Community Inclusion Frameworks for Vulnerable Populations & Strategies for Combating Not In My Back Yard Attitudes to Social Housing Projects

An Annotated Bibliography

Community Inclusion Frameworks for Vulnerable Populations

&

Strategies for Combating Not In My Back Yard Attitudes Toward Social Housing Projects:

An Annotated Bibliography

2

Community Inclusion Frameworks for Vulnerable Populations & Strategies for Combating NIMBY Attitudes Toward Social Housing Projects: An Annotated Bibliography

Background

The Alberta Centre for Child, Family and Community Research (the Centre), was established to support and disseminate research knowledge and evidence on policy issues related to improving the well being and health of children. The Centre is seen as an innovative leader in the development and dissemination of policy relevant evidence.

The Research Committee of the Interagency Council on Homelessness wanted to identify relevant literature to inform their work. The Centre provided assistance in identifying the literature on community inclusion frameworks for including vulnerable populations in housing discussions and/or consultations. Additionally literature on strategies to combat Not in My Back Yard attitudes with respect to social housing projects was also identified.

Recommended Citation

Hanson, T., Vandenberghe, C. & McLean, B. (2015). *Community Inclusion Frameworks for Vulnerable Populations and Strategies for Combating Not In My Back Yard Attitudes Toward Social Housing Projects: An Annotated Bibliography.* Edmonton, AB: Alberta Centre for Child, Family & Community Research.

Keywords: housing, engagement, social housing, inclusion, exclusion, NIMBY, YIMBY, homelessness, vulnerable populations.

Table of Contents

1.0 Introduction

The Research Committee of the Alberta Interagency Council on Homelessness asked the Alberta Centre for Child, Family and Community Research (ACCFCR) for assistance in identifying literature on two topics:

1. Community inclusion frameworks for engaging the homeless in housing discussions and/or consultations.

2. Strategies for combating Not in My Back Yard (NIMBY) attitudes towards social housing projects.

2.0 Methodology

For the search of literature on community inclusion frameworks for engaging the homeless in housing discussions and/or consultations, emphasis was placed on locating frameworks set within the Albertan or Canadian context. In addition to literature on engaging the homeless/formerly homeless population specifically, engaging vulnerable populations (e.g. youth, Aboriginal, immigrants) in general was also consulted. The following search terms were used in the search:

community inclusion framework	vulnerable populations	housing discussions/consultations
inclusion	homeless	housing
exclusion	low income	discussion
social inclusion	poverty	consultation
social exclusion	youth	
engagement	minority	
	cultural	

In searching strategies to combat NIMBY attitudes towards social housing projects the following search terms were used:

Not In My Back Yard	attitudes	social housing
NIMBY		housing
Yes In My Back Yard		

3.0 Annotations

Following is a complete citation and annotation for each bibliographic entry including:

- Author(s), year, title, journal
- Abstract

Community Inclusion Frameworks for Vulnerable Populations & Strategies for Combating NIMBY Attitudes Toward Social Housing Projects: An Annotated Bibliography

If available the following subsections are provided:
o Objectives
o Methods
o Results
o Conclusions

The annotations are presented by topic and sub-topics, if appropriate. In each topic area, the annotations are organized alphabetically by author, and, if necessary by title.

4.0 Annotations: Community inclusion frameworks for engaging the homeless in housing discussions and/or consultations

Author(s), year, title, journal	Canadian Mortgage and Housing Corporation. (2002). *Involving Homeless and Formerly Homeless Clients in Projects and Programs to Address Homelessness.* Ottawa, Ontario: Canadian Mortgage and Housing Corporation.
Objectives	The report provides examples where clients have participated in homeless programs and services such as governance committees, as well as paid and volunteer work as a way to help homeless people help themselves.
Methods	The study examines case studies of agencies practicing client-involvement approaches in 12 locations across Canada: Halifax, Fredericton, Trois-Rivières, Montréal, Toronto, Hamilton, Winnipeg, Regina, Calgary, Edmonton, Vancouver and Victoria. These agencies were chosen because they provided a range of services and types of programs, as well as a diversity of homeless user groups.
Results	The researchers interviewed the managers and front-line staff at these sites and conducted focus group discussions with approximately 10 randomly selected homeless clients at each location. They interviewed a total of 48 staff members, involved 114 clients in discussions and made general observations during site visits.
Conclusions	During the interviews and focus group discussions, eight major types of client-involvement activities were defined. These included Board and committee work; policy input, consultation and planning; voluntary and paid part-time and full-time work; research and evaluation; building development, design and renovations; creative activities; community projects; and training and mentorship.

