

## Survey of Neighborhood Reaction to New Affordable Housing Development

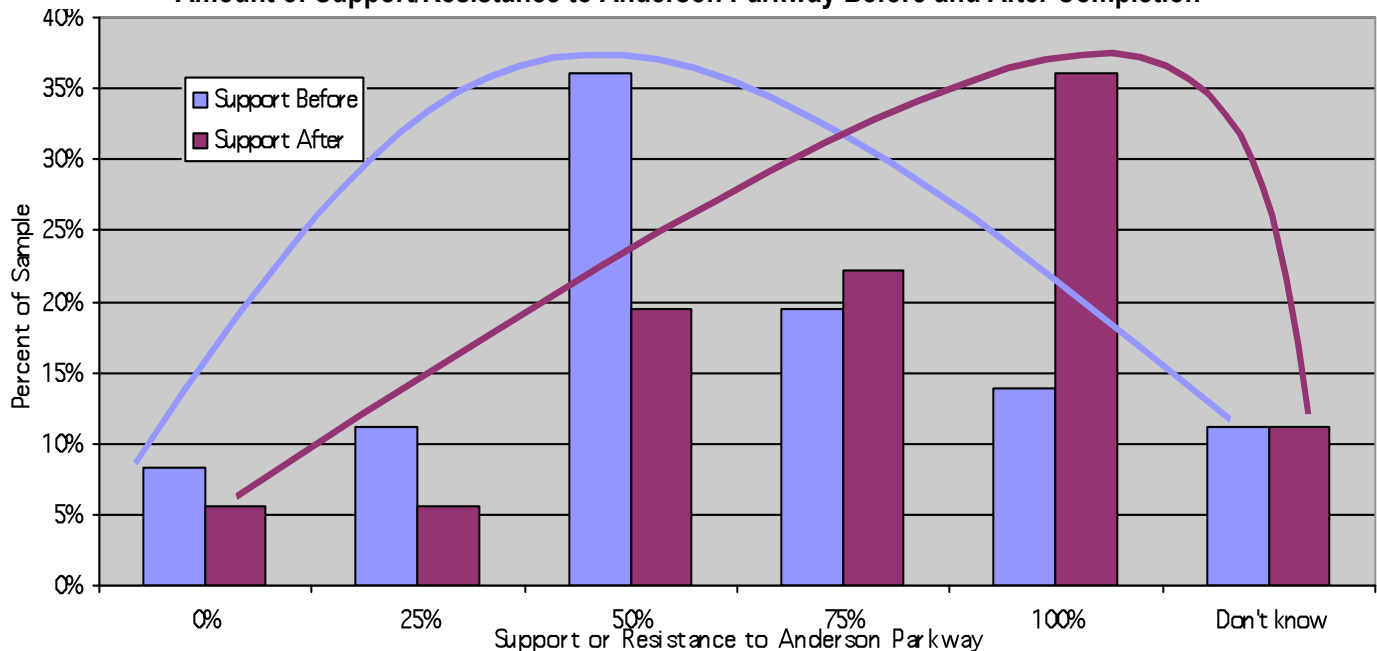
Maura Collins, the Vermont Housing Finance Agency's Research/Policy Analyst, recently conducted a survey of the residents who live in the neighborhoods surrounding Anderson Parkway, an 18-unit tax credit project in South Burlington. The short survey asked residents of six streets surrounding Anderson Parkway about their feelings for the new housing before and after its completion in March of 2001.

Maura mailed a double-sided survey to 112 residents and got 40 surveys back. Because two were incomplete, and two more were completed by people who moved to the area after Anderson was built (and therefore had no opinion before it was occupied) the following figures are out of 36 households:

- 27 households listed 74 total worries **before** Anderson Parkway was built.
  - Respondents could choose several choices. The most common were:
    - The loss of open space (17 households)
    - Additional traffic (15 households)
    - Decrease in property values (12 households)
- This figure reduced to 12 households listing 30 total complaints **after** construction, specifically in the last six months. This is a 56 percent drop in households with complaints and a 60 percent reduction in reported problems.
  - Respondents concerns were similar to their worries before:
    - 9 households had traffic concerns
    - 8 households didn't like the loss of open space
- Neighbors also ranked their support or resistance to the development before and after construction by choosing one of the following:

○ 100%	○ 75%	○ 50%	○ 25%	○ 0%	○
Full support	Supportive	Mixed Feelings	Resistant	Absolutely against	Don't care

**Amount of Support/Resistance to Anderson Parkway Before and After Completion**



- The level of support **before** construction was an average of 55%. This increased by 31% up to a level of 72% support **after** construction. Below is a chart with more detail:

For the full statistical paper prepared on this survey, go to [www.housingawareness.org](http://www.housingawareness.org). A copy of a blank survey is attached.

October 30, 2003

<<Name>>

<<Address>>

South Burlington, Vermont 05403

Dear <<Name>>:

The Vermont Housing Finance Agency (VHFA) is surveying neighbors of the recently completed housing project called Anderson Parkway located off Williston Road between Hayden and Davis Parkways. We are hoping you will complete the attached survey, which will enter you into a drawing for a free floral arrangement by Chappell's Florist.

There are *two* surveys included, but you only need to complete one.

1. The first should be completed if you moved into the neighborhood **before** the construction of Anderson Parkway (which was completed in **March 2001**).
2. The second survey should be completed if you moved into the neighborhood **after** the construction of Anderson Parkway.

These results will be analyzed as a group and your individual responses will be held completely confidential. This survey is being administered so that VHFA can help builders, developers, and advocates of multi-family housing choose appropriate communities for new housing. VHFA currently knows of no plans to build additional housing in this area and this survey will not be used to support or deny future development in your neighborhood. This is being conducted purely for statistical analysis and your name was obtained from an online phone book.

**Please return the survey in the enclosed stamped envelope by November 10<sup>th</sup>.**  
**All on-time returned surveys will be entered into a drawing for a**

**→→ \$20 Chappell's Florist Shop gift certificate ←←**

Your assistance is greatly appreciated. If you have any questions about this survey, or about VHFA in general, please contact me at 652-3434 or mcollins@vhfa.org.

Sincerely,




Maura Collins  
Research/Policy Analyst


Enclosure: Survey



8. How attractive/unattractive are the buildings? (chose **one**)

  
They are **very**  
attractive buildings.


  
They are **somewhat**  
attractive.


  
They are **not**  
attractive buildings.

Don't know

9. How well does the design of the buildings fit the style of the surrounding neighborhood? (chose **one**)

  
The buildings' style fits  
in **well** with the  
surrounding homes.

  
The buildings' style  
**somewhat** fit in with the  
surrounding homes.

  
The buildings' style  
**does not** fit in with the  
surrounding homes.

Don't know

10. In the past 6 months, have you witnessed any problems that you attribute to the development of Anderson Parkway? (choose **one**)

Yes

No

a. If you chose "yes" above, what new problems have you noticed? (choose **all** that apply)

Increased noise from residents

Additional traffic

Additional kids hanging out in the area

The loss of open space

Additional children in the schools

Other: \_\_\_\_\_

A decrease in your property value

\_\_\_\_\_

An increase in your property taxes

\_\_\_\_\_

More crime or public safety issues

\_\_\_\_\_

11. Any other feelings you'd like to share? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Thank you for your time completing this survey.**

**By returning this survey to VHFA by  
NOVEMBER 10<sup>TH</sup>  
you will be entered into a drawing for a  
\$20 gift certificate to Chappell's Florist!**