Ch. 40B Subsidized Housing Inventory Through October 1, 2002, Revised April 24, 2002*. Boston, Mass.: Massachusetts Department of Housing and Community Development.

This report includes a listing of Chapter 40B subsidized housing for every community in Massachusetts. It includes the percent subsidized, the number of Chapter 40B units, and the total development units in 2001.

_____. 2002b. "Chapter 40B." Web page [accessed 18 June]. Available at <http://www.state.ma.us/dhcd/Ch40B/Data.htm>.

This web page contains information about the Massachusetts Chapter 40B affordable housing law.

_____. 2002c. "Overview of the Massachusetts Comprehensive Permit Law." Web page [accessed 18 June]. Available at <http://www.state.ma.us/decd/components/hac/4summ-mc.htm>.

This Web page contains general information about the Massachusetts Comprehensive Permit Law (Chapter 40B).

_____. 2001. *Guidance for Interpreting the Most Recent Changes to the Housing Appeals Committee Regulations*. Boston, Mass.: Massachusetts Department of Housing and Community Development.

This report includes information on recent changes to the Massachusetts housing appeals law regulations.

_____. 1999. "Guidelines for Local Review of Comprehensive Permits." Web page [accessed 18 June 2002]. Available at <http://www.state.ma.us/dhcd/components/hac/guide.htm>.

This web page is an overview of the Massachusetts Chapter 40B comprehensive permit law, which encourages the construction of affordable housing using locally granted permits.

Maxfield Research, Inc. 2000. *A Study of the Relationship Between Affordable Family Rental Housing and Home Values in the Twin Cities*. Minneapolis, Minn.: Family Housing Fund.

This report analyzes the relationship between affordable tax-credit, family rental developments and the values of owner occupied homes that are located near them. The report documented little or no evidence to support the claim that tax-credit rental housing for families has a negative impact on the market for owner-occupied housing in the surrounding area.

Mayberry, Bruce C. 2002. "Regional Housing Need Assessments in New Hampshire: Current Practice and Options for Change." Unpublished draft.

Unpublished draft of recommendations to State of New Hampshire on revamping the Regional Housing Needs Assessments that are required of regional planning commissions by statute.

Mayors' Regional Housing Task Force. 2000. *Affordable Housing for the Region: Strategies for Building Strong Communities*. St. Paul, Minn.: Metropolitan Council.

This report analyzes the need for affordable housing in the seven-county Twin Cities region. Among its conclusions: affordable housing can and must be synonymous with quality housing; mixed income developments offer a preferred alternative for providing affordable housing, and higher densities are necessary to increase the supply of affordable housing. Among its recommendations: local officials must be "ambassadors" for affordable housing; and local governments should ensure that their planning and zoning systems enable affordable housing.

McFall, Trudy. 1977. *Housing Planning: How to Meet HUD's 701 Requirements*. Planning Advisory Service Report No. 330. Chicago: American Planning Association.

This report explains how planners can satisfy the housing planning requirements of the U.S. Department of Housing and Urban Development's now-defunct Section 701 (of the federal Housing Act of 1954). Those requirements provided the basis for most housing planning in the U.S. They included, among others, goals, objectives, and evaluation criteria; policies; use of available data; housing needs analyses and plans for the distribution of housing resources; and implementation and coordination programs.

McKay, Sara. 1998. *Fair Share Allocation Strategies: A Review of Methods and Approaches*. Coalition for a Livable Future and the Community Development Network, Portland, Oregon.

This report surveys fair share policies across the country and summarizes methods used to determine a jurisdiction's share of affordable housing.

Meck, Stuart, ed. 2002. *Growing Smart Legislative Guidebook: Model Statutes for Planning and the Management of Change*. Chicago: American Planning Association.

Model enabling statutes for planning and land-use control in the U.S. in two-volume set. Chapters 4 and 7 contain model legislation for housing planning at the state, regional, and local levels. Model statutes and accompanying User Guide may also be downloaded at: <http://www.planning.org/growingsmart/>.

Meck, Stuart, and Kenneth Pearlman. 2002. *Ohio Planning and Zoning Law, 2002 Edition*. Eagan, Minn.: West Group.

Chapter 1 of this land-use treatise for Ohio, which is about the evolution of planning in the state, discusses the Miami Valley Regional Planning Commission's fair-share housing allocation plan of the 1970s for the Dayton region.