Community Inclusion Frameworks for Vulnerable Populations & Strategies for Combating NIMBY Attitudes Toward Social Housing Projects: An Annotated Bibliography

Author(s), year, title, journal	Ravensbergen, F. & VanderPlaat, M. (2010). Barriers to citizen participation: the missing voices of people living with low income. *Community Development Journal, 45, 389-403.*
Abstract	This article reflects the involvement of people living with low income in the discourse and decision-making on issues related to poverty. It reports on the process and outcomes of a 1 year project, developed by KARIOS aimed at identifying tools, strategies, and policies to increase the participation and engagement of people living in poverty in order to help reduce and eliminate poverty in Canada. It presents the reflections, analysis, and recommendations of 55 project participants from Charlottetown, Montreal, and Victoria – a large, a medium-sized, and a small city, respectively, in Canada. It highlights the use of learning circles as one approach to enhance citizen participation in policy development, albeit with limitations of time, funding, and broad impact. It concludes by calling for: (i) an increase in local learning and action opportunities for people living in poverty; (ii) more supportive front-line interactions between governmental and non-governmental agencies and people living on low incomes; (iii) governmental policy initiatives to reduce poverty; and (iv) action to increase public understanding of poverty to reduce the stigmatization of, and discrimination against, people living in poverty.

Author(s), year, title, journal	Sheedy, A. (2008). *Handbook on Citizen Engagement: Beyond Consultation.* Ottawa, Ontario: Canadian Policy Research Networks.
Abstract	The handbook provides an overview of engaging citizens both in terms of concepts, methods and resources. A subsection provides guidance on engaging members of specific populations, including those experiencing poverty. Possible barriers to participation and accompanying solutions are also discussed.

Author(s), year, title, journal	Soles, K. (2008). *Community Engagement Process Final Report.* Edmonton, Alberta: Edmonton Committee to End Homelessness.
Objectives	The Edmonton Committee to End Homelessness instructed its Community Engagement Sub-Committee to conduct a community consultation regarding a Housing First initiative. Housing First provides housing to people who are homeless, with no preconditions or requirements.
Methods	The Community Engagement Sub-Committee consulted with over 800 participants. The process included large and small groups, as well as one-on-one interviews.
Results	Results of consultations with homeless citizens, Aboriginals, frontline workers, the United Way, the businesses community, the broad community, emergency responders, and elected officials are presented separately.

Community Inclusion Frameworks for Vulnerable Populations & Strategies for Combating NIMBY Attitudes Toward Social Housing Projects: An Annotated Bibliography

Conclusions	There was overwhelming support for the Housing First concept. In addition to the need for strong, visible leadership and a nimble organization to implement the program, participants identified six elements they deemed crucial to the success of a Housing First initiative in Edmonton. These elements included: wrap around service, housing and landlords, metrics and measures, policy framework, consulting homeless citizens, and urban Aboriginal community involvement.

Author(s), year, title, journal	van Draanen, J., Jeyaratnam, J., O'Campo, P., Hwang, S., Harriott, D., Koo, M. & Stergiopoulos, V. (2013). Meaningful Inclusion of Consumers in Research and Service Delivery. *Psychiatric Rehabilitation Journal, 36,* 180-186.
Objectives	Although participatory methods have become increasingly popular, people with lived experience of mental illness and homelessness have been historically excluded from service planning and research. To better plan for meaningful inclusion of consumers, this study examines lessons learned from the People with Lived Experience Caucus in the Toronto Site of the At Home/Chez Soi Research Demonstration Project on Homelessness and Mental Health.
Methods	The inclusion of the People with Lived Experience Caucus was evaluated using qualitative methods and multiple data sources, including review of 42 documents, 11 individual interviews, and three focus groups. Caucus members were included in the study team. Transcripts were analyzed using grounded theory methodology.
Results	Findings revealed a complex story of Caucus engagement: Facing time constraints and given little direction, the Caucus developed through a tumultuous process related to both internal and external barriers to meaningful inclusion. Despite the challenges, the Caucus contributed meaningfully to various aspects of the research demonstration project.
Conclusions	It is possible to successfully integrate psychiatric consumers with experience of homelessness in many aspects of research and service planning. Suggestions for future initiatives hoping to engage consumers include: early involvement, purposeful selection of members, clear communication of roles and responsibilities, a consumer coordinating group, and space for critical dialog throughout the process. Lessons learned can inform the inclusion of consumers in similar endeavors in other jurisdictions.

