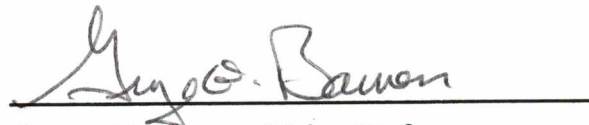


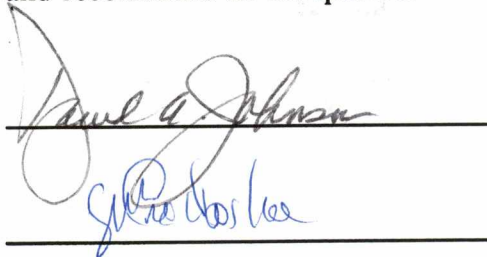
To the Graduate Council:

I am submitting herewith a thesis written by Luke Frederick Stapel entitled "A Survey of Appraisers' Opinions Regarding the Significance of Characteristics and Factors that Exist in Durable Neighborhoods." I have examined the final copy of this thesis for form and content and recommend that it be accepted in partial fulfillment of the requirements for the degree of Master of Science in Planning.



George E. Bowen, Major Professor

We have read this thesis
and recommend its acceptance:



Accepted for the Council:



Associate Vice Chancellor and
Dean of The Graduate School

**A Survey Of Appraisers' Opinions Regarding The Significance
Of Characteristics And Factors That Exist In
Durable Neighborhoods.**

**A Thesis
Presented for the
Master of Science
Degree
The University of Tennessee, Knoxville**

Luke Frederick Stapel

May, 1995

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DEDICATION

This Thesis is dedicated to my parents, my brother, and my sister-in-law

Mr. and Mrs. Frederick E. Stapel

and

Mr. and Mrs. Mark E. Stapel

who were patient and understanding.

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ABSTRACT

This research, through the use of questionnaires that were returned by one hundred appraisers, has attempted to identify the most significant characteristics, paradigms and factors that exist in durable neighborhoods. A durable neighborhood, as initially defined for use in the questionnaire, was listed as a cohesive residential community at least 50 years old, usually identifiable by name with estimable boundaries, good marketability and whose resale values have kept pace or exceeded inflation relative to its local area. Initially 140 important neighborhood characteristics and eight paradigms were identified from previous research and uncovered in the process of completing the literature review. These 140 characteristics served as the basis for the questionnaire. To find key characteristics and concepts from the survey, analysis consisted of examining mean scores and performing factor analysis. After analyzing the results of the survey, eleven positive and five negative significant characteristics were identified, two paradigms stood out as being important, and seven factors were named. Based on the analysis, a durable neighborhood was defined and a conceptual model of a durable neighborhood was constructed.

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CHAPTER 1

INTRODUCING NEIGHBORHOODS

Research Question

The questions this research address are: one, What is the broad set of characteristics that are important in defining a durable neighborhood ? and two, Within the first set of characteristics what is the most significant characteristics in defining a durable neighborhood ?

Neighborhood Definitions

First, what is a neighborhood ?:

A neighborhood... can be a geographic area, recognized by boundaries like a street, freeway or railroad tracks. It can be distinguished by a conspicuous physical feature - like a park or a hill or a building (a school, a church, a library, a factory). It can be defined by a certain type of housing, (perhaps row houses, perhaps all built at the same time or by the same developer) that is different enough from the surrounding housing types to stand out clearly. The neighborhood can also be defined Socially by political groups, religious affiliations or ethnic similarities. In addition, since most areas do not have widely varying prices for housing, and since income largely (but not exclusively) determines buying power, neighborhoods can be defined by income groupings, or as 'housing sub-markets' (Public Affairs Counseling, 1985, p. 7).

A more concise definition of neighborhood in the form of a recipe is as follows:

A neighborhood exists if: Neighborhood boundaries are recognized and identified, a name is associated with the area, institutional anchors are associated with the area, neighbors share at least one common tie through a social network and institution or shared use of public space (Rosenbaum and Schoenberg, 1980, p. 33).

Neighborhood Dynamics

Neighborhoods are the building blocks of cities and are reactive to internal and external pressures. Neighborhoods are never static; they are constantly in a state of flux. This is primarily a function of the people who reside in the neighborhoods. Neighborhoods are reactive to the people who live there. People's needs, which are to some degree determined by their careers, health, family cycle, and financial situation, play a crucial role in their housing and neighborhood requirements.

Each time a family decides to move out of a neighborhood and the house is for sale, the house will be casually or formally appraised and as a result the neighborhood will also be analyzed. The neighborhood will be judged by the real estate agents, the potential home buyers, the home buyer's friends, the appraiser and the mortgage banker either in a positive, negative, or neutral way. The neighborhood's continuing marketability and the maintenance of value are essentially being tested and compared to other neighborhoods on an ongoing basis. The ease of sale and the price received for homes are influenced by how well the neighborhood and its homes are maintained along with the existing character and amenities. Value is also based on the public's perception of that neighborhood in terms of its safety, livability, and quality of life.

Important to the integrity of a neighborhood's value is the need for continued public and private reinvestment and to some degree the quality, timeliness, extent, and purpose of this investment. The purpose and form of this investment can play a critical role in a neighborhood's value and future stability. This is particularly true when it involves

any form of neighborhood dynamics powerful enough to disrupt the neighborhood's equilibrium or the neighborhood's original purpose. One such dynamic is the changing of single family homes to multifamily or rental units. On the other end of the spectrum is the converse of this, gentrification. There are other ways a neighborhood's equilibrium can be disrupted and real estate values affected, such as a conversion from a neighborhood primarily of one race or ethnic group to one of another. After the exodus of residents not willing to accept change, the neighborhood loses some of its original integrity and identity. With a higher resident turnover, the neighborhood could correspondingly lose its equilibrium and some of its market value.

It is understood in the evaluation process that a neighborhood's environment is based on circumstances that may have been beyond its control, such as the political decisions on the location of highways, roads, schools, parks, and general improvements in infrastructure. The closing of a neighborhood school or community center can forever alter the dynamics of the neighborhood. Furthermore, the results of zoning changes (even incremental ones) over the long term can drastically change the complexion of an area. The economic conditions of an area also play a part. If employers of the neighborhood residents locate to other parts of the city or region, or have a shutdown or layoff, this too can have negative impact on a neighborhood.

A neighborhood is not in a vacuum; it must be understood in its spatial context. Depending on a neighborhood's surroundings and the demands placed on it by the direct and collateral real estate demands of bordering institutional, commercial, and industrial interests a neighborhood can lose its integrity by degrees. This is especially true with

neighborhoods with "soft" borders. These borders and critical areas can be "softened" or put "at risk" when zoning, property restrictions, and community bylaws become subject to change.

When asked for the three most important factors in real estate value, those involved in real estate usually recite: location, location, location. Along these lines some neighborhoods are simply in better locations, each as areas of long term functional importance, in high status areas, or in areas in the direction of growth. A neighborhood can also stay in vogue if revitalization is an ongoing process and the neighborhood offers opportunities for internal growth through compatible infill development.

Not only is a neighborhood's stability based on the public perception, but also the neighborhood's perception of itself. Do the residents have confidence in the neighborhood? Do the neighbors have enough alliance and affinity for the neighborhood to have it survive the forces that create negative impact?

If a neighborhood does not have that survivability it could decline in appearance, value, liveability, and residential utility. This change and decline have been well documented in the literature. The literature asserts that this cycle of decline follows a predictable negative course if left unabated.

Durable Neighborhoods

Despite the transient nature of the nation, it was assumed that there were some neighborhoods that have accommodated positive change and circumvented negative change and decline. These neighborhoods have been maintained and reinvestment has

occurred. As a benefit to cities, these neighborhoods have remained useful, stable, and viable. In addition some neighborhoods have maintained their charm and value along with their social and structural integrity.

Cycles are prevalent in any system. The goal of this research is to examine neighborhoods (through the use of real estate appraisers) which have had a lower frequency of negative change and have remained stable, viable entities. The questions to be answered are: What has been the glue that maintains, conserves, and nurtures the confidence people have in their neighborhoods? What encouraged them to continue to reinvest their money and themselves in their communities or neighborhoods? Finding the answers to these questions is important. If the characteristics and factors of durability can be replicated and integrated into neighborhoods, viable and durable neighborhoods could become the rule rather than the exception.

It is important to uncover the characteristics and factors that help a neighborhood or community to continue to prosper and be viable. The information can be incorporated into a neighborhood plan in order to help improve a neighborhood's chance of being stable over the long term. Extending this idea further, these neighborhood durability characteristics and factors could be incorporated in design guidelines as criteria for approval. Or if a neighborhood is in the process of revitalization, these characteristics and factors could act as a guidance system to allocate limited resources. In addition, when neighborhoods show the early stages of decline, the utilization of these durability characteristics may help reverse the trend.

This study is different from past studies in that it examines neighborhood stability

in terms of utilizing real estate appraisers as participants. Appraisers are well suited to participate in this type of study because of their training and experience. Virtually anyone with an interest in real estate, most importantly prospective buyers and sellers, either casually or formally appraise real estate in the process of consummating a transaction. They pay what they think the property is worth. An appraiser, being a steward of real estate information, is equipped to look at past and future trends and understands the dynamics of a neighborhood. Appraisers look primarily at the supply side of housing (appraise homes in the process of being sold) even though market demand is inherent in the process when the market price validates the appraisers evaluation.

A method of obtaining supplemental information is through the examination of census tract data. The census can provide a wide variety of corresponding socioeconomic information. The key to using this information for subsequent studies is that appraisers identified and gave the boundaries of durable neighborhoods in their respective areas. From these delineations most of the neighborhoods can be reasonably matched to census tracts. The ability to undertake trend studies depends on the consistency of census tract delineations over the period being studied.

This study was accomplished by sending appraisers a questionnaire similar in content to the site, neighborhood, and property rating sections found on the Residential Appraisal Report form appraisers use in forming their property value opinions. This study used appraisers to examine stable neighborhoods by using the combination of two basic tests, the test of time (50 years) in conjunction with the neighborhood relative appreciation of value. Neighborhoods that meet these two tests were considered durable

neighborhoods. The characteristics of these durable neighborhoods needed to be identified and, where applicable, replicated to improve present and future neighborhoods.

It was noted in the book Stabilizing Neighborhoods: A Fresh Approach to Housing Dynamics and Perceptions, by Rolf Goetze, Kent W. Colton, and Vincent F. O'Donnell, that: "The challenge will be to promote neighborhood stability, revitalization without displacement....to promote neighborhood stability in ways that enable incumbents to remain and for new residents to successfully become integrated into vital, diverse neighborhoods would seem an ideal housing goal." (Goetz, 1977, p. 56)

CHAPTER 2

LITERATURE REVIEW

Introduction

What is neighborhood durability? The Random House Dictionary defines durable as "highly resistant to wear, decay, etc.". Neighborhood durability is a coined phrase. The concept lends itself to a variety of terms that can be used together when referring to a neighborhood such as: stability, vitality, viability, integrity, survivability, defensibility, and persistence. See the Appendix 1 for the meanings of these words.

Since durability is a unique topic, information on the topic was found in related subjects. The following is a list of words and phrases related to the topic and when linked with the word neighborhood they also are germane: residential, revitalizing, investment, funding, values, maintenance, evaluation, satisfaction, interaction, involvement, quality of life, desirability, mobility, dynamics, rating, preferences, and saved.

Neighborhood durability encompasses many fields of study associated with neighborhoods. These fields of study include: housing, sociology, appraising, architecture, and planning. Primarily, neighborhood durability was considered a subset of neighborhood revitalization essentially because the goal of revitalization is to make a neighborhood stable again.

When undertaking preliminary research it was found that neighborhood longevity was primarily written about in a negative sense. The majority of sources stated that neighborhoods are not stable, they change and decline to a point where they are either

cleared for the land or are recycled and revitalized. There are exceptions, just as there are neighborhoods that are unstable, it was presumed early on that there was a contingent of neighborhoods that have maintained their stability for the long term. Not much information, however was available on neighborhoods in this context. To overcome this obstacle, the literature review focused on a range of subtopics that provided a foundation for the topic of neighborhood durability. These subtopics are Neighborhood Change, Conservation and Preservation of Neighborhoods, Neighborhood Self-Revitalization, Neighborhood Dynamics, Public Concern for Neighborhoods, Neighborhood Boundaries and Size, Rural Communities, and Neighborhood Durability Models.

