









A Roof Over Their Heads:
*Changes and Challenges for
Public Housing Residents*

Although the quality of HOPE VI relocatees' housing has improved, it still has lags behind that of other poor renters nationwide.

Like there's a person upstairs, the toilet leaks...and this infects the walls. Water was coming all up the side of the wall, see how the wall is broke off? It's dangerous to your health because there [is] an odor to it. You wake up in the morning and it smells so bad you have to open doors. You have to open the doors and windows in the morning time.

—Ida Wells resident.

An Improved Living Environment? Housing Quality Outcomes for HOPE VI Relocatees

Jennifer Comey

A principal objective of the HOPE VI program is to improve the living environment for residents of the most severely distressed public housing (see page 7). Substandard conditions in public housing significantly affect residents' daily lives, exposing them to such hazards as lead paint, mold, inadequate heat, and infestations of cockroaches and other vermin. Living in substandard housing can have serious repercussions for residents' health (especially children), such as an increased incidence of asthma.¹

Because housing quality is important for residents' well-being, we asked HOPE VI Panel Study respondents in our 2001 baseline survey a series of detailed questions about various housing problems, similar to questions in the national American Housing Survey.² Our findings clearly indicated these developments were in extremely poor condition. Respondents at all five sites reported numerous pressing problems with their housing—more than those reported by other poor renters nationwide. About one-third of the respondents at the baseline survey reported having three or more housing problems such as water leaks, peeling paint or plaster, or a

Housing Quality Improved Dramatically for Relocatees

At the follow-up survey in 2003, respondents who had relocated from the public housing developments designated for redevelopment through the HOPE VI program reported significantly improved housing conditions. Fewer respondents reported multiple housing problems, and families that relocated reported better housing quality overall. In-depth interview respondents described amenities such as more space and fenced-in yards.

Multiple housing problems decreased for movers. The number of reported housing problems markedly decreased for respondents who moved from the original public housing development. At the baseline survey, 33 percent of residents reported three or more housing problems. At the follow-up survey, only about one-third as many (12 percent) who had relocated reported three or more problems. Figure 1 shows the decrease in the incidence of four housing problems for relocatees from the baseline survey to the follow-up survey. One of the biggest decreases was in the share of respondents with peeling paint or plaster:

The economic impact of HOPE VI on neighborhoods

A Housing Research Foundation report

by Sean Zielenbach



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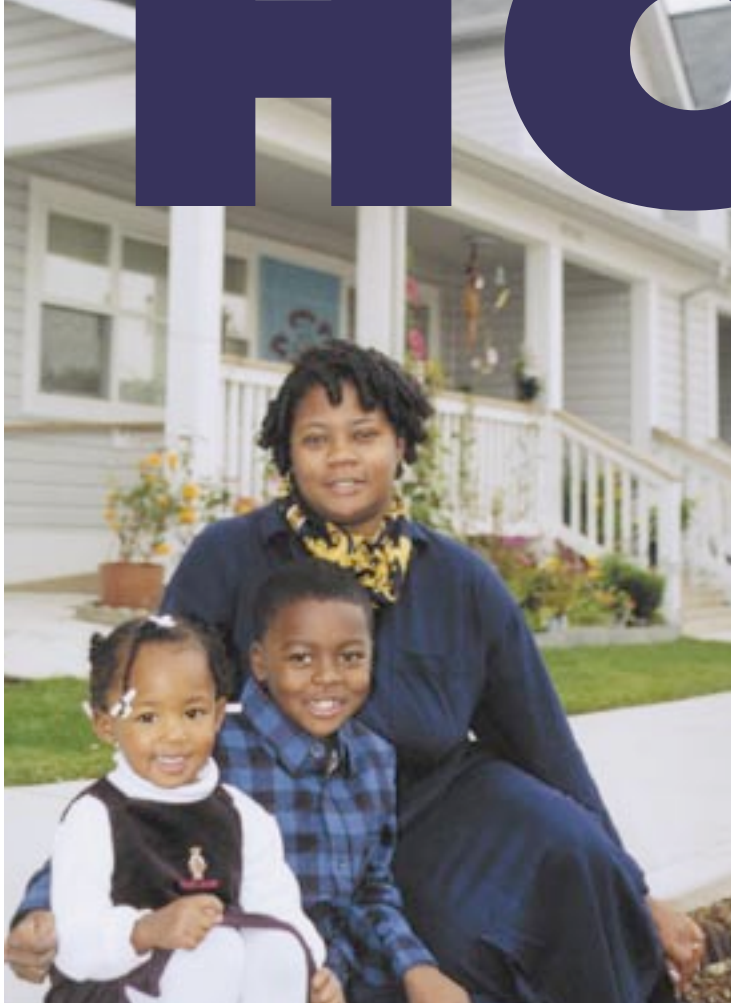
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HOPE VI