Community Inclusion Frameworks for Vulnerable Populations & Strategies for Combating NIMBY Attitudes Toward Social Housing Projects: An Annotated Bibliography

5.0 Findings: Strategies for combating Not In My Back Yard attitudes toward social housing projects

State of the Literature

Searches of the academic databases revealed limited literature on the topic on combating Not In My Back Yard (NIMBY) attitudes toward social housing projects. However, a search of the grey literature found a number of reports/toolkit on addressing NIMBY. Many of the reports and toolkits present case studies from Australia, Canada, the United States and lessons learned from these projects. The case studies discussed span different populations (e.g. seniors, special needs, vulnerably housed) as well as the types of housing across the housing spectrum (e.g. emergency shelters, supported housing, affordable housing). The toolkits are aimed at a variety of audiences including housing developers, municipalities and community organizations. A total of 17 references were identified and annotated, a summary of the strategies outlined in these references are below.

Not In My Back Yard

NIMBYism is defined as an inward looking attitude held by those living close to a development who does not want it near their home (Davison et al., 2013). Opponents may acknowledge that the development can serve an important purpose that may benefit themselves or others. Opposition and perceptions of risk tend to grow stronger as the unwanted development moves closer. Initially the term NIMBY was used to describe opposition to community projects such as water or waste management facilities, however it has grown to be associated with opposition to housing projects.

Research has demonstrated some demographic characteristics that are more likely to be associated with NIMBY attitudes, which include:
- Single family home owners
- Those living in socially similar neighbourhoods
- Older age
- Higher income
- Well educated
- Living in the immediate vicinity of the development

A number of contextual factors can exacerbate NIMBY attitudes such as:
- Rising house prices which can foster concern about declining property values
- Neighbourhoods where there is no precedent for the proposed form of housing
- If the development is for rental housing as opposed to working towards home ownership
- If the development is aimed at single adults as opposed to families

Opposition to housing projects can take several forms such as protests at public meetings or hearings, lobbying politicians, attracting media attention, circulating petitions and legal proceedings. NIMBY opposition tends to occur in three phases from youth, to maturity, to finally old age (Dear, 1992). The youth phase is characterized by a large number of opponents, who have an emotional response to the development. During the maturity and old age phases more rational and objective voices emerge and the number of objectors tends to diminish over time. The reduction in opponents may be due to the anticipated impacts from the development not being as bad as were feared or because opponents no longer see a point in proceeding with their opposition to the project.

It is important to address NIMBY attitudes as they can cause delays and drive up the costs of housing projects, reduce the number of sites available, lead to design compromises that may stigmatize those housed and prevent worthy developments from moving forward.

Opposition Arguments

Opposition to housing developments tends to revolve around similar arguments including increased crime, decreased property values, greater infrastructure strain and compromising the character of the neighbourhood. These points of opposition and strategies to address each are discussed below.

Numerous studies have failed to find a relationship between housing developments and increases in neighbourhood crime. Research has instead found that providing people with housing can have a stabilizing effect on neighbourhoods. Strategies for addressing public crime and safety concerns can include presenting opponents with evidence about the lack of relationship between housing developments and crime, emphasizing that good management and security will be priorities of the development and inviting police with experience with similar developments to public meetings to share their experiences.

The relationship between property values and housing projects has been studied extensively throughout North America. Consistently researchers have failed to find a link between housing developments and decreased property values. Strategies to address community concerns about property values include presenting the above evidence, providing testimony from a realtor or appraiser or providing tours of similar developments with opportunities to speak to neighbours of these projects.

An additional community argument against housing developments is that they will create a strain on infrastructure, such as increased traffic and demand for parking. These concerns may be valid or may provide a more socially acceptable mask to discriminatory opposition. Housing proponents can address these concerns by noting that any housing proposal must meet the community's planning and engineering standards. Additionally, evidence can be shared on how higher density housing requires less extensive infrastructure and can provide a concentration of consumers for services such as public transit in smaller area.

Those who oppose housing developments often feel that the project will change the character of the neighbourhood. This includes fears that developments that will be too big or overbearing for the neighbourhood. As such, a good housing concept design is important for a successful project. Developers can also educate the community that any project must meet the planning and engineering standards for the community.