Neighborhood Change

In terms of the dynamics of neighborhood evolution and change, two basic paradigms were represented in the literature. The first one takes the long term view by discussing the comprehensive evolution of a neighborhood. The second paradigm is essentially encompassed by the first and gives a narrative of changes that take place in a neighborhood at a detailed level. Paradigm one is from Metropolis 1985 and has broken the evolutionary process of a neighborhood into five stages.

Paradigm 1

Stage 1 The transformation from undeveloped rural land to residential neighborhood...

Stage 2 Another rash of building takes place-only this time apartment houses dominate more than before...

Stage 3 Downgrading and conversion...Population and density growth

through the crowding of the existing structures.

Stage 4 The "thinning-out" stage characteristic of slum areas a few decades after they have been turned over to slum use...

Stage 5 The renewal stage...It usually takes two contrasting forms. One example is to build anew on flattened sites uses such as luxury apartments. The other form is to restore and remodel the old well designed or architecturally significant buildings for new uses. (Vernon, R., 1963, p.181)

Paradigm 2

Paradigm two is from The Dynamics of Neighborhood Change and offers a life cycle approach to a neighborhood change. It shows a neighborhood going through five specific phases and lists the corresponding characteristics. The five phases are: healthy, incipient declining, clearly declining, accelerating decline, and abandoned (See Appendix 2) (Public Affairs Counseling, 1975 p. 10). Further explanation can be found in this literature review in the section on neighborhood paradigms, listed as paradigm three.

Conservation and Preservation of Neighborhoods

Conservation and preservation of neighborhoods are concepts that relate to the construct or idea of neighborhood durability. In addition to what is included below, the HUD information which makes up the fourth paradigm in the literature review section on neighborhood paradigms, discusses a list of features that the United States government has identified and found important to conserve a neighborhood. The resulting treatment of a neighborhood works towards responding to the degree of decline it has experienced. Conservation and preservation efforts in a neighborhood are undertaken to circumvent negative change or to create the needed neighborhood initiatives.

Basic considerations play a role in neighborhood conservation and stability. There needs to be enough household income for an owner or rental income to the landlord to "pay for proper upkeep....Even if they have sufficient income, property owners must have a desire and a commitment to keep their buildings in good condition....Pride and investment sense plays a part", along with the collective neighborhood's pressure on its residents and on the local government, particularly in the enforcement of the building codes. Maintenance of the integrity of the zoning ordinance and traffic regulations also plays a role. Maintaining a positive social fabric, strong interrelationships help to boost the neighborhood's common goals and help cope with resident turnover throughout the years. It is also important for the shopping areas and commercial enterprises in the area to be preserved, along with the area's community services and facilities. And, it is important to overcome disinvestment by maintaining the marketability of the homes and preventing redlining by the banks and financial institutions. (Hallman, H. p.205. 1984)

In looking at neighborhood conservation and stability from a singular perspective, neighborhood confidence may be something that can be manipulated to achieve the desired results, as some literature may suggest.

The purpose of the Neighborhood Confidence Project in Boston was to stimulate positive self-fulfilling prophecies in three neighborhoods: Dorchester, Roxbury, and Jamaica Plains. More specifically, the project sought to: (1) encourage owners to remain, (2) encourage renters and those outside the community to buy homes, and (3) change the attitudes of real estate brokers. Specific activities of the Project included the production of a television documentary, brochures and posters, and the counseling of buyers. Goetze (1979) citing studies by Blaine (1973) and Rugo (1979) asserts that the Project was successful, noting that the program in Jamaica Plains raised confidence levels and improved community appearance. (Varady, 1986, p. 31)

Neighborhood Self Revitalization

In an ideal world, neighborhood self-revitalization would be a natural ongoing phenomenon. Self-revitalization almost needs to take place on a constant basis for a neighborhood to be deemed durable. A recent study relating to maintaining neighborhood stability states: "Results... suggest that if old housing is replaced by new housing on a steady basis, a neighborhood may be able to sustain a mixed-neighborhood equilibrium" (Bond, 1989, p. 231). Neighborhood self-revitalization occurs naturally when the neighborhood possesses the critical mass of concerned and involved residents to keep the neighborhood moving in a positive direction.

The citizens of these neighborhoods give the neighborhood as a whole a will to survive and the need to improve the quality of life. For example:

... upgrading desired by low and moderate-income households and the protection of neighborhood quality desired by middle and upper-income households can be achieved simultaneously in the same neighborhoods if a significant number of low and moderate-income households live there, providing that the middle-class dominance is maintained....(Thus) keeping an urban neighborhood economically and socially viable. (Downs, A.,1973, p. 87)

Neighborhood Dynamics

A neighborhood may be durable because it resisted and fought change or simply

incorporated change and handled it well. Another outside force is the housing market's perception of the neighborhood.

(A neighborhood) can be rising, that is experiencing an above average increase in home values and rents. This increase draws residents with higher incomes and often forces out existing residents who cannot afford to stay. A neighborhood can be declining, that is, experiencing a gradual drop in housing values, accompanied by a drop in the income and status of the people who live there. The dropping prices in declining areas provide many house-seekers with a chance to get good quality housing at a price they can afford (Public Affairs Counseling, 1975, p. 10).

Outside forces, in particular the force of the marketplace, have to be addressed mainly because of the transient nature and the inherent life cycle of the neighborhood's inhabitants.

People move in and out of neighborhoods at a steady rate during the lifetime of the neighborhood. When the household decides to move out of a neighborhood, say a 'healthy' neighborhood, three things can happen. Their house can be bought or rented by someone like them in income and status; their house can be bought or rented by someone with more money than they have; or their house can be bought or rented by someone with less money than they have. (Public Affairs Counseling, 1975, 16)

It was found that intraurban mobility and people's propensity to move from one location to another is linked to the family's stage in the family life cycle. Small, young, wage earning families base their housing decisions on getting more house for their money, i.e., housing space in relation to housing cost. This is at the expense of neighborhood concerns. It seems as a family moves through the family life cycle and they become more affluent, they presumably seek to maintain status quo in terms of housing space and search for housing with more positive neighborhood and community factors. (Rea, L. M., 1978, p. 1-11)

A neighborhood that is racially mixed can remain stable. The racial mix is not an

important factor in maintaining neighborhood stability as long as the municipal government or a real estate dealer doesn't overtly interfere with the racial balance of the neighborhood. "It can be concluded that black and white neighbors of relatively the same socioeconomic status get along as well as black with black or white with white." (Helper, R., 1979, p.34)

Public Concerns for Neighborhoods

Beyond the internal forces that effect a neighborhood, it is always important to incorporate a view of the external forces that have an effect on the delicate balance that a neighborhood has as an entity:

If we have learned anything about neighborhoods of all types in recent years, it is their essential fragility. Urban freeways and renewal projects, unless planned and executed with excruciating care and sensitivity, can destroy the vitality of a neighborhood virtually overnight. It is tragic that government - and especially the Federal government with its billions for public works projects - has so often been unaware of how the economic, social, and environmental elements of a neighborhood can be irreplaceably thrown out of equilibrium by one out-of-scale or poorly designed project. (Kliment, 1975 p. 1)

Redlining can have a considerable impact upon an urban community. Neighborhood vitality bears a direct relationship to the adequate availability of mortgage credit. Because of the enormous costs involved, very few individuals can afford to buy or even repair a home with their savings alone. Thus, to a large extent, institutional lenders determine the futures of individual urban neighborhoods. Those neighborhoods that receive adequate funding will remain viable while those that do not are likely to decay. As a result, redlining can often be a self-fulfilling prophecy; frequently, a lender's fear that an area is on the decline ultimately causes that decline to occur. (Callies, D. L. and Freilich, R., H., 1986 p. 756)

In addition:

Spontaneous events, such as rapid racial change or highway building or the closing of a local employment center (a hospital or shipyard) can lead to accelerated downward movement. Equally, the renewal of a business district or a new transportation access can make a neighborhood suddenly competitive or even 'fashionable' and lead to spontaneous revitalization. (Public Affairs Counseling, 1975, p. 10)

Neighborhood Boundaries and Size

In order to operationalize the study, a definition of the word "neighborhood" had to be determined. The literature presented a variety of answers to this question but some common ground was found. One common thread of stable neighborhoods is that they have boundaries and they may have more than one set. When people are asked to describe a notable neighborhood, neighborhood boundaries are implicit. When examining or discussing the dynamics and mechanics of particular neighborhoods, neighborhood boundaries need to be assumed or recognized. If these boundaries are very hard to discern, the neighborhood(s) may not have a solid chance to remain stable. If a "neighborhood" lacks this structure one area may bleed into another and all involved areas have to absorb the cost of less security, less identity, and less of a sense of place. This idea was realized in a Fordham dissertation:

These natural boundaries have somewhat insulated the community from the changes occurring on its periphery. In addition, they have provided reasonable limits in which to cope with change. Though Belmont is no longer the homogeneous Italian community of yesteryear surrounded by blockades preventing infiltration, these natural boundaries still help to maintain a sense of territoriality. (Maida, 1987, p.173)

To further solidify the importance of using the term "boundaries" in the neighborhood definition in the neighborhood survey, the following quotation exemplifies

the need.

The most frequent method of defining neighborhoods is through an analysis of physical boundaries. Seventy-five percent of the programs rely on physical boundaries to define neighborhood areas. Typically, maps and windshield surveys are used to identify railroad tracks, major arterial streets, and large institutional sites that create physically bounded residential areas. (Rohe, W. and Gates, L., 1985, p.72)

A neighborhood exhibits more than just physical boundaries; it also includes social boundaries. Readings in housing sociology were also required to understand the nonphysical aspects of a neighborhood. The importance of incorporating the term "identity" in the neighborhood definition was enhanced by the quotation that follows. "A neighborhood also gives identity to residents, so that as they go about the city and region they can refer and relate to the place where they live in a way that adds some background to who they are. 'I'm from Greenwich Village' means something in New York, as does 'I'm from Browntown' in Wilmington" (Kilment, 1985, p.1).

In consideration of the notion that neighborhoods are unique entities that are identifiable by name and by boundaries, it was deemed important not to imply that neighborhoods have an arbitrary minimum or maximum size. After a review of the literature the reason for this becomes obvious. In the book Toward New Towns for America, Clarence Stein, the designer of Radburn, describes the neighborhood unit concept and states that a neighborhood unit consists of 2,000 to 10,000 residents. In an American Public Health Association publication called Planning the Neighborhood, the definition tends to follow the previous definition in stating that a population falls "between 2,000 and 8,000 persons with, a desirable size of about 5,000 persons." These

neighborhoods can be contrasted with what Kevin Lynch and Gary Hood state in their book Site Planning: "neighborhoods are much more likely to be on the scale of 10 to 40 families than the 1,500 families of the conventional unit."

Rural Communities

Some neighborhoods may be stable not because of their inherent general micro neighborhood characteristics, but because of their macro geographic location. If the neighborhood is located in a geographic area where there is little or no change it seems that the neighborhood would tend to stay stable and be durable over time. This would be the case in small towns and rural areas. Similarly it seems that neighborhoods that are located geographically in areas where they contact the most change would tend to be the least stable or durable. This would be the case of cities and urban areas. A look at The 1978 HUD Survey on the Quality of Community Life study indeed shows that rural areas are the most stable and urban areas tend to be the least stable in terms of mobility. Another study says about the same thing: "Rural residents are less likely to want to move than urban residents, even though no significant differences exist in their housing satisfaction." (Lam, J. A., 1985, p.42)

When looking at where Americans want to live, over 70% of town and rural residents prefer their type of community. In looking at why people move, the two major factors are a job change and housing. A larger percentage of rural residents felt job opportunities over the next two years are expected to get better or stay the same in the future. The same can be said for housing conditions. When residents were asked if local

job opportunities or housing conditions got worse would they consider moving, in both cases the town/rural residents would consider moving the least. In the majority of other categories rural residents are pleased with their quality of life and feel it will stay the same or continue to get better. (United States Dept. of Housing and Urban Development and Research, 1978, pp. 555-659)

Neighborhood Durability Paradigms

There are several neighborhood paradigms that can be described as good neighborhood examples or as descriptive lists of qualities that characterize the positive aspects of a neighborhood. It was assumed that these positive characteristics help a neighborhood endure. It should be understood that these are not parallel paradigms; the grouping of these paradigms offers a wide variety of perspectives in the context of neighborhood durability. These paradigms served as the source for a nonredundant compilation of durable neighborhood characteristics which formed the matrix/questionnaire/index used in and produced by this study and discussed in the next section. The source and the significance of each paradigm are detailed below.