Metro Council. 2002a. "2040 Framework." Web page [accessed 3 May]. Available at <http://www.metro-region.org/metro/growth/tfplan/2040.html>.

This web page includes information about the Portland Metro 2040 growth concept, the urban growth management functional plan, the regional affordable housing strategy, and the livable communities workbook.

_____. 2002b. "Metro Code." Web page [accessed 24 September 2002b]. Available at <http://www.metro-region.org/article.cfm?articleID=987>.

This web page contains the text of the Metro Code, as adopted by Metro Council, the regional council for the Portland region.

_____. 2002c. *Metro Regional Data Book*, Metro Council, Portland, Oregon.

This report includes demographic information about the Portland region, including population, employment, and income data.

_____. 2000a. "Regional Affordable Housing Strategy Plan." Web page. Available at <http://www.multnomah.lib.or.us/metro/growth/tfplan/affordable.html>.

This is the regional plan for affordable housing for the three-county Portland region. The plan contains a regional housing goals and objectives, and implementation processes and an proposed assessment methodology. The plan sets forth affordable housing production goals extended to 2017 for each city and county (unincorporated area only) for the region. The individual goals total 90,479 units for household at less than 50 percent of the regional median household income. The goals are intended to be guidelines only, and compliance is voluntary. In addition, the plan recommends a series of policy amendments to the overall plan for the region. Extensive appendices document the process of plan preparation.

_____. 2000b. *Regional Affordable Housing Strategy: Recommendations of the Affordable Housing Technical Advisory Committee accepted by the Metro Council*. Portland, Ore.: Metro Council.

This report contains the recommendations of the affordable housing technical advisory committee, and the regional affordable housing strategy. It contains an assessment of affordable housing needs, goals, strategies for increasing and preserving affordable housing, and recommendations for implementation of the strategy.

_____. 1997a. *Housing Needs Analysis*. Portland, Ore.: Metro Council, Growth Management Services Department.

This report is a housing needs analysis for the Portland region. It includes background information, regional housing needs data, cost and attributes of single-family housing production, factors and barriers to affordable housing, an assessment of affordable housing needs and tools, and legal requirements and conclusions.

_____. 1997b. *Regional Framework Plan*. Portland, Ore.: Metro Council.

This plan is the regional framework plan for the Portland region. It includes chapters on land use, transportation, parks and open space, water, regional natural hazards, management, and implementation.

_____. n.d. *Urban Growth Management Functional Plan*. Portland, Ore.: Metro Council.

This is the functional plan for the Portland region. It includes affordable housing provisions.

Metropolitan Council. 2002. *Regional Report: Report to the Minnesota Legislature on Affordable and Life-Cycle Housing*. St. Paul, Minn.: Metropolitan Council.

This report to the Minnesota Legislature reviews the production of affordable and life-cycle housing in the Twin Cities, Minnesota, region in 2000. Summary data for 1996-2000 is also included.

_____. 2001a. "Guidelines for Priority Funding for Housing Performance." Web page. Available at http://www.metrocouncil.org/planning/funding_guidelines.htm.

This web page contains criteria and their relative weight that will be used by the Twin Cities Metropolitan Council to determine a score - 0 to 100 points - and rank for cities and counties in the region to be used in the evaluation and prioritization of applications for funding by the Council. Examples of current funding decisions that will be

affected include those for community development - the Livable Communities Account (LCA) Fund and Smart Growth initiatives, transportation - TEA-21, the environment, Metro Environment Partnership grants, and other investments and programs such as those for parks and open space. Application of these criteria carries out a Metropolitan Council recommendation in its Regional Blueprint.

_____. 2001b. *Housing Performance Scores – 2001*. St. Paul, Minn.: Metropolitan Council.

This report includes housing performance scores, rating sheet, and guidelines under the Metropolitan Livable Communities Act, which applies to the Twin Cities region.

_____. 2000a. *Regional Report: Metropolitan Livable Communities Fund*. St. Paul, Minn.: Metropolitan Council.

This report is the fourth annual report to the Minnesota Legislature on the Metropolitan Livable Communities Fund, established in 1995 by the Livable Communities Act. The report details the activities of the Metropolitan Council's administration of the fund in 1999, and summarizes the fund commitments throughout its operational history from 1996 to 1999.

_____. 2000b. *Regional Report: Participation in the Livable Communities Act Local Housing Incentives Account – 2000*. St. Paul, Minn.: Metropolitan Council.

This report to the Minnesota Legislature is a list of all of the municipalities that participated in the local housing incentive account program in 2000.