A final opposition argument is that the neighbourhood has its share of affordable, social or supportive housing. A proactive strategy to address this concern is to have a municipal housing plan that plans for these forms of housing in all neighbourhoods in a community. Proponents of housing projects can also educate the public that housing is a human right and that it is against the law to discriminate against others based on their religion, ethnicity or income level.

Strategies to Address NIMBY

Strategies to address NIMBY fall under five general themes: education tools, legislative frameworks, planning tools, participation and communication approaches, and monitoring and implementation. These approaches range from strategies that can be used well before a project is proposed to strategies that can be used once a housing project has been completed.

Education Tools

Tools to educate the community can be used well before a housing proposal has been developed. An education campaign can help to reduce the stigma attached to those that live in a housing development and about the developments themselves. Education about issues such as mental health, addiction and homeless is important. Additionally, it is important to provide information about types of housing projects clarifying who owns, manages and lives in these developments. Education campaigns should be tailored to a variety of audiences and use a variety of formats. The information provided should be evidence based, for example in address many of the opposition myths discussed above. Many of the toolkits identified in this bibliography, such as the Greater Victoria Coalition to End Homelessness (n.d.), present fact sheets to address these myths. Proponents should also be prepared with local examples as opponents may be quick to criticize comparisons to other locations no matter how similar they are to the proposed community. Examples of successful education strategies include sharing information on the return on investment of providing housing to those in need, sharing good news stories about successful housing projects, videos of personal stories of those who could be positively affected by the proposed project, or giving tours of other successful projects.

Legislative Frameworks

A proactive strategy for municipalities is to create a municipal housing plan that addresses housing needs across the spectrum in all neighbourhoods. The plan should draw links to the community's land use and infrastructure, for example transit planning. Such a plan should be developed through engagement with the community, which can aid in preventing opposition down the road.

A strategy for those who fund housing projects is to make the evaluation criteria for housing projects public (Focus Consulting Inc., 2014). This transparency can help to encourage public trust in the process. Funders may also choose to include criteria in their calls for proposals that note the need for developments to have access to transit and other key services. Work conducted in Edmonton also noted that when funding is provided there is often a public notification requirement. However, the process for notification or effective engagement of the public is often not provided. As such, they recommend that funders provide clarity about what they consider effective engagement as well as provide resources and support to organizations undertaking this work.

Developers and agencies undertaking housing projects need to educate themselves on the legislation involved including:

- Municipal acts
- Planning acts
- Building codes
- Environmental assessment acts
- Provincial legislation on how funding can be used in the building and operation of the development
- Zoning and re-zoning processes and approvals
- Local bylaws that can support or be used against projects

Creating relationships with other developers and agencies with recent development experience can help with this process.

Housing proponents should also develop relationships with politicians, such as city councilors, to gauge their support for projects and identify potential champions. Municipal staff can also interviewed to

identify potential barriers to projects and how to best address them to ensure a successful project. Axworthy International Consulting Ltd. (2014) also recommends meeting the local community association and businesses to share information about the project and to gain an understanding of their perspective.

Several of the toolkits, such as Focus Consulting Inc. (2014) and Axworthy International Consulting Ltd. (2014), discuss the use of good neighbor agreements. These agreements are not legally binding but outline an organization and the community's roles and commitment to being good neighbours to each other. Agreements may identify ways to resolve problems should they arise or how to communication will be maintained. As Focus Consulting Inc. (2014) notes, it is not the agreement itself that is important but the process of engagement between the organization and the community that is key. Information on the City of Calgary`s Good Neighbour Agreement Initiative and sample agreements are available at http://www.calgary.ca/PDA/pd/Pages/Current-studies-and-ongoing-activities/Good-Neighbour-Agreement-Initiative.aspx .

Planning Tools
Davison et al. (2013) notes that one of the most common concerns raised by objectors to housing projects is planning issues. Planning for a project should begin early in the process and should involve the developer, people and agencies that would benefit from the project. At the early stages the goals of the project should be decided as well as what aspects of the project are open to change and negotiation and which will hold firm. Neighbourhoods can be canvassed to assess the community`s possible reactions to project. For example, the Energy Pathways Inc. (1994a) includes a questionnaire that can be used with prospective neighbours. Research on possible objections to the project, as well as the neighborhood's past development history is important to prepare for the proceeding stages.