Paradigm 1: Neo-Traditional

The first paradigm is the neo-traditional neighborhood (NTD), an evolving form of neighborhood development with its roots in successful traditional neighborhoods. Neighborhoods grew organically until the interruption of the automobile skewed development patterns. The neo-traditional neighborhood in a sense is the second coming of the traditional neighborhood and is being espoused and is currently in vogue in some

planning and development circles.

The purveyors of NTD are a vocal and well-publicized group. The group includes town planner Andres Duany (Seaside and The Kentlands), Anton Nelessen (known as a "neotraditionalist planner" for the use of his "visual preference survey" to help communities reach consensus on town design) and Peter Calthorpe (known for the pedestrian pocket concept). The concept of the neo-traditional neighborhood involves a neighborhood that is aesthetically coordinated and scaled to incorporate a variety of residential densities and mixed use development to offer opportunities for the diversity of people and of activities. These neighborhoods offer convenient and scaled offices, shops, parking, parks, and public spaces to imply personal and community ownership. The streetscaped softened, formal, and hierarchically scaled street network is designed for the diffusion of traffic and parking. As a result, this design concept helps to slow and minimize street traffic to allow for a pedestrian orientation. From a variety of articles, a comprehensive list of characteristics was developed and included in the matrix/questionnaire/index.

Paradigm 2: Appraisal concepts

The second paradigm comes from the standard appraisal form "Employee Relocation Council Residential Appraisal Report." This form is geared to "value" with defined structure and detail. Appraisers look at value in a continuum through the past, the present and the future. They need to see how change affects value in a negative or positive way. When appraisers appraise a house, they look at the neighborhood in a comprehensive way. They examine the social considerations, economic considerations, government

considerations and environmental considerations with respect to value. Trend studies are always an integral part of each analysis because values are always in flux. The appraiser's goal is for each cited opinion of value to have integrity, but in the same sense each opinion of value is coupled with a given date and because of that, it is subject to change.

Neighborhood stability is based on the stability and the relative appreciation of values with in that neighborhood.

Because of appraiser's training and experience, the appraiser's evaluation form did not have to be all inclusive. Instead, the form contains short lists of bullet questions that apparently serve as a way to record information and acts as a memory jogger to help them fill in the comment section. In the form's neighborhood and site sections, questions are asked that key in on the current and future status of a neighborhood along its value continuum. Most of the questions in the assorted sections that relate to neighborhoods, though succinct, were utilized in the matrix/questionnaire/index. See Appendix 3 for a copy of an appraiser's evaluation form.

Paradigm 3: Neighborhood change

The third paradigm is from the book, Dynamics of Neighborhood Change. The authors were from an interdisciplinary consulting firm called Public Affairs Counseling and were hired by the United States Department of Housing and Urban Development (HUD) to complete a broad study on neighborhoods. This book describes a neighborhood as being on a continuum. The authors also seek understanding on how to increase the diversity and vitality of neighborhoods as well as their preservation. The authors take a holistic approach in understanding neighborhoods to prevent their decline.

It is their attempt to understand "the importance of doing something early rather than after the problem is already visible." (Public Affairs Counseling, 1975, p. 4)

The authors first look at neighborhoods systematically in terms of "moving or progressing in the same direction." Their neighborhood descriptors fall into "one of three basic states," rising, stable, or declining. Concerning a neighborhood:

It can be rising, that is experiencing an above average increase in home values and rents. This increase draws residents with higher incomes and often forces out existing residents who cannot afford to stay. A neighborhood can be declining, that is, experiencing a gradual drop in income and status of the people who live there. The dropping prices in declining areas provide many house-seekers with a chance to get good quality housing at a price they can afford.

Between these two states is a third state--stable. A neighborhood that is stable has achieved a balance between the costs of living there (prices, rents, taxes) and the incomes of the residents. Although resident income may rise, it rises gradually and rents, taxes, and maintenance costs go up at about the same rate. (Public Affairs Counseling, 1975, p.10)

The authors then moved toward a more detailed look at categorizing neighborhoods. They divided neighborhoods into five stages--healthy, incipient decline, clearly declining, accelerating decline, and abandoned. Concentrating on healthy and stable neighborhoods:

The Healthy Neighborhood: In a Healthy Neighborhood the values of the houses and the social status and incomes of the residents rise gradually, and in a reasonable relationship to one another. The value of the houses does not outstrip the purchasing power of the residents or owners, otherwise renters would have to move out and owners would find taxes and upkeep prohibitive and be forced to seek cheaper housing.

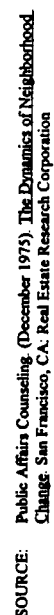
Equally, the purchasing power of the residents does not get too far ahead of the value of the houses. If it does, slowly but surely residents lift their housing horizons and seek better housing--being replaced by families whose income is more closely related to the cost of housing in that neighborhood. Neither is the population of a healthy neighborhood constant and fixed. There is a steady, low-

level turnover. Those who leave are replaced by people who are, generally speaking, "like them" in occupation, status, income, lifestyle and aspiration. (Public affairs Counseling, 1975, p. 10)

In Figure 1, shown on the next page, the characteristics change in each neighborhood phase from healthy to abandoned. (In other texts, this process is called "neighborhood filtering" - when homes in a series of sales are sold sequentially each time to a lower income group). Neighborhood characteristics are characterized into four groups in each phase. These group characteristics include physical, social, economic and public services. Structured in this way, the diagram shows the erosion of the quality of the characteristics as the neighborhood declines along the continuum. The characteristics listed under healthy (neighborhoods) are included in forming the matrix/questionnaire/index because they denote what makes up a stable neighborhood. In addition, some of the overtly negative characteristics in this paradigm were included in the matrix/questionnaire/index because that the absence of that characteristic in a neighborhood would be a positive. With the inclusion of negative characteristics, the matrix/questionnaire/index became more balanced.

Paradigm 4: HUD concepts

The fourth paradigm is a checklist that had been used in HUD'S Office of Planning and Management Assistance. It was utilized to help identify neighborhoods that needed to be conserved. The following outline is from a book called Neighborhood Conservation: A Source Book. It gives a list of features that the government has identified and finds important to conserve a neighborhood. Although modified, characteristics were gleaned from this source and utilized in the matrix/questionnaire/index. The following items are



especially important, as the author indicates:

One of the best definitions to capture the flavor of the conservation concept was offered in a speech at Harvard in early 1975 by Lawrence O. Houstoun, Jr., Acting Director of HUD's Office of Planning and Management Assistance. He would identify a conservation area by marking its features against this 7-point checklist:

1. Does the area have a variety of facilities and opportunities for residence, employment, shopping, recreation, and education?
2. Is the area associated with groups of existing or former residents who because of their common employment or heritage have contributed significantly to the city's development?
3. Is there a special activity associated with the area - a central market, an educational or transportation facility, wharves, warehousing?
4. What is the overall effect of structures and spaces in the area on its utility as well as its attractiveness?
5. Is the sense of place enhanced significantly by some important natural or manmade feature such as a canal or river, a hillside, vistas, a park or public square?
6. Do the people who live, work, and shop there have a clear and consistent sense of the area as an identifiable urban place with definable boundaries?
7. Can it house people of various incomes? Will restoration permit those who have made it a home to stay there if they wish? Are their distinctive social as well as economic characteristics? (Kliment, 1975, p.4)

Another source from HUD that involves some overlap but validates some important characteristics is The 1978 HUD Survey on the Quality of Life. It "is a data book, a resource book, a book that tells what Americans think about the communities in

which they live. It is a public assessment of the quality of life in America....an extensive survey of public views and concerns about the nation's cities, suburbs, small towns, and rural areas." (United States Dept. of Housing and Urban Development and Research, 1978, p. 3) The data book contains some rankings of some of the most common factors that can be associated with neighborhoods.

Paradigm 5: Chapin and Kaiser

The fifth paradigm is from Chapin and Kaiser's book Urban Land Use Planning which is considered a preeminent guide and manual for land use planning. Chapter 7 of this book, which is entitled: The Users of Land: Their Activity Systems and Choice of Space Qualities, contains a residential survey on neighborhood quality of life. This chapter took an approach that offered a fairly comprehensive list of characteristics. For a neighborhood to be complete and thus inherently stable the neighborhood has to contain some mix of essential components and opportunities for activity. Many characteristics were selected from the residential survey for inclusion in the matrix/questionnaire/index.

Paradigm 6: Jane Jacobs

Questions were also gleaned from Jane Jacobs's book titled The Death and Life of Great American Cities. The author talks about the evils of urban renewal programs and the resulting destruction to the affected neighborhoods. For all her criticisms of planning contemporary to the time of her book, it is ironic that it is now considered a classic in planning literature. The book focuses on inner cities and on characteristics that lend and lessen stability to neighborhoods. She took a new approach and her ideas were considered unconventional. In The Book Review Digest, Fifty-Seventh Annual Cumulation, March

1961 to February 1962 Inclusive are two partial reviews which succinctly state the basic premises of the book and how it was perceived in its day. The first review is an excerpt from the November 1961 issue of Atlantic.

The great merit of Mrs. Jacobs's book is that she has looked at cities not as inanimate conglomerations of buildings but as the intricate working organisms that they really are; not as unsatisfactory substitutes for country life, but as necessary and valuable centers of human enterprise, experiment, and thought - of civilization, in fact. As a result of this attitude, Mrs. Jacobs has developed some highly unorthodox notions of how a city must be arranged if it is to remain prosperous, efficient, and safe.

This second review is from the Christian Science Monitor.

The author's theory is that city neighborhoods thrive on diversity. Her contention is that modern city planners neglect people in their attempts to create a building - plus - landscape utopia. Specifically, she thinks that instead of trying to create 'superblocks' planners ought to be cutting up areas into smaller blocks through which businesses and residents can flow in closer proximity. She thinks that instead of zoning areas for single uses planners ought to welcome a broad mixture as being conducive to a better economy and a richer experience for city dwellers.

Since the neighborhood characteristics she discusses are oriented toward inner city neighborhoods and for this matrix/questionnaire/index to be as inclusive as possible, those characteristics are represented.

Paradigm 7: Clarence Perry

The seventh paradigm neighborhood examined is Clarence Perry's neighborhood plan. This plan is concise and direct in its description of what it suggests as essential components of a neighborhood. This neighborhood paradigm has been incorporated in a great deal of planning literature as the optimum neighborhood design. It is important because it focuses on the general spatial design of a neighborhood, the infrastructure and

the spaces it requires.

Clarence Arthur Perry's ideas are discussed in Regional Survey of New York and Its Environs: Neighborhood and Community Planning, originally published in 1929 and in Housing for the Machine Age, published in 1939. These ideas are still taught today as a possible standard for neighborhood planning.

Clarence Perry had a significant interest in education and incorporated schools into his plan. The neighborhood plan was also in part a reaction to the advent of the automobile and effectively was an answer to the dissolution of neighborhoods caused by new highways bisecting the established neighborhoods. It addressed this problem by incorporating a hierarchy of roads and highways into the comprehensiveness of the neighborhood plan. In a sense this new type of neighborhood was made durable almost by default. A major change agent (auto access) was incorporated, circumventing change rather than fighting it. These neighborhoods were called superblocks, essentially large neighborhoods surrounded by arterial roads with the open space concentrated in the middle. These neighborhoods were developed following a comprehensive formula that boiled down to six basic principles that address six issues: size, boundaries, open spaces, industrial sites, local shops, and internal street systems. Those ideas required inclusion in the matrix/questionnaire/index.

Paradigm 8: New Communities

The eighth paradigm involves concepts that exist in new communities and/or new towns. The book Developing Successful New Communities by Reid Ewing and published by the Urban Land Institute in 1991 defines a new community in this way:

Development projects that are: large scale; programmed to contain a balanced mix of land uses, including employment centers and a variety of housing types; controlled by the master developer; and master planned early in the development process.

The book primarily focuses on communities developed during the 1980' s but also examines the older and the most recent developments that match this definition. It outlines the successful aspects of these communities and includes information on growth factors, land planning, and design controls.

For use in this study a succinct list of planning concepts was found in the book discussed above on page 79, figure 6-4 entitled: Comparison of Planning Concepts Between Neotraditional Towns and Suburban New Communities. Since the neotraditional neighborhood characteristics are already included in paradigm 1, the comparison mentioned separates out the neotraditional neighborhood features and isolates nine generic or representative features of new communities. This list of nine characteristics of new communities is included in the matrix/questionnaire/index in a slightly modified form.