_____. 1999. *Regional Report: Report to the Minnesota Legislature on Affordable and Life-Cycle Housing*. St. Paul, Minn.: Metropolitan Council.

This report to the Minnesota Legislature includes three-year summaries of affordable housing construction in respondent communities, an analysis of housing production trends for the 1990s, and appendices of housing indicators. It also includes the results from a local attitudinal survey that addresses affordable housing issues.

_____. 1996. *Regional Blueprint*. St. Paul, Minn.: Metropolitan Council.

This report outlines the policies and steps that are needed in the Twin Cities, Minnesota, region, for the long-term and short-term health of the region. The critical policy issues that the report cites include: encouraging regional economic growth, fostering reinvestment in distressed areas, building strong communities, preserving the natural environment, setting directions for guided growth, expanding life-cycle and affordable housing opportunities, and providing financially sound regional public facilities.

_____. 1994. *Housing policy for the 1990s: a Metropolitan Council position paper*. St. Paul, Minn.: Metropolitan Council.

Metropolitan Mayors Caucus. 2002. *Housing Task Force: 2002 Housing Agenda*. Chicago: Metropolitan Mayors Caucus.

This report details the action agenda for housing in the Chicago region by the Metropolitan Mayors Caucus, a coalition of mayors in the Chicago region.

Millennial Housing Commission. 2002. *Meeting Our Nation's Housing Challenges: Report of the Bipartisan Millennial Housing Commission appointed by the Congress of the United States*. Washington, D.C.: Bipartisan Millennial Housing Commission.

This report is an overview of the nation's housing challenges. The report examines the importance of affordable housing to the nation's infrastructure, whether the nation is getting the housing outcomes it desires, how the nation can increase private-sector involvement, whether existing housing programs are living up to their potential and what reform measure should be taken, and what are the critical unmet housing needs. It includes recommendations to Congress relating to housing to modify existing federal programs or establish new ones. The report may be downloaded at: <http://www.mhc.gov>.

Minnesota Office of the Legislative Auditor. 2001. *Program Evaluation Report: Affordable Housing*. St. Paul, Minn.: Office of the Legislative Auditor.

This evaluation of the Livable Communities Act affordable housing program includes background information about affordable housing in Minnesota, information on costs and production of affordable housing, that factors that limit the production of affordable housing, and the resources that are needed to produce affordable housing. The evaluation found that the Livable Communities Act has been only marginally successful in producing affordable housing in the Twin Cities region.

Montgomery County Planning and Development Department and Maryland National Capital Park and Planning Commission. 1989. *Comprehensive Growth Policy Study, Vol. 2*. Silver Spring, Md.: The Commission.

Myers, Diana, and Barbara Hodas. 2000. *Report on the Countywide Housing Strategy*. Dayton, Ohio: County Corp.

This report is a countywide housing strategy for Montgomery County, Ohio. It identifies a vision for affordable housing and major unmet needs for the use of housing trust fund monies. The report includes the results of a survey of government agencies, developers, neighborhood organizations, and housing service providers on affordable housing in Montgomery County (Dayton), Ohio.

Nashua Regional Planning Commission. 2002a. "2000 Master Plan." Web page [accessed 16 August]. Available at <http://www.gonashua.com/planning/planningboard/masterplan/housing.htm>.

This master plan contains an affordable housing element.

_____. 2002b. *Town of Lyndeborough Master Plan Update*, The Commission, Nashua, New Hampshire.

This master plan contains an affordable housing element.

_____. 2002c. *Town of Pelham Master Plan Update 2002*, The Commission, Nashua, New Hampshire.

This master plan contains an affordable housing element.

_____. 1999. "Regional Housing Needs Assessment." Web page [accessed March 2002]. Available at <http://www.nashurpc.org>.

This regional housing needs assessment analyzes regional housing trends for people and families of all income levels. The report contains a compilation of relevant demographic and housing data for each of the region's twelve municipalities .

National Commission on Urban Problems. 1968. *Building the American City: Report of the National Commission on Urban Problems to the Congress and to the President of the United States*. Washington, D.C.: U.S. GPO.

Also known as the "Douglas Commission," after its chairman, Sen. Paul Douglas of Illinois, this commission produced the most comprehensive set of recommendations from a federal study group to date on the issues affecting urban areas in the U.S. The report is notable for its emphasis on regional housing planning, the importance of linking jobs to housing, and removal of regulatory and statutory barriers to affordable housing.