Participation/Communication Approaches
A common complaint against housing projects is that neighbouring residents were not aware of the proposal or did not have enough information on the proposal. A good communication strategy can help address these concerns. Communication products should be tailored to a variety of audiences and can include:
- Fact sheets on the development
- History of the proponents success with similar projects
- Website or blog to track progress of the development
- Newsletter or E-newsletter with regular updates on the project
- A Powerpoint presentation that can be shared with various groups, such as the template Affordability and Choice Today (2009) presentation that can be adapted by other groups

The communications strategy should also include plans and resources for addressing the media about the project. This can include information kits and news releases updating media on the progress of the development.

When there is a perception that proponents of a housing project are dismissive of concerns, this can intensify opposition and create feelings of mistrust. Therefore it is important for projects to listen and be responsive to valid community concerns. This can be achieved in part by developing a community relations and engagement strategy. The strategy should define the purpose of the consultation, who the community is, for example neighbours within a certain radius, and how they will be represented in the decision making process. Aspects of the project that are non-negotiable and which are open to feedback should also be outlined. Focus Consulting Inc. (2014) also advocated that funders, who require a public

12

Community Inclusion Frameworks for Vulnerable Populations & Strategies for Combating NIMBY Attitudes Toward Social Housing Projects: An Annotated Bibliography

consultation process, provide proponent organizations with support and resources on how to effectively engage the public.

A number of toolkits advocate beginning community engagement with small informal discussions with key stakeholders. Large meetings can be dominated by small but vocal opponents, which can make having a thoughtful dialogue difficult. When public meetings or hearings are required the resources identified here provide some suggestions:

- Set ground rules of what are non-negotiables of the project and what areas are open to community input
- Note that discriminatory remarks will not be tolerated, and address discriminatory remarks if they are made
- Bring in experts to speak to the community on certain subjects
- Have speaker time limits
- Acknowledge constructive comments

Monitoring and Implementation

All aspects of the housing project (e.g. communication strategy, engagement strategy) should be monitored to determine what is working, what is not working, and to make necessary adjustments along the way. If there are delays to the project that can attributed to NIMBY attitudes, these should be recorded, enumerated, and publically reported as a cost.

Once a build is underway proponents should also ensure that projects are implemented as planned. If a good neighbour agreement has been developed for the housing project, it should be reviewed at regular intervals during operation to determine its success. Finally, the long term impacts of the development on the neighbourhood should be monitored. This can include conducting post occupancy surveys with tenants and neighbours, keeping a record of the number and type of complaints by neighbours to building managers, as well as collecting data on property values and crime. This information will help to inform other projects in the community on the impact or lack of impact of housing developments on the neighbouring community.

Community Inclusion Frameworks for Vulnerable Populations & Strategies for Combating NIMBY Attitudes Toward Social Housing Projects: An Annotated Bibliography

6.0 Annotations: Strategies for combating Not In My Back Yard attitudes toward social housing projects

Author(s), year, title, journal	Affordability and Choice Today. (2009). *Housing in My Backyard: A Municipal Guide for Responding to NIMBY.* Ottawa, Ontario: Affordability and Choice Today.
Abstract	This document offers ways in which municipalities can prepare themselves for NIMBY opposition, focusing on tools and techniques that have proven successful in gaining community acceptance. However, there will be occasions when residents will not be persuaded of the merits of affordable housing or new infill development, no matter how sound the proposal or how serious the need. When this happens, appeal mechanisms and changes to planning rules themselves may be called for. This report is complemented by a template presentation that can be customized by organizations and is available at http://www.fcm.ca/home/programs/past-programs/affordability-and-choice-today.htm

Author(s), year, title, journal	Alberta Urban Municipalities Association. (2003). *The Affordable Housing "Toolkit": A Step-By-Step Approach to Deal With Your Affordable Housing Challenges.* Edmonton, Alberta: Alberta Urban Municipalities Association.
Abstract	This resource was developed to be a handbook, toolkit and reference guide providing simple, practical, and pragmatic suggestions on developing an affordable housing strategy. Included is a planning and delivery framework to help users understand where they are in the Affordable Housing Life Cycle, as well as a summary of current Albertan practices, tools, templates, and references. The toolkit is broken into six parts: 1. Background information on community planning. 2. How to conduct public consultations. 3. The process for arriving at a vision for a community affordable housing strategy. 4. How to conduct a needs assessment. 5. How to build an affordable housing strategy. 6. How to implement the strategy. Part six (beginning on Page 44) of the toolkit includes a section on NIMBY. This includes guidelines of how to prepare for NIMBY resistance, for gaining acceptance and educating leaders about NIMBY.