Combined List of Characteristics

A combined list of characteristics from the eight paradigms has been included in three forms: a matrix, a questionnaire, and an index. In all three forms the characteristics from the paradigms are combined and broken into five categories: general, physical, social, economic, and public services. Of the three forms, only the matrix will be discussed for now. To allow for easy comparisons and to realize overlaps between the different sources of characteristics, a matrix was produced. A total of 140 characteristics are listed down

the vertical dimension (the side or "y" dimension). Each of the characteristics is followed by at least one coinciding "x" marking in a column under the horizontal dimension (the top or "x" dimension) of the matrix for each related and corresponding paradigm name. In this way each of the paradigm's common and unique characteristics is captured. As a result this matrix shows the characteristics for each paradigm and how often each characteristic appears in the other paradigms. This matrix can be found in Appendix 4.

Defining Durability

When the definition of durability was being developed for this thesis, the question "What is neighborhood durability ?", was posed to neighborhood experts at the Knoxville Metropolitan Planning Commission. Ms. Joan Blanton and Ms. Anne Bennent were asked the question with the premise that durability (tested by the passage of time) should entail the existence of at least two generations of people living in the neighborhood. They thought the most logical time period to deem a neighborhood durable would be fifty years correlating with the start of World War II. It was reasonable to assume that within this time period the houses would have changed ownership at least once and would have also required remodeling or renovations to maintain their value. Good neighborhood marketability and a positive neighborhood reputation were also mentioned as key factors for neighborhood durability.

After a further review of the literature, including Housing in Transition, by Mildred D. Roske; The City: Patterns and Processes in the Urban Ecosystem by C. Exline, G. Peters, and R. Larkin; Neighborhoods that Work by S. Schenburg and P. Rosenbaum,

and using general knowledge about that time period, two main reasons were found to establish the durability breakpoint date as 1941:

1. Most neighborhood homes built before 1941 would have been resided in by at least two generations or two sets of owners.
2. Once the war years started, people in the U.S. experienced shortages in building materials. This meant that new home and neighborhood construction were limited during those years. After World War II was over, because of the "pent-up" demand, the "baby boom", FHA Loans, and VA loans, housing growth was phenomenal. This housing market aberration took years to correct itself. It would be hard to justify setting a breakpoint date during this period.

In addition, it was justifiable to imply that neighborhoods originating after 1941 are simply not old enough to be considered durable. Time allows for change, and being cognizant of external factors that can affect neighborhoods, change is an acid test that naturally limits, selects and defines durable neighborhoods. This study was an attempt to examine the common denominators of durable neighborhoods. The next chapter in this thesis sets out the methodology that was used to uncover those common denominators.

CHAPTER 3

METHODOLOGY

Introduction

Research Question

Part 1: What is the broad set of characteristics that are important in defining a durable neighborhood ?

Part 2: Within the first set of characteristics what is the most significant characteristics in defining a durable neighborhood ?

Purpose of Research

The purpose of this research was to survey, delineate, and describe factors and characteristics that are linked to and influence the long term durability of a neighborhood based on appraiser's opinions. The goals of the survey include:

1. *Evaluate responses to see if clusters of characteristics of durable neighborhoods exist.*
2. *Develop a more comprehensive definition of a durable neighborhood.*
3. *Develop a list of characteristics that may enhance a neighborhood's ability to remain durable.*
4. *Develop a workable neighborhood durability index that can be utilized in the real estate development field, planning field and real estate appraisal field to help plan neighborhoods, correct problems in neighborhoods and evaluate neighborhoods.*
5. *Acquire an inventory of durable neighborhoods for further study. (Outside the bounds of this proposal, subsequent research may be needed for a more in-depth study of the most critical factors that affect neighborhood durability.)*

Definition of Terms

The definitions below were developed from the literature review and from preparatory interviews. The neighborhood definition and the durability criteria were used on the instruction page of the questionnaire

Neighborhood Definition : A cohesive residential community that is usually identifiable by name and has boundaries that can be estimated. This differentiation does not place a restriction on the presence of complementary land uses nor does it define a minimum or maximum population in a neighborhood.

Durability Criteria:

1. Durable in terms of time period - the basic neighborhood has been built before World War II (1941), approximately 50 years old or older.
2. Durable in terms of stability of value - Neighborhood resale values have kept pace with inflation or have exceeded inflation relative to the local area. Overall marketability of residences has compared favorably throughout its history with other local neighborhoods and current neighborhood developments.

The Methodology

In studying durable neighborhoods, durability had to be put in a structured context.

Some of the criteria involved in producing this methodology include:

- * Developing a simple yet comprehensive approach.
- * Keeping the survey easy to fill out
- * Collecting basic information on durable neighborhoods in each study area.

- * Building a base of knowledge to facilitate additional studies.

It was felt that areas with sufficient population, e.g., 50,000 and above warranted study. These areas are defined as metropolitan statistical areas (MSA). "The general concept of an MSA is one of a large population nucleus together with adjacent communities which have a high degree of social and economic integration with that nucleus." (Bureau of the Census, 1990, p.3) A MSA is an urbanized area that "consists of a central city or a central core, together with contiguous closely settled territory, that combined have a total population of at least 50,000." (Bureau of the Census, 1990, p.4)

MSA's warranted study because metropolitan areas of this size are inherently older, more diversified, more dynamic, and are continually changing compared with areas with lower population levels. MSA's contain neighborhoods that have maintained their stability in the context of change. This is in opposition to smaller towns and rural areas which have neighborhoods that have maintained their stability in the context of stability.

The population frame consisted of all the Members of the Appraisal Institute who were located in cities that make up a MSA in the East South Central Division (ESCD) of the United States. The Appraisal Institute is a result of a merger of two of the largest, best known, and most respected appraisal organizations in the United States. The survey was limited to appraisers in MSAs in a four-state area. The four state area included Tennessee, Kentucky, Mississippi, and Alabama and was identified by the Statistical Abstract of the United States as the ESCD. The ESCD contains 20 MSAs that were identified in that four-state division. Appendix 5 lists the 20 MSAs. The population of members of the Appraisal Institute that were located in the 20 MSAs and were contained within the

four-state division totaled 398. One hundred percent of these appraisers were sent a survey.

These private sector appraisers are experts in residential real estate and knowledgeable and qualified to write appraisal opinions in their respective MSA. They were asked questions about the general, physical, social, economic, and public service characteristics of "durable" neighborhoods. They were also asked to identify and briefly describe durable neighborhoods that were located in their area.

The additional rationale for utilizing these appraisers to answer the survey included: 1) appraiser's familiarity with answering similar types of questions on an everyday basis, 2) appraiser's general expertise in neighborhood dynamics and 3) Appraisal Institute members are listed in the 1993 Directory of Members. This directory is well organized and includes the complete names, addresses, and phone numbers of the members. The states and the cities in which the MSA's belonged are listed in alphabetical order, as are the appraisal members in each respective city. This directory helped to create the list of appraisers that defined the population for the study.

Conceptual Index

There are eight neighborhood paradigms that were described in the literature review. These paradigms either provided good examples or descriptive lists of qualities that characterize a stable neighborhood. Since there is not an established index on neighborhood durability, a conceptual index was developed for the survey questionnaire. The conceptual index (questionnaire) was constructed by using the paradigms in the literature review in the form of the combined list of characteristics. Variables

(characteristics) an appraiser could not identify and/or rank in the context of neighborhood durability were eliminated.

The completed index could be used by planners, appraisers, and community developers. It could also be useful for identifying durable neighborhoods, for neighborhood preservation, for neighborhood evaluation, and for neighborhood investment analysis.

The Questionnaire

This study was exploratory and attempted to identify characteristics that influence the durability of neighborhoods. This was accomplished by sending residential real estate appraisers a self-administered questionnaire. For the ease of use, the questionnaire and the questions were formatted in a way similar to that of the appraisal form which appraisers are accustomed to using.

The first step was to narrow the list by removing redundancies, combining like concepts, and improving the clarity of the characteristics from the paradigms. The next filter the questionnaire characteristics went through involved two requirements: 1.) Would an appraiser be able to identify the significance of each characteristic ? and 2.) The ability of the characteristic in theory to be incorporated or induced in a new neighborhood development or in a neighborhood revitalization effort. After the questionnaire was pared down to 126 characteristics, 14 overtly negative characteristics were added. These 14 negative characteristics (ten percent of the new complete list) were added with at least one per page to prompt the appraisers to be cognizant of the whole range of numbers from positive to negative.

The most important difference between an appraisal form and the questionnaire was the presence of a durability scale that was used to rank the durability significance of each characteristic on the questionnaire. After reading each characteristic, the appraisers circled the appropriate number on the durability scale. The durability scale was constructed like a Likert scale: three, two, one on the positive end, negative one, two, three on the negative end and zero in the middle. Each number had a corresponding descriptor to impart additional meaning to the scale.

The last step taken was to improve on the logical order or grouping of characteristics under each section heading (general, physical, social, economic, and public services). This was done to help the appraisers progress through the questionnaire along a natural or logical train of thought. See appendix 6 for a final version of the questionnaire.

Data Collection

The 1993 Appraisal Institute Directory of Members was available and was organized geographically by state and city. The names and business addresses of the headquarter staff, the chapter presidents, and the members were included in the directory. As a precursor to mailing out the surveys, the chapter presidents were contacted by letter to encourage their respective membership to complete the questionnaire.

The appraisers lived in the East South Central division of the United States. Each questionnaire had a personally addressed cover letter of explanation and a letter of introduction to the respective MSA appraisers. A self-addressed return envelope was also included.

The returned questionnaires were numbered when they arrived and the responding

appraiser name was marked off the mailing list. This aided in keeping track of which areas give the quickest response. After a 4 week wait 60 questionnaires were returned and a few letters of decline. After these names were checked off, the remaining appraisers were telephoned and asked to respond. A follow-up mailing of about 20 questionnaires was required, but for the most part the phone calls were made to reinforce the initial mailing and to prompt a response. The overall response rate was slightly over 25% with 100 questionnaires being returned.

CHAPTER 4

ANALYSIS METHODS

Introduction

This analysis focuses on answering part one and part two of the research question.

The research questions were:

Part 1: What is the broad set of characteristics that are important in defining a durable neighborhood?

Part 2: With the first set of characteristics, what is the most significant characteristics in defining a durable neighborhood?

Part one of the research question was addressed and accomplished in the process of completing the matrix/questionnaire/index. This process is described briefly in the paragraph below. Part two of the research question will be addressed and analyzed in this section.

In the process of conducting the literature review eight views of neighborhoods were found. Each of these views were distinctive enough to be considered neighborhood paradigms. In an effort to represent the characteristics from all the paradigms, a combined non-redundant list of 140 characteristics was developed. The literature review previously discussed the research instrument as the matrix/questionnaire/index. The matrix displayed the characteristics (140) and their respective source paradigm(s). The questionnaire constituted the basic survey instrument. The index is the result of the 140 characteristics being ranked (by the average mean score) based on the 100 appraisers surveyed.

The Survey

The survey consisted of sending out 398 questionnaires to appraisers in four states. After a month, 60 surveys had been received and followup phone calls were made. A large number of the non-responding appraisers were contacted and the need for the survey explained. One frequent reason cited by the appraisers for not responding was that they were very busy. This is partially confirmed by the fact the overall demand for their services were high because interest rates were approaching a twenty year low at the time of the survey. The lower interest rates encouraged home sales and home refinancing thus requiring increased appraisal work. In the ensuing weeks, after the phone calls, enough surveys were returned to bring the total to an even one hundred. This represents a twenty-five percent response rate.

The Questionnaire

The questionnaire was derived from the literature review and is displayed in the form of a matrix. In the process of producing the matrix/questionnaire/index 140 characteristics were used as descriptors. The questionnaire consisted of eight pages, one page of instruction, six pages of questions and one page that asked for supplemental neighborhood information. The instruction page contained a definition of terms and durability criteria. It also included an explanation of the scale used in rating the significance of the characteristics. The supplemental neighborhood information inventory requested the names and other pertinent information about three neighborhoods the

appraiser considered to be durable in their MSA.

To provide some additional structure to the questionnaire it followed the same format as the matrix i.e. it was divided into five sections with the column headings: General, Physical, Social, Economic, and Public Services. The general section contained 34 questions, the physical section contained 68 questions, the social section contained 27 questions, the economic section contained five questions and the public services section contained six questions. A copy of the questionnaire is in the appendix.

Procedures/ Data Analysis

The data from the one hundred surveys were placed on a diskette in the form of a data matrix and entered into a University of Tennessee main frame computer where the SAS System was employed for the analysis. The data was examined in several ways. A reliability analysis on the whole questionnaire was undertaken, mean scores were calculated for all the questions/characteristics, and a factor analysis performed.