Nelson, Arthur C., et al. 2002. "A Discussion Paper Prepared for the Brookings Institution Center on Urban and Metropolitan Policy." In *The Link Between Growth Management and Affordable Housing: The Academic Evidence*. Washington, D.C.: Brookings Institution.

This is a discussion of the link between growth management and affordable housing.

New Hampshire Legislative Commission. 2002. *Reducing Regulatory Barriers to Workforce Housing in New Hampshire, Executive Summary, Report of the Legislative Commission established by Chapter 252 of the Laws of 2001*. Concord, N.H.: The Commission.

Non-Profit Housing Association of Northern California and Greenbelt Alliance. 2002. *San Francisco Bay Area Housing Crisis Report Card*. San Francisco, Calif.: Non-Profit Housing Association of Northern California and Greenbelt Alliance.

This report is about why the Bay Area continues to have a housing crisis, and what local governments can do to help end it. It details three actions that could double the creation of affordable homes in the Bay Area, which include: creating housing choices, dedicating local funds to housing, and adopting inclusionary zoning. The report says that because the California housing element law has no teeth, many city leaders shirk their responsibility of providing affordable housing.

North Country Council, Inc. 1995. *North Country 1995 Housing Needs Assessment*. Littleton, N.H.: The Council.

This affordable housing needs assessment, required by New Hampshire statutes, is for the North Country region surrounding Littleton, New Hampshire.

Ohio Department of Development. 2001. *Ohio County Profiles*. Columbus, Ohio: Ohio Department of Development Strategic Planning Office.

This report provides a variety of information about Ohio cities and counties, including population figures and county size.

Orfield, Myron. 1997. *Metropolitica: A Regional Agenda for Community and Stability*. Washington, D.C.: Brookings Institution Press.

This book discusses how demographic research, mapping, and politics led to the creation of a regional government in Twin Cities, Minnesota, and the passage of land use, fair housing, and tax-equity reform legislation.

Ottensmann, John R. 1992. "Central City Dominance in Metropolitan Areas and the Availability of Affordable Housing." *Journal of Planning Education and Research* 11, no. 2: 96-104.

This article describes how fragmented suburban jurisdictions that dominate metropolitan areas may limit the availability of affordable housing because of their restrictive land-use regulations. The article presents findings from a study of 46 of the largest 100 metropolitan areas. The study found that those areas where over half the population or land was constrained in central cities had fewer land use restrictions, and those areas with fewer land use restrictions had more affordable housing.

Payne, John M. 2001. "Fairly Sharing Affordable Housing Obligations: The *Mount Laurel* Matrix." *Western New England Law Review* 22, no. 365: 365-80.

This article contains background information on the *Mount Laurel antiexclusionary zoning* doctrine from New Jersey, an assessment of what has been accomplished as a result of the New Jersey fair-share housing program, the "Mount Laurel matrix", and a proposed new approach to *Mount Laurel* compliance that establishes a two-tier system of constitutional fair-share obligations: one a "private share," recognizing the capacity of private markets to meet low- and moderate-income housing needs if regulated in the general interest, and the other a "public share," recognizing the resource capacities that are uniquely governmental.

_____. 1997. "Remedies for Affordable Housing: From Fair Share to Growth Share." *Land Use Law & Zoning Digest* 49, no. 6: 3-9.

Professor Payne argues that the allocation approach used in the New Jersey *Mount Laurel* system is complex and burdensome. A better way, he contends, is to use an allocation technique called "growth share." Under this approach, a community's fair-share obligation of the region's affordable housing would be a simple obligation to allocate a share of whatever growth actually occurs to low- and moderate-income housing. The approach would apply to both residential and nonresidential growth as well as new development on raw land and redevelopment of previously used land.

Pendall, Rolf. 2000. "Local Land Use Regulation and the Chain of Exclusion." *Journal of the American Planning Association* 66, no. 2: 125-42.

The study reported in this article tested connections between five land use controls and the racial composition of the communities that use them. A survey of localities in the 25 largest U.S. metropolitan areas showed that low-density-only zoning, which restricts residential densities to fewer than eight dwelling units per acre, consistently reduced rental housing; this, in turn, limited the number of Black and Hispanic residents. Building permit caps were also associated with lowered proportions of Hispanic residents. Other controls tested—urban growth boundaries, adequate public facilities ordinances, and moratoria—had limited effects on either housing types or racial distribution.