14

Community Inclusion Frameworks for Vulnerable Populations & Strategies for Combating NIMBY Attitudes Toward Social Housing Projects: An Annotated Bibliography

Author(s), year, title, journal	Axworthy International Consulting Ltd. (2014). *Calgary's Municipal Planning Approval Process: Knowledge Capital for Affordable Housing.* Calgary, Alberta: Axworthy International Consulting Ltd.
Abstract	This knowledge binder was produced as part of the Knowledge Capital for Affordable Housing Municipal Approvals Process project to assist the Calgary Action Committee on Housing and Homeless. The binder aims to provide affordable housing agencies with the knowledge and tools needed to move through the municipal planning and approval process. It includes information on the legislative and components of Calgary's planning process, steps of the process, roles and responsibilities of those involved and advice for working with consultants. The resource provides a section on leading practices of engaging communities and city council members in the development of affordable housing projects as well as information on the use of good neighbour agreements. The binder is available through the Calgary Homeless Foundation.

Author(s), year, title, journal	Canadian Home Builders' Association Newfoundland and Labrador. (2013). *Building "Yes" A Not-In-My-Backyard (NIMBY) Toolkit.* St. John's, Newfoundland: Canadian Home Builders' Association Newfoundland and Labrador.
Abstract	The toolkit, designed for use by stakeholders in Newfoundland and Labrador, provides leading practices to support development proposals that offer different housing options through community engagement and education. Housing options may include, but are not limited to, affordable housing, mixed-used development, higher-density housing and other supportive housing initiatives.

Author(s), year, title, journal	Canada Mortgage and Housing Corporation. (2006). *Gaining Community Acceptance of Affordable Housing Projects and Homeless Shelters.* Ottawa, Ontario: Canada Mortgage and Housing Corporation.
Objectives	1. Build the capacity of municipal housing managers, planners, providers of public and private affordable housing and homeless services, community groups proposing affordable housing projects and homeless shelters, to avoid and address "NIMBY"; 2. Provide insight into the reasons for opposition to affordable housing and homeless shelters, and how such opposition is manifested; 3. Provide tools and examples of best practices and strategies to gain community acceptance and to increase the level of awareness of NIMBY experiences in communities across the country and by various service providers; and 4. Mitigate the risk of community opposition and elongated project development time as a result of NIMBY.

15

Community Inclusion Frameworks for Vulnerable Populations & Strategies for Combating NIMBY Attitudes Toward Social Housing Projects: An Annotated Bibliography

Methods	CMHC and HRSDC developed 46 case studies from across Canada. The case studies include a variety of projects focusing on a broad demographic spectrum, including seniors, women, young people, people with mental health issues, people with addiction issues, people with disabilities, Aboriginal people and recent immigrants.
Results	Common concerns expressed by residents are presented. Additionally, useful strategies for gaining acceptance are shared including: communication, using the media, developing relationships with local politicians, developing a plan, understanding the community process and persistence.
Conclusions	Proponents of affordable housing and homeless accommodation projects need to be aware that they may face community opposition. There are strategies, based on the experiences of successful projects across Canada, for gaining community acceptance.

Author(s), year, title, journal	City of Port Philip. (2009). *Community Engagement and Community Housing: Lessons and Practical Strategies for Local Government for Responding to Contested Community Housing Proposals.* Port Philip, Australia: City of Port Philip.
Abstract	This research explores the experience of several Victorian local governments and community housing providers in greater Melbourne in managing the community engagement process initiated in response to community housing proposals.

Author(s), year, title, journal	Connelly, J. (2005). *The Case for a Systematic Solution to Discriminatory NIMBY Opposition in Ontario.* Toronto, Ontario: Ontario Non-Profit Housing Association.
Abstract	This paper examines NIMBY attitudes and their costs – to taxpayers and those waiting for affordable or supportive housing. Steps are identified for government.