Reliability analysis

A correlation analysis (Cronbach Coefficient Alpha analysis) was performed on the data set. For comparison a Cronbach Coefficient of 1.00 would be considered to have perfect reliability and a Cronbach Coefficient of between .60 and .70 would be considered good. This survey's Cronbach Coefficient was 0.93.

Cronbach's Coefficient Alpha

When a variable value is recorded, the observed value contains a certain degree of measurement error. Two sets of measurements on the same variable for the same individual may not have exactly the same value. However, repeated measurements

of a series of individuals will show some consistency. Reliability is a measure of internal consistency from one set of measurements to another. An observed value Y is divided into two components, a true value T and a measurement error E . The measurement error is assumed to be independent of the true value, that is,

$$Y = T + E, \text{cov}(T, E) = 0$$

The reliability coefficient is defined as the squared correlation between the observed value Y and the true T , that is,

$$\begin{aligned} r^2_{Y,T} &= \text{cov}(Y,T)^2 / (\text{var}(Y) \text{var}(T)) \\ &= \text{var}(T)^2 / (\text{var}(Y) \text{var}(T)) \\ &= \text{var}(T) / \text{var}(Y) \end{aligned}$$

which is the proportion of the observed variance that is due to the true differences among individuals in the sample. When a measurement consists of two or more separate parts from which a total score is obtained, $\text{var}(t)$ can be estimated. Cronbach's coefficient alpha (Cronbach 1951), based on a lower bound for $\text{var}(T)$, can be used to estimate the reliability coefficient. (SAS Institute Inc., 1990. p 212-213.)

Mean Scores

Mean scores were calculated for all of the 140 characteristics. For the first form of analysis the arithmetic mean was utilized and it is " the most popular and best understood measure of central tendency for a quantitative data set.. the mean of a set of quantitative data is equal to the sum of the measurements divided by the number of measurements contained in the data set. Or , in nontechnical terms, the mean is the average value of the data set." (McClave, J. T. and Benson P. G., 1985, p.59) A mean was calculated for each question/characteristic that was included in the survey.

Since the mean score summarizes the responses to each of the questions/characteristics in a single measure, the 140 questions/characteristics can be ranked in descending order. To discern the most important characteristics from less

important characteristics the (positive and negative) sides of the numerical continuum were examined and breakpoints noted.

The Index

The index continuum was formulated from the ranked list of characteristics. It displays the characteristics in descending order by mean score..

Clusters of Characteristics

After deriving the mean scores for each of the 140 characteristics the SAS system ranked each question/characteristic (by mean scores) in descending order. The next step was to examine and compare the ranked mean scores for numerical differences, the largest difference between mean scores were considered break points. The location of break points defined clusters of characteristics.

Paradigm Comparison

For sets of characteristics clustered into paradigms, the mean of the mean was calculated for a comparison between paradigms. The mean of the absolute value ($|m|$) of all the mean scores of characteristics that relate to each paradigm was delineated and displayed. The use of the absolute value of the mean eliminated the canceling effect of adding the means of the negative characteristic to the means of positive characteristics. This allowed for an accurate method of comparison of the strength of the characteristic (either in a positive or negative direction) .

Factor Analysis

As a third form of analysis, factor analysis was also undertaken :

..factor analysis is used to discover patterns among the variations in values

of several variables. This is done essentially through the generation of artificial dimensions (factors) that correlate highly with several of the real variables and are independent of one another...each subject would essentially receive a value on that artificial dimension, and the values assigned would be a good predictor of the observed attributes on each item...

The output of a factor analysis program consists of columns representing the several factors (artificial dimensions) generated from the observed relations among variables plus the correlations between each variable and each factor-called the factor loadings. (Babbie, E. 1989, p.450-451.)

There were initially 36 factors uncovered but only the top five were explored in more depth primarily because this group explained a relatively high portion of the variance. Sometimes the use of factor analysis has the disadvantage of having "factors..generated without any regard to substantive meaning" (Babbie, p.453). This was not the case in this study, in identifying the variables (neighborhood characteristics) under each factor with factor loadings above 0.6 a representative factor name was apparent for each of the top five factors.

Two types of factor analysis were performed and statistical criteria was established to cull out the marginal components. The criteria consisted of an explained variance percentage of above 4.00 and factor components (characteristics) had to have a weight of $|0.6|$ or better to justify inclusion. The first factor analysis was the Initial Factor Method: Principal Components, supplementing and verifying this was the second type of factor analysis, the Rotation Method: Varimax. The Final Communality Estimates: Total = 51.596585 for the five top factors was identical for both factor methods. Even though the overall factor analysis explained 51.6% of the variance, the total variance explained broke down differently in each method's five factors. In addition some of the component

characteristics of each method's respective factors were different.

Factor Analysis 1

In the first analysis five factors were identified and all had characteristics that meet the established criteria, factor one had eleven characteristics, factor two had five characteristics, factor three had one characteristic, factor four had one characteristic, and factor five had two characteristics.

Factor Analysis 2

In the second analysis, five factors were identified and four had characteristics that meet the established criteria, factor one had ten characteristics, factor two had eight characteristics, factor three had five characteristics, factor four had zero characteristics (the characteristics factor weights were all below 0.6), and factor five had two characteristics. This second analysis was used to verify the findings of the first.

CHAPTER 5

RESULTS OF THE ANALYSIS

Introduction

The three analyses to be discussed in this section are clusters of neighborhood durability characteristics, paradigm rankings, and factor analysis. From the ranked order of mean scores of the 140 neighborhood characteristics, six clusters of neighborhood durability characteristics were uncovered. The top eleven positive characteristics and the top five negative characteristics, from the first and last cluster respectively, were deemed to be most significant. The source of the 140 neighborhood characteristics was the eight paradigms. These paradigms were ranked by the absolute mean score $|m|$ corresponding to the characteristics that were related to them. Three paradigms stood out as having the most impact on the study. The two factor analyzes provided a statistical method of examining the broader concepts found in the data. This was accomplished by two methods of factor analysis finding five factors each. Each factor analysis identically explained 51.6% of the variance.

Results of Analysis I : Ranked Order of Neighborhood Durability Characteristics

After the results of the 100 surveys were tabulated the mean scores for each of the 140 characteristics were ranked in descending order. Out of the 140 characteristics there were a total of a 109 characteristics with positive means, 78% of the total. The positive mean scores range ranged from 2.526 to 0.011 with the average positive mean score being

1.17. Out of the 140 characteristics there were a total of 31 characteristics with negative means, which was 22% of the total. The negative mean scores ranged from -0.032 to -2.632 with the average mean score being -1.07. The overall net mean of the 140 characteristics is .673.

Important clusters

Within the total of 140 characteristics there were six clusters. As stated earlier, the largest differences between mean scores were considered break points. The location of these break points defined the clusters of characteristics.

The top cluster of characteristics came at a major break in the order of mean scores between 2.063 (Characteristic #11) and 1.963 (characteristic #12) this allowed for grouping of durability characteristics above 2.000. This cluster has a total of 11 characteristics out of the 140.

The second cluster of characteristics starts with a mean score of 1.963 a full .100 below the eleventh ranked characteristic. This cluster has a total of 56 characteristics out of the 140. The last two characteristics of this cluster have the identical mean score of 1.032 which is .075 higher than the highest mean score of the third cluster of characteristics. This cluster encompasses the mean scores lying between 1.000 and 2.000.

The third cluster of characteristics starts with a mean score of 0.957 which is .075 lower than the lowest mean score of the second cluster of characteristics. This cluster has a total of 45 characteristics out of the 140. The last characteristic of this cluster has a mean score of -0.104 which is .126 higher than the highest mean score of the fourth cluster of characteristics. There are only three negative characteristics in this cluster.

The fourth cluster of characteristics starts with a mean score of -0.230 which is -0.126 lower than the lowest mean score of the third cluster of characteristics. This cluster has a total of 14 characteristics out of the 140. The last characteristic of this cluster has a mean score of -0.905 which is -0.219 higher than the highest mean score of the fifth cluster of characteristics.

The fifth cluster of characteristics starts with a mean score of -1.124 which is -0.219 lower than the lowest mean score of the fourth cluster of characteristics. This cluster has a total of nine characteristics out of the 140. The last characteristic of this cluster has a mean score of -1.895 which is -0.210 higher than the highest mean score of the sixth and last cluster of characteristics. The range of this cluster is between -1.000 and -2.000.

The sixth and last cluster of characteristics starts with a mean score of -2.105 which is -0.210 lower than the lowest mean score of the fifth cluster of characteristics. This cluster has a total of five characteristics out of the 140. The range of this cluster of characteristics is between -2.000 and -3.000.

The first and last clusters are to be discussed in further detail because of their importance. They are the most important clusters because they include characteristics either in the positive or negative direction above 2.000 and -2.000.

The Top Eleven Durability Characteristics

Within the most important cluster a major break in the order of mean scores conveniently came at the 0.10 difference point between 2.063 (Characteristic #11) and 1.963 (characteristic #12) this allowed for grouping of durability characteristics all above

2.000. Listed below is the ranked order of the top eleven neighborhood durability characteristics, see table 5-1.

TABLE 5-1
THE TOP ELEVEN DURABILITY CHARACTERISTICS

Ranked Order	Neighborhood Characteristics	Mean Score
1	Residents exhibit pride in neighborhood and home	2.526
2	Neighborhood is known for its positive reputation	2.456
3	Neighborhood perceived as being safe	2.400
4	Well maintained privately owned homes, buildings, and individual lots	2.365
5	Neighborhood has high status or prestige	2.211
6	Good quality original construction	2.165
7	High homeownership rates	2.125
8	Neighborhood is located in a good school district	2.115
9	Neighborhood has a good, prominent location	2.113
10	Ongoing or continuous reinvestment by property owners	2.094
11	Well maintained publicly owned streets, parks, and facilities	2.063

Groups Within a Cluster

Contained within this top positive cluster of characteristics are three groups within a cluster. The number one characteristic with a mean score of 2.526 out of a possible mean score of 3.000 is residents exhibit pride in neighborhood and home. The second top characteristic is the neighborhood is known for its positive reputation with a mean score of 2.456. This characteristic is an extension of the first characteristic in that the city or community is proud of this neighborhood. The third top characteristic is the neighborhood perceived as being safe with a mean score of 2.400. All three characteristics relate to the ideal that it is a positive experience living in the neighborhood.

The fourth top characteristic is well maintained privately owned homes, buildings,

and individual lots with a mean score of 2.365. The fifth top characteristic is the neighborhood has high status or prestige with a mean score of 2.211. The sixth top characteristic is good quality original construction with a mean of 2.165. The seventh top characteristic is high homeownership rates with a mean score of 2.125. The eighth top characteristic is neighborhood is located in a good school district with a mean score of 2.115. The ninth top characteristic is neighborhood has a good, prominent location with a mean score of 2.113. High quality physical and social standards seem to be integral to this type of neighborhood.

The tenth top characteristic is ongoing or continuous reinvestment by property owners with a mean of 2.094. The eleventh top characteristic is well maintained publicly owned streets, parks, and facilities with a mean score of 2.063. These characteristics relate to maintenance of the neighborhood - both the private and public component. The public sector plays an important role in the long term success of neighborhoods by taking care of them and providing for them.

To summarize these three groupings of top neighborhood durability characteristics: it is a positive experience living in the neighborhood with its high quality physical and social standards and a desire to keep it that way through proactive maintenance.

The Top Five Negative Durability Characteristics

Utilizing the bottom of the list of mean scores that were ranked in descending order, the five most important negative characteristics were selected. A major break in the order of mean scores conveniently came at the -0.21 difference point between -2.105

(ranked characteristic # 136) and -1.895 (ranked characteristic #135) this allowed for the grouping of negative durability characteristics all below -2.000. Listed below is the

Ranked Order of Negative Neighborhood Durability Characteristics in ascending order.

The top negative characteristics are listed in table 5-2.

TABLE 5-2
RANKED ORDER OF NEGATIVE NEIGHBORHOOD DURABILITY
CHARACTERISTICS

Ranked Order	Neighborhood Characteristics	Mean Score
140	Widespread abandonment of homes	-2.632
139	Neighborhood has vacant littered lots	-2.333
138	Buildings are of poor structural condition	-2.333
137	Multi-problem welfare families prevalent	-2.295
136	Existence of noxious odors in neighborhood	-2.105

Contained within the most important negative cluster of characteristics there are two groups within this cluster. The first worst characteristic is widespread abandonment of homes with a mean score of -2.632 out of a possible -3.000. The second worst characteristic is neighborhood has vacant littered lots with a mean score of -2.333. The third worst characteristic is buildings are of poor structural condition with a mean score of -2.333. What ties these three characteristics together is that they relate to deteriorated physical appearances.