_____. 1999. "Opposition to Housing: NIMBY and Beyond." *Urban Affairs Review* 35, no. 1: 112-36.

A statistical analysis of NIMBY-based opposition to affordable housing projects in the San Francisco Bay Area. Pendall found that projects opposed by neighbors tended to be next to single-family housing and not to be next to multifamily housing. Projects with affordable housing also generated more NIMBY protests, although few citizen complaints explicitly mentioned affordable housing. Antigrowth and NIMBY protests were both more common in jurisdictions with lower median incomes. Institutional structure, Pendall observed, shapes protest with respect to affordable housing. He found that affordable housing projects with streamlined approval processes generated less controversy than the average project, even though one might expect affordable projects to draw more opposition. Pendall also observed that nonprofit groups who built affordable projects in the Bay Area were more professional and sophisticated, doing substantial background research and sometimes meeting with neighborhood residents and elected officials. They also avoid jurisdictions in which a project might die because of delay or denial by elected officials responding to irate constituents. Both of these factors, he wrote, can limit protest against affordable housing projects.

Pioneer Valley Planning Commission. 1989. *Regional Homes Project: Final Report*. Northampton, Mass.: Pioneer Valley Planning Commission.

Polikoff, Alexander. 1978. *Housing for the Poor: The Case of Heroism*. Cambridge, Mass.: Ballinger.

This book, by the attorney who litigated the *Gautreaux* case involving segregated public housing in Chicago, examines how public policies have contributed to metropolitan economic and racial segregation in two mutually reinforcing ways: first, by fostering the confine of impoverished blacks within central cities; and second, by facilitating the exodus of middle class whites from them. The author contends that the city will not lose its monopoly on black poverty unless and until a housing policy is developed that enables and encourages the dispersal of a significant portion of the black ghetto population into suburban white middle class communities. He argues that this will only come about through federal, and not local initiative.

Rappa, John. 1999. "Affordable Units Added between 1990 and 1998." Web page [accessed 19 July 2002]. Available at <http://prdbasis.cga.state.ct.us>.

This report includes information about towns that are exempt from the Connecticut housing appeals procedure.

Rappa, John, Kevin McCarthy, and Shonda Anne Leonard. 1999. *Affordable Housing Decisions*. Hartford, Conn.: Connecticut General Assembly Office of Legislative Research.

This report examines the case law for the first decade of the Connecticut housing appeals procedure. It summarizes ten decisions where the town's denial of an application for affordable housing was sustained by the court. Next it looked at the five cases where the local commission's approval was sustained against the abutter's appeal, and then discusses the 20 cases where the commission's denial was overturned by a court. It also summarizes two procedural cases that discuss the appeals process and who is entitled to appeal.

RDG Crose Gardner Shukert. 1998. *The Ames/Story County Housing Needs Assessment Study*. Ames, Iowa: Department of Planning and Housing.

This is an affordable housing needs assessment and action plan for Ames and Story County, Iowa. The report prompted a cooperative affordable housing program for municipalities in the county.

A Regional Coalition for Housing. 2002a. "Eastside Housing Trust Funds." Web page [accessed 25 March]. Available at <http://www.archhousing.org/HTF/guidelines.html>.

This web page includes guidelines and instructions for applying for funding from A Regional Coalition for Housing. It includes information on program funding and priorities.

_____. 2002b. "Eastside Housing Trust Fund Guidelines - 2001: First Round of Applicants." Web page [accessed 25 March]. Available at <http://www.archhousing.org/HTF/guidelines.html>.

This web page includes information about applying for funding from the ARCH trust fund, the first round of applicants in 2001, and the ARCH organization.

_____. 2001. *ARCH: East King County Trust Fund, List of Projects Funded, 1993-Spring 2001*. Redmond, Wash.: A Regional Coalition for Housing.

This report lists all of the projects that ARCH has funded since 1993, including funding, type of project, and number of units/beds.

Rhode Island State Housing Appeals Board. 2002. State Housing Appeal Board. unpublished document summarizing status of appeals in 2002.

This unpublished document, provided by the Rhode Island Housing and Mortgage Insurance Corporation, summarizes the status of housing appeals in 2002, under the Rhode Island housing appeals board.

Riis, Jacob. 1970. *How the Other Half Lives*. Reprint edition of 1890 edition. Cambridge, Mass.: Belknap Press.

Famed account of deplorable tenement housing conditions in New York City at the turn of the 19th century.