A Case for Reauthorization and Full Funding



“HOPE VI is transforming the fundamentals of public housing in the United States by using public and private development resources to replace the bleak, isolated public housing of the past with attractive new mixed-income communities. HOPE VI partnerships help residents achieve self-sufficiency and spur housing authorities to higher standards of housing design, finance, and management.”

Harvard/Ford Foundation 2000 Innovations in



Linking Public Housing Revitalization to Neighborhood School Improvement



**Prepared for:
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Location, Location, Location: True Affordability Measurement Gives an Old Saw New Bite

SOCIAL MOBILITY AND DESIGN

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1. Appropriate form to create and support the neighborhood as the essential increment of development and redevelopment

2. Appropriate citizen-based participatory process

THE REGION

3. Appropriate urban edge

4. Appropriate infill of urban wastelands

5. Appropriate integration with existing urban patterns

6. Appropriate distribution of resources in the metropolitan area

7. Appropriate relationship to transportation alternatives

THE NEIGHBORHOOD

8. Appropriate form to reinforce the neighborhood as the essential increment of development and redevelopment

9. Appropriate size, density, and mix of uses to create a compact, pedestrian-friendly, and mixed use neighborhood

10. Appropriate configuration of streets as interconnected network

11. Appropriate mix of housing types, sizes and price levels

12. Appropriate concentrations of civic, institutional, and commercial activities

13. Appropriate configuration and design of public space

14. Appropriate densities for transit

15. Appropriate means for ensuring design in harmony with community identity

THE BLOCK, THE STREET, THE BUILDING

16. Appropriate expression of the individual building

17. Appropriate definition of private outdoor space

18. Appropriate frontage for each dwelling on a street

19. Appropriate street design

20. Appropriate block design

1. Appropriate form to create and support the neighborhood as the essential increment of development and redevelopment	1	1	1
2. Appropriate citizen-based participatory process	1	1	1

THE REGION

3. Appropriate urban edge	-1	1	1
4. Appropriate infill of urban wastelands	0	1	1
5. Appropriate integration with existing urban patterns	-1	1	1
6. Appropriate distribution of resources in the metropolitan area	0	1	1
7. Appropriate relationship to transportation alternatives	-1	1	1

THE NEIGHBORHOOD

8. Appropriate form to reinforce the neighborhood as the essential increment of development and redevelopment	0	0	1
9. Appropriate size, density, and mix of uses to create a compact, pedestrian-friendly, and mixed use neighborhood	0	0	0
10. Appropriate configuration of streets as interconnected network	-1	0	0
11. Appropriate mix of housing types, sizes and price levels	1	1	1
12. Appropriate concentrations of civic, institutional, and commercial activities	-1	1	1
13. Appropriate configuration and design of public space	1	-1	0
14. Appropriate densities for transit	-1	1	1
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Dwelling as Mirror of Self



U R B A N D E S I G N A S S O C I A T E S

Individual Dwelling and Neighborhood



U R B A N D E S I G N A S S O C I A T E S

