The fourth worst characteristic is multi-problem welfare families prevalent with a mean score of -2.295. The fifth worst characteristic is the existence of noxious odors in neighborhood with a mean score of -2.105. Both of these characteristics relate to the non-

physical components of neighborhoods.

The Complete Listing of Calculated Mean Scores

The complete listing of calculated mean scores can be found in the appendix. It lists all 140 characteristics ranked by their corresponding mean score which is also included. Also included in the appendix is the matrix/questionnaire/index which has been reformatted in several ways to make reviewing of the information easier. Each of the matrix/questionnaire/index's described below are contained in the Appendix eight, nine, and ten.

Appendix 8: Neighborhood characteristics ranked by mean score and the related paradigms.

Appendix 9: The original questionnaire with the corresponding mean scores and paradigms.

Appendix 10: Neighborhood paradigms ranked by mean of the mean.

The next section explores aspects of the paradigms that contributed to the list of 140 durability characteristics along with a procedure for evaluating these paradigms.

Results of Analysis II : Paradigm Comparison

Introduction

In reviewing the literature eight paradigms were uncovered. The characteristics included in these paradigms were included because their concepts for the most part were thought to play a positive role in neighborhood stability. The matrix/questionnaire/index also included old and new concepts of neighborhoods along with incorporating a 10% contingent of overtly negative concepts used to broaden the scope of the questionnaire.

These negative characteristics were included because it was realized that the ability of a neighborhood to limit or restrict the presence of these negative characteristics may play a role in that neighborhood being durable. From this set of eight paradigms 140 characteristics were extracted.

The Paradigms and Their Associated Characteristics

The 140 characteristics were formulated into one or more of the paradigms to which they related. The paradigm names and the number of associated characteristics are listed below in table 5-3.

TABLE 5-3
THE PARADIGM NAMES & NUMBER OF ASSOCIATED CHARACTERISTICS

Paradigm Name	# of characteristics
Neighborhood change	24
Appraisal concepts	56
Chapin and Kaiser	57
HUD concepts	67
Jane Jacobs	40
Clarence Perry	12
New communities	9
Neo-Traditional	33

Calculate the Mean of the Mean

The calculation of the mean of the mean for each paradigm was done in order to make comparisons between the paradigms and to see which paradigms have the highest average mean score. Since there was already a calculated mean score for each characteristic, a corresponding mean score was calculated for each paradigm. Since this calculated mean of the mean used the absolute value of the mean scores, the negative

scores do not cancel out the positive scores. This better reflects the strength of the impact that paradigm had in that section of the questionnaire. This also allows for the paradigms to be ranked by the mean of the mean. From here the top three paradigms with mean of the mean scores can be enumerated and can be used in another form of analysis.

Ranked Paradigm Means

The purpose of doing this analysis was to find which of the eight paradigms had the most impact on the study and was most congruent with the results of the study. Ones' that are not only rich but are also unique in information about neighborhood stability and dynamics involving paradigm research. To focus even more, the top three paradigms were selected for characteristics contributed to the matrix/questionnaire/index. This second level of analysis provides an additional context in the overall study.

Ranked Paradigms

After the mean of the mean was calculated for each paradigm, the paradigms were put in ranked order by the size of their mean. In the descending order of strength they are listed in table 5-4. Neighborhood change, appraisal concepts, and Chapin and Kaiser were ranked one, two, and three respectively, then they are discussed in greater detail. Below is a synopsis of each of the paradigms:

Ranked Paradigm 1

The most important paradigm was the neighborhood change concepts with an average mean score of 1.87. Since the absolute mean score for the whole matrix/questionnaire/index was 1.15, this shows that this is an important paradigm, and perhaps one that appraisers can relate to. Perhaps the neighborhood continuum which

TABLE 5-4
RANKED PARADIGMS AND MEAN SCORES

Paradigm	Mean score
Neighborhood change	(1.87)
Appraisal concepts	(1.44)
Chapin and Kaiser	(1.28)
HUD concepts	(1.04)
Jane Jacobs book	(.96)
Clarence Perry	(.90)
New communities	(.86)
Neo-Traditional	(.77)

was the source of this paradigm could be used to evaluate neighborhoods. By using this information in conjunction with the other results of this study programs could be developed to fit a neighborhood with an appropriate program.

Out of the 24 characteristics it contributed to the matrix/questionnaire/ index it had nine of the most significant 16 positive or negative mean scores. In terms of context, it was on target with the subject from a neighborhood dynamics point of view. It was similar to the form of an index because it was structured as a broad continuum with five stages. The first stage which listed the characteristics of a healthy neighborhood and the last stage which listed the characteristics of an abandoned neighborhood were used in particular. Characteristics from the middle stages of the continuum (incipient decline, clearly declining, and accelerating decline) were only marginally utilized primarily because they did not offer as strong (positive or negative) a list of characteristics as the best (healthy neighborhood) and the worst (abandoned) stages. Out of the most significant positive eleven characteristics it had five of the characteristics and out of the most significant five

characteristics it had four of the characteristics illustrating the range of characteristics it offered.

Ranked Paradigm 2

The second most important paradigm was the appraisal concepts with an average mean score of 1.44. Out of the 56 characteristics it contributed to the matrix/questionnaire/ index it had 10 of the most significant 16 positive or negative mean scores. In terms of context, the source of the paradigm was an appraisal form and it was geared to creating a written image of the property being appraised. Its strengths were that it was comprehensive yet succinct and focused on finding value. Essentially the appraisers form is used to facilitate the evaluation of market and replacement value of residential real estate. Neighborhood evaluation and dynamics are integral to the form but the focus of the form is on accessing the value of a house. It offered mostly positive characteristics but the appraisal form also offers some scaled questions and fill in the blank sections which can account for negative characteristics. Out of the most significant positive eleven characteristics it had eight of the characteristics and out of the most significant negative five characteristics it had two of the characteristics illustrating the predominantly positive nature of the appraisers form.

Ranked Paradigm 3

The Third most important paradigm was the Chapin and Kaiser concepts with an average mean score of 1.28. Out of the 57 characteristics it contributed to the matrix/questionnaire/ index it had six of the most significant 16 positive or negative mean scores. In terms of context, this paradigm source originated as an all-inclusive quality of

life survey located in chapter seven of Chapin and Kaiser's book. It was extremely thorough, but still not broad enough, in what seemed to be an attempt to list every possible neighborhood characteristic. It offered a breath of characteristics and a great variety of "simple" characteristics. Even after limiting the inclusion of many of the redundant characteristics the sheer number of what turned out to be weak or almost neutral characteristics diluted the potential strength of this paradigm. Out of the most significant positive eleven characteristics it had five of the characteristics and out of the most significant five negative characteristics it had one of the characteristics which also illustrates a predominantly positive nature.

Results of Analysis III: Factor Analysis

Two types of factor analysis were performed. The first type was the Initial Factor Method: Principal Components, the second type of factor analysis was the Rotation Method: Varimax. The Initial Factor Method: Principal Components will be discussed first. Overall 36 separate factors were found but only the first five factors met the dual criteria of explaining more than four percent of the variance and had at least one characteristic with a weighing factor of 0.6 or better. As a whole these five factors explain 51.6% of the variance.

Principle Component Method

Out of the total 51.6% of the variance explained, factor 1 explains 21.9% of the total variance by itself. Overall three of the five factors explain positive attributes of durable neighborhoods and two of the factors explain negative influences. Table 5-5

TABLE 5-5

FIVE FACTOR TITLES : Their Individual Characteristics With Their Factor Loadings

Mean Rank	Characteristic	Factor Loading
FACTOR 1 : Attractive User Friendly Pedestrian Environment (Var. Explained: 21.89%)		
32	Good slope and drainage characteristics	0.69442
63	Street system is designed to allow for bicycle and/or pedestrian use	0.68223
78	A system of non-street paths that lead to public open spaces exist	0.67002
15	High quality lawns and plants materials	0.65255
75	A library or adult education facility is convenient	0.62529
19	Good overall architectural merit of houses	0.62407
67	Neighborhood is known for having a scenic trail or drive	0.61970
55	Recreation/entertainment facilities for children are inside or close to n'd	0.61465
6	Good quality original construction	0.61168
26	Strong neighborhood leadership	0.60396
41	Good street lighting and/or outdoor lighting	0.60115
FACTOR 2 : Under privileged renters and owners (Variance Explained: 11.56%)		
130	Residents are primarily of low social-economic status	0.70182
119	Neighborhood offers starter housing	0.65984
133	High proportion of absentee owners	0.62396
137	Multi-problem welfare families prevalent	0.61307
128	Presence of unskilled workers	0.60166
FACTOR 3 : Loud Neighborhood (Variance Explained: 7.08%)		
132	Persistent disruptive neighborhood noise	0.64528
FACTOR 4 : High prestige Neighborhood (Variance Explained: 6.07%)		
5	Neighborhood has high status or prestige	-0.61974
FACTOR 5 : Compatible fronting architecture (Variance Explained: 5.00%)		
23	Compatibility of architectural styles	0.68321
54	Homogeneous housing types and architectural styles	0.64665

contains the factor titles, and the individual characteristics with their factor weight for the principle component method. In examining the factors, three factors describe positive aspects of durable neighborhoods and two describe negative aspects of non-durable neighborhoods. The three positive aspects (factors) are listed in table 5-6. The two negative factors relating to non-durable neighborhoods are listed in table 5-7.

TABLE 5-6
POSITIVE FACTORS: Factor Analysis 1

Factors	Explained Variance
Factor 1 : Attractive User Friendly Pedestrian Environment	21.89%
Factor 4 : High prestige Neighborhood	6.07%
Factor 5 : Compatible fronting architecture	5.00%

TABLE 5-7
NEGATIVE FACTORS: Factor Analysis 1

Factors	Explained Variance
Factor 2 : Under privileged renters and owners	11.56%
Factor 3 : Loud Neighborhood	7.08%

Varimax: Rotational Method

A second type of factor analysis was undertaken to look at the data in terms of rotated vectors, the Rotation Method: Varimax was used. Thirty-six separate factors were found but only the first five factors met the dual criteria of explaining more than four percent of the variance. Four factors of the five top factors had at least one characteristic with a weighing factor of 0.6 or better. Factor four contained no components that meet the

criteria of being above 0.6 and as a result is not listed in any of the tables. As a whole these five factors explain 51.6% of the variance. Contained in table 5-8 are the factor titles and the explained variance, with the factor weights. In examining the factors, three describe positive aspects of durable neighborhoods and one describes negative aspects of non-durable neighborhoods. The three positive factors are listed in table 5-9. The factor relating to negative or non-durable neighborhoods is listed in table 5-10. In comparing and contrasting the two factor analyses a list of the common elements between the two factor analyses results was prepared.

The factors relating to durable neighborhoods using the Initial Factor Method: Principal Components are listed in table 5-11. Factors relating to non-durable neighborhoods using the Initial Factor Method: Principal Components are listed in table 5-12. These factors are compared to the factors in the second form of analysis. In table 5-13 are factors relating to durable neighborhoods using the Rotation Method: Varimax. The factor relating to non-durable neighborhoods using the Rotation Method: Varimax is listed in table 5-14. When comparing these factor methods notice that both factor analyses have essentially identical factors relating to durable neighborhoods. However when comparing the factors relating to non-durable neighborhoods, deteriorated social and physical appearance (variance explained 13.81%) with the Varimax offers a factors with a related but more encompassing view of a non-durable neighborhood.