Roberta F. Garber Consulting. 2000. *Columbus and Franklin County Consolidated Plan 2000-2003*. Columbus, Ohio: Department of Trade and the Franklin County Mid-Ohio Regional Planning Commission.

This is the consolidated plan for the City of Columbus and Franklin County, Ohio, prepared to meet requirements of the federal Community Development Block Grant program.

Roberta F. Garber Consulting for the Columbus Urban League. 2001. *Fair Housing Plan: 2001-2003*. Columbus, Ohio: Urban League.

This plan is an analysis and action plan of impediments to fair housing choice in Columbus and Franklin County, Ohio.

Rockingham Planning Commission. 1994. *Regional Housing Needs Assessment 1994*. Exeter, N.H.: Rockingham Planning Commission.

This report was prepared by the commission pursuant to N.H.R.S.A. 36:47 to assist local planning boards in the preparation of local housing needs assessments. It provides a methodology for estimating need for affordable housing on a regional basis and allocating that need to towns within the region. Two allocation approaches are described. One distributes need based on employment, equalized assessed valuation, and vacant developable land. The other distributes need based on equalized assessment, in-town employment, vacant developable land, median family income, and total housing units. The actual allocations are presented in tabular form.

Roudebush, Janice, and Leslie J. Wells. 1980. *Low- and Moderate-Income Housing: Part I. Increasing the Supply and Availability*. Planning Advisory Service Report No. 350. Chicago: American Planning Association.

This report contains a collection of case studies on techniques to increase the supply and availability of affordable housing. These include: land assembly and write-down techniques; development corporations; recycling existing facilities; reducing the costs of home ownership; financing techniques (chiefly tax increment financing); increasing the accessibility of rental housing to low- and moderate-income households; and planning and management techniques, including inclusionary zoning.

_____. 1980. *Low-and Moderate-Income Housing: Part II. Conserving What We Have*. Planning Advisory Service Report No. 351. Chicago: American Planning Association. This monograph discusses techniques for conserving housing stock such as training, rehabilitation grants and loans, and a variety of code enforcement approaches, among others. While the examples are dated, the explanation of techniques is very clear and still relevant.

Sacramento Housing and Redevelopment Agency. 2002a. "Community Redevelopment Implementation Plan." Web page [accessed 30 August]. Available at <http://www.shra.org/Content/CommunityDevelopment/ImplPlanTOC.htm>. This is a redevelopment plan for communities in the Sacramento region. It includes a housing component and information about housing statutory requirements.

_____. 2002b. "About SHRA." Web page [accessed 30 August]. Available at <http://www.shra.org/Content/AboutSHRA/About.htm>.

This web page includes general information about the Sacramento Housing and Redevelopment Agency.

_____. 2002c. "Affordable Housing and Homeownership." Web page [accessed 11 September]. Available at <http://www.shra.org/Content/Housing/Housing.htm>.

This web page includes a lot of information about SHRA's affordable housing and homeownership programs.

_____. 2001a. *Multi-Family Housing Development Assistance Program (Draft)*. Sacramento, Calif.: Housing and Redevelopment Agency.

This manual contains detailed information about the multi-family housing development assistance program, by the Sacramento Housing and Redevelopment Agency .

_____. 2001b. *Multi-Family Housing Lending Program*. Sacramento, Calif.: Housing and Redevelopment Agency.

This manual describes the multi-family housing lending program of the Sacramento Housing and Redevelopment Agency, including a program description, funding source requirements, program requirements, application process, and other terms and requirements.

_____. 2001c. *Performance Report for the Housing Trust Funds of the City and County of Sacramento*. Sacramento, Calif.: Housing and Redevelopment Agency.

This report contains information about the revenues and production of housing generated by the housing trust funds of the city and county of Sacramento and recommendations for the housing trust funds.

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This is the statewide housing plan for California. It contains detailed projections of housing need for the state. It is used in the administration of the state's fair-share housing program.

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This report describes how local governments are using land-use controls to provide low- and moderate-income housing without jeopardizing the public policies that lead to their implement. It describes proactive, supply-side approaches that employ regulatory controls such as inclusionary zoning, linkage fees, housing trust funds, and tax increment financing. It also discusses reactive, demand-side measures, including reforms in zoning and subdivision standards, the integration of factory-built housing or accessory apartments into a community, adjustment to growth management or environmental regulations, and procedural reforms intended to increase certainty in the approval process.

Staff Research Contact List

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