Author(s), year, title, journal	Davison, G., Legacy, C., Liu, E., Han, H., Phibbs, P., van den Nouwelant, R., Darcy, M. & Piracha, A. (2013). *Understanding and Addressing Community Opposition to Affordable Housing Development.* Melbourne, Australia: Australian Housing and Urban Research Institute.
Objectives	The central aims of this study were to improve understanding of community opposition to affordable housing in Australian cities and to consider how that opposition can be mitigated or addressed.
Methods	Mixed-methods case studies were undertaken in four council areas exhibiting varying levels of opposition to affordable housing development between 2007 and 2011.
Results	Key findings are discussed in terms of the policy and housing market context for affordable housing; factors that underlie community opposition to affordable housing development; how this opposition can escalate; and finally the effects of affordable housing on host areas.

Conclusions	Strategies for developers and government to mitigate and address community opposition to affordable housing are discussed.

Author(s), year, title, journal	Energy Pathways Inc. (1994a). *A Management Strategy for the NIMBY Syndrome: Kings Square Non-Profit Housing Corporation.* Ottawa, Ontario: Energy Pathways Inc.
Objectives	A non-profit funder of social housing undertook a study of people's attitudes towards social housing to aid in the development of a NIMBY management strategy.
Methods	Kings Square explored people's objections to social housing projects in their neighbourhoods through use of questionnaire.
Results	Respondents who were unaware of a social housing project in their neighbourhood were more likely to believe that a project would have a negative impact on the neighbourhood than people who were aware of a project. Participants were satisfied with current procedures of consultation, such as published notices and letters to residents about planned projects.
Conclusions	It was concluded that the best way to confront NIMBY was to be well prepared. The project team developed a management strategy including forming a NIMBY committee, identifying and minimize potential objections, in addition to preparing for public meetings.

Author(s), year, title, journal	Energy Pathways Inc. (1994b). *Community Support for Affordable Housing: A Public Education Package.* Ottawa, Ontario: Energy Pathways Inc.
Objectives	In an effort to develop an affordable housing information package, focus groups were conducted to help determine the content of and approach to the package.
Methods	Six focus groups were held with local homeowners to determine their perceptions and concerns about affordable housing projects. A seventh focus group session was held with Peel residents who were searching for affordable housing.
Results	An educational package, containing a 16-minute video, a one-minute video vignette and a poster was developed.
Conclusions	Educating the public about affordable housing and the people who live in it is essential to greater acceptance of future projects.

Author(s), year, title, journal	Focus Consulting Inc. (2014). *Finding Common Ground.* Ottawa, Ontario: Focus Consulting Inc.
Objectives	The report examines a range of community discussion processes regarding affordable and supportive housing development proposals.
Methods	The first phase of the report examined issues and concerns in Edmonton by consulting with officials, developers and community representatives. Examining leading North American development approval process practices followed in a second phase of the project.

Results	Phase one results showed that resident concerns with affordable and supportive housing developments centered around the characteristics of those who would live in the new development and how it would operate.
Conclusion	Recommendations from the report include: 1. The city partnering with provider networks to initiate a public awareness and education campaign on affordable and supportive housing plans and policies, while drawing attention to the policy objective of having non-market housing in all areas of the city. 2. Provide affordable and supportive housing providers, who may not have the capacity, with training on effective community engagement. 3. Supportive and affordable housing funders to publish clear evaluation criteria for proposals. 4. Develop with stakeholders a review panel to act as an arbitrator should discussions between residents and supportive and affordable housing proponents reach a stalemate.

Author(s), year, title, journal	Gillard, G. (2014). *Minimizing and Managing Neighbourhood Resistance to Affordable and Supportive Housing Projects.* Ottawa, Ontario: The Canadian Housing and Renewal Association.
Abstract	This document summarizes strategies to combat opposition to housing projects that were presented at the Canadian Housing and Renewal Association's 2014 Annual Congress. Strategies are presented from Edmonton (as summarized in Focus Consulting Inc. annotation), Seattle and Montreal.

Author(s), year, title, journal	Gilmour, T. (2012). *Overcoming NIMBY Opposition to Developing New Affordable Housing.* Mayfield, Australia: Kinetic Information Systems.
Abstract	This paper provides an introduction as to why people oppose new affordable housing developments, giving insights based on approaches used in Australia and other countries. It aims to be practical, finishing with a checklist of key areas to consider when planning a consultation process.

Author(s), year, title, journal	Greater Victoria Coalition to End Homelessness. (n.d.). *NIMBY to Neighbours: A Series of NIMBY Fact Sheets.* Victoria, British Columbia: Greater Victoria Coalition to End Homelessness.
Abstract	These fact sheets highlight six common themes that arise when discussing NIMBY issues. The themes include: (1) property values; (2) crime and safety; (3) density; (4) neighbourhood character; (5) new resident behaviours and (6) enough affordable housing. Information is presented on each of these themes in an effort to facilitate informed discussions between affordable and supportive housing proponents, elected officials, media and community members.