TABLE 5-8

FOUR FACTOR TITLES : Their Individual Characteristics With Their Factor Loadings

Mean Rank	Characteristic	Factor Loading
FACTOR 1: Attractive User Friendly Pedestrian Environment (Var. explained: 15.47%)		
48	A system of recreational spaces or parks scaled to the neighborhood	0.72254
78	A system of non-street paths that lead to public open spaces exist	0.71435
87	Neighborhood provides a meeting hall or community center	0.70219
65	Sidewalks exist throughout	0.69716
68	A sidewalk system is available where needed	0.69572
57	Neighborhood has well defined public park, green, square, or plaza	0.68652
41	Good street lighting and/or outdoor lighting	0.65585
27	Neighborhood limits through traffic	0.65219
63	Street system is designed to allow for bicycle and/or pedestrian use	0.62921
71	Neighborhood connected to a greenbelt system	0.61844
80	Neighborhood is close to or offers childcare facilities	0.60073
FACTOR 2: Deteriorated social and physical appearance (Variance explained 13.81%)		
135	Buildings are showing visible deterioration	0.75211
133	High proportion of absentee owners	0.72143
138	Buildings are of poor structural condition	0.66324
134	Public services are inadequate, unresponsive to need	0.64614
130	Residents are primarily of low social-economic status	0.63701
137	Multi-problem welfare families prevalent	0.62334
6	Good quality original construction (Negatively correlated)	-0.62826
4	Well maintained privately owned homes, buildings, and individual lots	-0.64750
FACTOR 3: Neighborhood known for prestigious amenities (Variance explained 9.07%)		
9	Neighborhood has amenity view.	0.66593
22	Neighborhood offers executive housing	0.63152
53	Neighborhood offers a body of water suitable for recreation	0.61476
67	Neighborhood is known for having a scenic trail or drive	0.60521
5	Neighborhood has high status or prestige	0.60040
FACTOR 5: Compatible fronting architecture (Variance explained 5.55%)		
23	Compatibility of architectural styles	0.70944
54	Homogeneous housing types and architectural styles	0.65028

TABLE 5-9
POSITIVE FACTORS: Factor Analysis II

Factor	Explained Variance
Factor 1: Attractive User Friendly Pedestrian Environment	15.47%
Factor 3: Neighborhood known for prestigious amenities	9.07%
Factor 5: Compatible fronting architecture	5.55%

TABLE 5-10
NEGATIVE FACTORS: Factor Analysis II

Factor	Explained Variance
Factor 2: Deteriorated social and physical appearance	13.81%

TABLE 5-11
POSITIVE FACTORS: Factor Method: Principal Components

Factor	Explained Variance
Factor 1 : Attractive User Friendly Pedestrian Environment	21.89%
Factor 4 : High prestige Neighborhood	6.07%
Factor 5 : Compatible fronting architecture	5.00%

TABLE 5-12
NEGATIVE FACTORS: Factor Method: Principal Components

Factor	Explained Variance
Factor 2 : Under privileged renters and owners	11.56%
Factor 3 : Loud Neighborhood	7.08%

TABLE 5-13
POSITIVE FACTORS: Rotation Method: Varimax

Factor	Explained Variance
Factor 1: Attractive User Friendly Pedestrian Environment	15.47%
Factor 3: Neighborhood known for prestigious amenities	9.07%
Factor 5: Compatible fronting architecture	5.55%

TABLE 5-14
NEGATIVE FACTORS: Rotation Method: Varimax

Factor	Explained Variance
Factor 2: Deteriorated social and physical appearance	13.81%

CHAPTER 6

DISCUSSION OF SIGNIFICANT FINDINGS

Literature Review Summary

The discussion starts where the study began with the literature review. The literature review provided a foundation for this study. First it was necessary to find an appropriate definition for neighborhood and then modifying it to accommodate "durable". This was accomplished by reviewing literature on: neighborhood change; conservation and preservation of neighborhoods; neighborhood self revitalization; neighborhood dynamics; public concerns for neighborhoods; neighborhood boundaries and size; and rural communities.

The information uncovered by the literature review was integrated into the study through the use of the matrix/questionnaire/index. This was accomplished through the use of the eight Neighborhood Durability Paradigms. The study provides a format to explore neighborhood elements and concepts. Since little was written on neighborhood durability the literature review and concepts provided the foundation for a better understanding of neighborhood durability.

Discussion of the First Form of Analysis : Mean Scores

Analysis 1 used mean scores, the analysis narrowed and summarized a list of 140 characteristics and provided the top eleven positive and the five most important negative durability characteristics. Based on these 16 most important characteristics a definition of

a durable neighborhood was derived.

One hundred appraisers helped identify eleven characteristics as important durability characteristics with each having a mean score above 2.00 (out of a possible range of 3.00 to 0.00). In addition five others were identified that have a mean score below -2.00 (out of a possible -3.00 to 0.00). This positive (11) and negative (5) group of characteristics helped describe qualities of a durable neighborhood. Below are listed the top eleven and the bottom five characteristic and possible explanations of what they mean.

The Top 11 Most Important Characteristics

The number one characteristic with a mean score of 2.526 out of a possible 3 is residents exhibit pride in neighborhood and home. This is an all inclusive statement about a neighborhood. The residents may feel the neighborhood is an extension of their home. They feel comfortable about where they live and it shows. They show their pride by the way they maintain and continually upgrade their property. This attitude and activity is prevalent throughout the whole neighborhood to the point of being a coordinated effort.

Examples of this would include the incorporation of large quantities of good quality amenities or renovations and the presence of high quality lawns and plants materials. In balance with this would be an ongoing public reinvestment.

The second most important characteristic is the neighborhood is known for its positive reputation with a mean score of 2.456. This characteristic is an extension of the first characteristic in that the city or community is proud of this neighborhood. Since it is a durable neighborhood it has earned this reputation over a number of years.

Through time it has consistently been an attractive, safe, well maintained special place. Examples of this would include a neighborhood simply being identifiable by name or being known for having a scenic trail or drive.

The third most important characteristic is the neighborhood perceived as being safe with a mean score of 2.400. Safety is paramount, it ensures the freedom to enjoy your surroundings without fear. Safety is one of the most basic needs and it has to be maintained for a neighborhood to be liveable and to have a positive reputation. Leading to this would be appropriate and efficient public safety (police, fire and utilities), a safe and effective traffic control system and perhaps the neighborhood has its own supplemental security service or system.

The fourth most important characteristic is well maintained privately owned homes, buildings, and individual lots with a mean score of 2.365. In terms of quality it is listed fourth on this list but in terms of quantity, the concept of maintenance and upkeep of neighborhood standards is indirectly included to some degree in many of the top eleven characteristics.

The concept implies that strong individual efforts make for a strong whole. Almost everything deteriorates over time, neighborhoods are no exception. Durable neighborhoods are proactively maintained, residents foresee potential problems and address them to make a positive impact.

The fifth most important characteristic is the neighborhood has high status or prestige with a mean score of 2.211. This relates to who lives in the neighborhood (associated social ranking) and who would like to live there. The image the neighborhood

possesses bolsters its market value and creates a certain amount of inflated value brought on by strong demand. The neighborhood may be known for being one of the better places to live and is associated with desirability, wealth, and notoriety. For example the neighborhood may offer predominately expensive executive and family oriented homes. While residents would be primarily of high social-economic status and be employed professionals.

The sixth most important characteristic is good quality original construction with a mean of 2.165. This exemplifies the concept that good quality never goes out of style. It also follows that good quality construction is inherently more durable, valuable, and harder to replace. With poor construction the converse of this is usually true. Since technological advances in construction have been limited and retrofitting is always available, obsolescence is a rarity when a home has been well maintained.

Some of the details involved with good quality original construction may be good overall architectural merit and detailing of houses with the developers being aware of how compatible it is with the rest of the neighborhood. Neighborhood streets could have a good curbing and drainage system and an abundance of large shade trees in the front yards or facing the street. The provision of street lighting and sidewalks may play a role along with the macro aspects of neighborhood design. This could be inclusive of such things as distinctive natural features, landscapes, buildings, lot dimensions, streets and monuments. The neighborhood may also contain a prominent entry point and landscaped boulevards.

The seventh most important characteristic is high homeownership rates with a mean score of 2.125. This is important because many people have an investment in the

neighborhood. This leads to a more stable neighborhood make up when compared to the transient tendencies of renters. People are known to take better care of what they own; because of their greater financial commitment they are better acquainted with their neighbors and do more good for the neighborhood as a whole. Supplemental to this would be the neighborhood dynamics of employment stability of the residents and a low or medium resident turnover for the neighborhood.

The eighth most important characteristic is the neighborhood is located in a good school district with a mean score of 2.115. This implies that the neighborhood is family oriented. For a family with children whose parents value education the school would offer good academic and athletic opportunities. Strong neighborhood leadership, neighbors who are familiar with one another and communicate and the existence of a good neighborhood association could yield a neighborhood enough political power to maintain the availability of a good school system or maintain the presence of a school in the neighborhood.

The ninth most important characteristic is the neighborhood has a good, prominent location with a mean score of 2.113. The location of the neighborhood is well known or noticed and perhaps even located on higher ground than its surrounding area. Public and private services are oriented or focused on the neighborhood. A good location speaks for itself. Augmenting this would be an attractive neighborhood design or layout with well defined boundaries that also help to limit through traffic. Perhaps the neighborhood offers an amenity view or a golf course as part of the neighborhood. Or the location is in the direction of growth. It may also involve the neighborhoods relationship and convenience to employment centers, schools, shopping, churches, health care facilities,

recreation/entertainment facilities or a body of water suitable for recreation.

The tenth most important characteristic is ongoing or continuous reinvestment by property owners with a mean of 2.094. This concept goes beyond simple maintenance but involves major capital expenditure. Since investment is continuous the neighborhood as a whole should be steadily increasing in value. Also implied is the confidence the residences have in their neighborhood.

The eleventh most important characteristic is well maintained publicly owned streets, parks, and facilities with a mean score of 2.063. The public sector also plays an important role in the long term success of neighborhoods by maintaining the public investments in the neighborhood. Neighborhoods need a well maintained infrastructure that is in balance with their individual efforts. This is what makes a neighborhood inviting to its guests. A system of recreational spaces or a well defined public park, green, square, or plaza scaled to the neighborhood would be an example. More basic examples are well maintained sidewalks, streets and utilities.

The Five Most Important Negative Characteristics

The first negative characteristic is widespread abandonment of homes with a mean score of -2.632 out of a possible -3.000. If a neighborhood is being abandoned it is a neighborhood no more. People have given up hope to the point of leaving their property behind. It is the end result of a neighborhood that has fully declined.

The second worst characteristic is neighborhood has vacant littered lots with a mean score of -2.333. The neighborhood has vacant lots because they either never sold or

what was located on them has been torn down. Since the lots are littered it is obvious that this is an extreme case of deferred maintenance and the lots have become a dumping ground because of lack of owner concern or public response. This situation also reveals apathy on the part of the neighborhood residents for not confronting or handling this problem.

The third worst negative characteristic is buildings are of poor structural condition with a mean score of -2.333. This is a situation where the buildings were poorly built or because of deferred maintenance have deteriorated to the point where the structure itself is in risk. This shows a lack of initial and continued investment. Unless something radically positive happens the neighborhood will continue to depreciate.

The fourth worst negative characteristic is multi-problem welfare families prevalent with a mean score of -2.295. These families are poor and do not have the wherewithal to properly maintain and improve their residences over time. These families also have a multitude of problems which may impact the neighborhood in the form of violence or incidence relating to the use of drugs or other criminal activity.

The fifth worst characteristic is the Existence of noxious odors in the neighborhood with a mean score of -2.105. The presence of these injurious or harmful odors are not only annoying but create an unhealthy environment for the residents and visitors. They are likely to be a cause of neighborhood decline and may be the result of a problem industry that obviously does not complement the residential characteristics of the neighborhood.

Summary: The Neighborhood Definition

This analysis narrowed a list of 140 characteristics down to 16 characteristics that are a summary of what a durable neighborhood is (the top eleven) and of what does not exist in a durable neighborhood. Based on these 16 characteristics, a durable neighborhood can be defined as: **One that possesses neighborhood pride, has attained status and maintains the associated neighborhood standards to the point where neighborhood pride and status are self-perpetuating; one whose residents consistently work to maintain and improve the market value of their homes thus preventing a divergent socioeconomic class from locating in and disrupting the physical and social equilibrium of the neighborhood.**

Discussion of the Second Form of Analysis : Paradigm Comparison

This second level of analysis was important because it provided additional context and background to the study. It also reinforced the use of value as a factor in neighborhood durability. In relation to the first analysis the top two paradigms (Neighborhood change and Appraisal concepts) both have eight of the top eleven characteristics. The third ranked paradigm (Chapin and Kaiser) have five of the top eleven characteristics while the fourth and fifth ranked paradigms (HUD concepts and Jane Jacobs's book) both have four of the top eleven characteristics. In contrast the sixth, seventh, and eighth ranked paradigms (Clarence Perry, New Communities, Neo-Traditional) offered no characteristics included in the top eleven.

The paradigms are to some degree comprehensive. The top three paradigms are from three distinct viewpoints. The source of the first one is from a consulting firm hired by HUD to take a multi-disciplinary look at neighborhood change and decline. The source of the second one is from a residential appraisal form. The third source is from a planners reference book by Chapin and Kaiser.