Author(s), year, title, journal	HomeComing Community Choice Coalition. (2005). *Yes, In My Back Yard.* Toronto, Ontario: HomeComing Community Choice Coalition.
Abstract	The tool kit is designed for those wanting to create new supportive housing developments. The kit focuses on the community consultation process and how to deal with fears and prejudices about the people who live in supportive housing.

Author(s), year, title, journal	Pivot Legal Society. (2011). *Yes, In my Backyard: Welcoming Inclusion, Upholding Human Rights.* Vancouver, British Columbia: Pivot Legal Society.
Abstract	The toolkit includes: • Information on an individual's right to housing. • Provides a framework for shifting from NIMBY (Not in my backyard) to YIMBY (Yes in my backyard). • Includes information to help address common myths about affordable and supportive housing. • Describes how the British Columbia Human Rights Code and the Canadian Charter of Rights and Freedoms can be used to support the YIMBY position. • Case studies of challenges and success stories in British Columbia.

Author(s), year, title, journal	Pratt, S. & Allen, M. (2004). *Addressing Community Opposition to Affordable Housing Development A Fair Housing Toolkit.* Pittsburg, Pennsylvania: Housing Alliance of Pennsylvania.
Abstract	This toolkit is was developed to give developers a working knowledge of fair housing in a form they can use. It provides common sense, hands on tools to for public hearings, building community support, using the media, working with officials, and if needed legal action.

Author(s), year, title, journal	Wynne-Edwards, J. (2003). *Overcoming Community Opposition to Homelessness Sheltering Projects Under the National Homelessness Initiative.* Gatineau, Quebec: Government of Canada.
Abstract	Through the analysis of 14 case studies, across 7 cities, covering 5 provinces, this paper examines NIMBY opposition, lessons learned and leading practices in overcoming this type of reaction to the development of sheltering facilities, transitional and supportive housing, and affordable housing, for homeless men and women and their families or for those at risk of homelessness. Through a better understanding of fears and issues underlying NIMBY opposition and through the application of conflict theory, this paper advances recommendations to assist community social service providers, city planners and government officials to overcome NIMBY responses when planning, developing and implementing sheltering projects under the National Homelessness Initiative.

Community Inclusion Frameworks for Vulnerable Populations & Strategies for Combating NIMBY Attitudes Toward Social Housing Projects: An Annotated Bibliography

Author(s), year, title, journal	Zippay, A.L. (2007). Psychiatric residences: Notification, NIMBY, and neighborhood relations. *Psychiatric Services, 58,* 109-113.
Objectives	Federal legislation has given mental health agencies the authority to forego notifying neighbors when establishing shared, supervised houses and apartments for individuals with severe mental illness, but many continue to notify neighbors in the belief that outreach enhances community integration. This study examined the associations between notification strategies and initial neighborhood opposition and longer-term neighborhood relations.
Methods	Telephone interviews were conducted with 169 mental health administrators in seven states who described the notification strategy and short- and long-term neighborhood responses to their most recently established shared, supervised residence. Additional data on neighborhood relations were collected in interviews with 138 staff who worked on site at the residences described by the mental health administrators.
Results	Just under half of the agencies used a strategy that involved notification of neighbors, and those organizations were significantly more likely to experience initial opposition (59% of notifiers experienced opposition compared with 35% of non-notifiers). Those who notified neighbors were more likely to initiate activities such as an open house with neighbors after the site was established. There were no significant associations between current neighborhood attitudes and initial notification strategies or initial opposition. Agencies that initiated social activities with neighbors were significantly more likely to report "very accepting" attitudes.
Conclusions	Administrators who use notification may experience higher levels of initial opposition, but longer-term neighborhood relations may not vary significantly regardless of whether neighbors were notified or whether initial opposition was present. Some agency-sponsored activities may facilitate substantive connections with neighbors.

20

Community Inclusion Frameworks for Vulnerable Populations & Strategies for Combating NIMBY Attitudes Toward Social Housing Projects: An Annotated Bibliography

References

Dear, M. (1992). Understanding and overcoming the NIMBY syndrome. *Journal of the American Planning Association, 58,* 288-300.