Ranked Paradigm 1

The Neighborhood change paradigm (the top ranked paradigm) explores neighborhood value from a balanced and comprehensive approach. This paradigm realizes that for value to be achieved a balance has to be reached between cost (the total cost of living in the neighborhood) and the social and physical attributes of the neighborhood for any one moment in time. These neighborhood attributes have to include the neighborhoods' collective intent, social and economic context, responsibility, and vision. Over a longer period of time, the stability of the residents' collective income is essential to provide the ability to pay for maintenance in the long run. This source proved to be useful because the original spectrum of characteristics it offered showed the ratcheting up or down of neighborhood qualities and provided a baseline neighborhood continuum.

Ranked Paradigm 2

The second ranked paradigm is from the appraisal form which is the result of appraisers attempts to quantify value. The appraisers have to use their judgement to measure the components of value and arrive at a relative sum of money that equates to value. The evaluation form from which the paradigm was derived was fairly straight forward. It was taken from the open ended sections of the evaluation form that allows for

interpretation of the more subjective aspects of the neighborhood.

Ranked Paradigm 3

The third ranked paradigm is from Chapin and Kaiser. This paradigm examines value by looking at it in the context of quality of life. This source essentially provided a wish list of characteristics that may be actually be impossible to achieve.

Discussion of the Third Form of Analysis: Factor Analysis

The top eleven characteristics define what a durable neighborhood is and what many might select without ever seeing the list of characteristics. Based on those top eleven characteristics, the essence of a durable neighborhoods is based on reputation, status, and the ideal that it is being kept up. What the factor analysis uncovered is more what you can see, feel, and sense when you experience a durable neighborhood. Factor analysis is a method of analysis that helps to find a common thread or the stream of consciousness of the appraisers. It does this by attempting to explain much of the variance inherent in the survey on 140 different characteristics. Factor analysis does this by looking at correlations in the way certain groups of characteristics were ranked. Each of those groups are factors. Only a few of the factors explain enough variance to warrant further analysis. Factor names were given based on the characteristics in the group. Sometimes in factor analysis it is hard to arrive at a representative name for the group of characteristics, but this was not the case in this research. A set of five factors came from the first factor analysis and a set of four factors came from the second factor analysis. Even though the second factor analysis examined the data in a different way there was significant redundancy in the

factors and in the list of characteristics they represent.

The four positive factors relating to durable neighborhoods from the factor analysis are:

Attractive, user friendly pedestrian environment (Factor 1 : Variance Explained: 21.89% using the Initial Factor Method: Principal Components & Factor 1 : Variance explained: 15.47% using the Rotation Method: Varimax)

High prestige neighborhood (Factor 4 : Variance Explained: 6.07% using the Initial Factor Method: Principal Components) *and its closely related factor* **Neighborhood known for prestigious amenities** (Factor 3: Variance explained 9.07% using the Rotation Method: Varimax)

Compatible fronting architecture (Factor 5 : Variance Explained: 5.00% using the Initial Factor Method: Principal Components & Factor 5 : Variance explained 5.55% using the Rotation Method: Varimax)

The three negative factors relating to non-durable neighborhoods from the factor analysis are:

Under privileged renters and owners (Factor 2 : Variance Explained: 11.56% using the Initial Factor Method: Principal Components)

Loud neighborhood (Factor 3 : Variance Explained: 7.08%) using the Initial Factor Method: Principal Components

Deteriorated social and physical appearance (Factor 2: Variance explained 13.81% using the Rotation Method: Varimax).

The question is-what are the integral parts of each of the major factors that make a neighborhood desirable and appropriately deserving of status, reputation, and upkeep?

The characteristics of the positive factors tell what you will physically see and sense when you are exploring a durable neighborhood. Conversely, the characteristics of the negative factors tell what you will not physically see and not sense when you are exploring a durable neighborhood.

There are four positive factors (neighborhood known for prestigious amenities is counted as an individual factor) relating to durable neighborhoods:

Attractive, user friendly pedestrian environment
High prestige neighborhood
Neighborhood known for prestigious amenities
Compatible fronting architecture

There are the three factors (negative) relating to non-durable neighborhoods:

Under privileged renters and owners
Loud neighborhood
Deteriorated social and physical appearance

According to the factor analysis a durable neighborhood for the most part offers an **attractive, user friendly pedestrian environment** that is one that either by way of the an accommodating street system (including street gradient, proper lighting and or limited traffic), available sidewalks, or non-street paths allow for bicycle and/or pedestrian use to a publicly available destination. For adults this convenient neighborhood destination could be a place such as a library, meeting hall or community center. For children this convenient neighborhood destination could be a childcare or a recreation/entertainment facility. For both adults and children there are green open spaces available to walk to. For pedestrians or visitors driving through, good quality homes and yards are apparent and are protected through strong neighborhood leadership. A durable neighborhood would also be a **high prestige neighborhood** which is simply a neighborhood that has high status or prestige. This neighborhood may have gained that status by being a **neighborhood known for prestigious amenities**, which may include all or some of the following amenities: an amenity view, executive housing, a body of water suitable for recreation and/or is known

for having a scenic trail or drive. A durable neighborhood may also be known for having **compatible fronting architecture** which amounts to compatible and/or homogeneous housing types and architectural styles.

Also according to the factor analysis a durable neighborhood does not possess **under privileged renters and owners** which may be unskilled workers or welfare families owning or renting small homes. Their presence may also give the neighborhood a low social-economic status. A non-durable neighborhood may also be a **loud neighborhood** with persistent disruptive neighborhood noise and an overall **deteriorated social and physical appearance** with buildings of poor structural condition showing visible deterioration. The neighborhood's buildings and lots are not maintained and the public services are inadequate and unresponsive to the needs of the residents.

To understand the importance of factor analysis imagine each positive concept (pertaining to a durable neighborhood) being a mountain in a mountain range, if you just look at the top mean scores all you are looking at is the top slice of the mountain peaks. To more fully understand what is making that mountain peak significant you have look at what is holding it up, what is its foundation and its strata, what are the important concepts? This was accomplished by conducting a factor analysis. Conversely the negative concepts make up the bottom of the valley and that void which is the bottom of the valley are negative concepts (or factors) which a durable neighborhood has avoided.

Durability Model

Based on the findings from this study a conceptual model of durability follows:

DURABLE NEIGHBORHOOD = Attractive, user friendly pedestrian environment +

High prestige neighborhood + Neighborhood known for prestigious amenities +

Compatible fronting architecture - Under privileged renters and owners - Loud

neighborhood - Deteriorated social and physical appearance.

CHAPTER 7

CONCLUSIONS

Literature

Little has been written about the concept of neighborhood durability. For the most part all neighborhoods, according to what has been written, are considered to be on the path to instability. In the process of conducting the literature review eight paradigms were identified. Each of these paradigms offered characteristics that could help define durable neighborhoods. The characteristics taken from the paradigms produced a 140 characteristic matrix/questionnaire/index which was used as the research instrument. The intent of the study was to identify the most important characteristics, paradigms, and concepts (factors) that affect neighborhood durability.

Analysis I

One hundred appraisers answered the questionnaires. Based on a correlation analysis (Cronbach Coefficient Alpha analysis) the data proved to be very reliable with a Cronbach Coefficient of 0.93 out of a possible 1.00.

In the first analysis the mean of each of the 140 characteristics were ranked in descending order. This ranked list of characteristics produced the durability index. From this ranked list of characteristics break points defined six clusters of characteristics. The top positive and the most important negative cluster on either side of this continuum were deemed to encompass the most important characteristics of durability. There were eleven

most important positive characteristics: residents exhibit pride in neighborhood and home; neighborhood is known for its positive reputation; neighborhood perceived as being safe; well maintained privately owned homes, buildings and individual lots; neighborhood has high status or prestige; good quality original construction; high homeownership rates; neighborhood is located in a good school district; neighborhood has a good, prominent location; ongoing or continuous reinvestment by property owners; well maintained publicly owned streets, parks, and facilities. The five most important negative characteristics were: widespread abandonment of homes; neighborhood has vacant littered lots; buildings are of poor condition; multi-problem welfare families prevalent; and existence of noxious odors in neighborhood. Based on these 16 characteristics, a durable neighborhood is defined as: **One that possesses neighborhood pride, has attained status and maintains the associated neighborhood standards to the point where neighborhood pride and status are self-perpetuating; one whose residents consistently work to maintain and improve the market value of their homes thus preventing a divergent socioeconomic class from locating in and disrupting the physical and social equilibrium of the neighborhood.**

Analysis II

In analysis two all the characteristics were assigned to the paradigms from which they were drawn. Using the mean scores that had been calculated for each characteristic, an absolute value $|m|$ mean of the mean was calculated for each paradigm. The paradigms were then ranked in descending order by their mean score. The three most important

paradigms in order are: the neighborhood change paradigm, the appraisal concepts paradigm and the Chapin and Kaiser paradigm. The top two paradigms contain a value orientation which can be attributed to the fact appraisers completed the questionnaires.

Analysis III

In the third analysis two forms of factor analysis were undertaken. Both factor methods explained the identical amount of variance (51.6 %) however the explained variance differed. Between the two methods there were seven non-redundant factors. Of these seven factors four were positive and three were negative. The four positive factors are: attractive, user friendly pedestrian environment; high prestige neighborhood; neighborhood known for prestigious amenities; and compatible fronting architecture. The three negative factors are: under privileged renters and owners; loud neighborhood; and deteriorated social and physical appearance. From the concepts contained within these factors a durable neighborhood model was constructed. The conceptual model follows:

DURABLE NEIGHBORHOOD = Attractive, user friendly pedestrian environment + High prestige neighborhood + Neighborhood known for prestigious amenities + Compatible fronting architecture - Under privileged renters and owners - Loud neighborhood - Deteriorated social and physical appearance.

Key Conclusions

Neighborhoods are dynamic and they are subject to change, however they do not have to change in a negative way. This study has discovered factors in successful durable

neighborhoods. It was found that both internally and externally there is a higher level of confidence associated with these neighborhoods. In addition, these neighborhoods have boundaries which give them an identifiable area to protect and maintain.

It was found that neighborhood prestige is a key element in the long term success of a neighborhood. Although upper income residents may predominately reside in durable neighborhoods, many characteristics of these neighborhoods are applicable to other neighborhoods. The top eleven characteristics from this study offered a neighborhood definition which can be used as a goal for all neighborhoods especially if you accept status as a relative term: a durable neighborhood is one that possesses neighborhood pride, has attained status and maintains the associated neighborhood standards to the point where neighborhood pride and status are self-perpetuating. Once this definition is set as a goal by the neighborhood, strategies and policies can be set. Strategies and policies that encourage neighborhood pride as outwardly shown by public and private maintenance and investment. Another strategy or policy would involve keeping the neighborhood boundaries safe not only from crime but from lowering homeownership rates and detriments to neighborhood standards. City planners need to evaluate the identifiable neighborhoods they are responsible for and work to implement strategies and policies to help those at risk of becoming unstable. It is important to note that it may be hard to structure a plan for areas that are not clearly identifiable as neighborhoods.

In studying how the paradigms fared in the analysis, neighborhood change and appraisal concepts were ranked one and two respectively for offering strong explanations in this study. Likewise this study has affirmed the presence of many of the characteristics

that exist in both of the original paradigms. In addition, this study has also identified characteristics that should be considered for inclusion formulating programs.

This study suggests that any thorough neighborhood evaluation should have a value component. Using the paradigm analysis as a way to review the usefulness of this study, the study has identified characteristics that affect value, and identified the top two paradigms that have a foundation in value.

The factor analysis provided a way to understand at the underlying concepts of neighborhood durability. The predominate concept about a durable neighborhood is that it provides an attractive, user friendly pedestrian environment. This is important to know because this concept is generally obtainable in most neighborhoods. Neighborhood prestige and its associated amenities had a strong presence in the analysis. Compatible fronting architecture was another concept brought out by the factor analysis, it along with the attractive, user friendly pedestrian environment concept shows that some of the elements of a durable neighborhood can be designed into a neighborhood, creating opportunities for appraisers, planners, and developers.

This analysis also brought out three concepts that were detrimental to a neighborhoods stability: under privileged renters and owners, a loud neighborhood and a deteriorated social and physical appearance. To prevent these situations from starting, enforceable standards would have to be established and implemented.

Neighborhoods needed to be better understood, so the index can be used to help evaluate them. Neighborhoods with long term stability exist, so we can learn from them. Since change takes place, the study focused on how to improve neighborhood change.

Recommendations

The study can broaden the language of planners and open up a new realm of responsibilities. It does so by bringing the concept of durability to the forefront as a goal for all neighborhoods. Secondly it gives planners a methodology to address issues in the context of value and quality. Preserving neighborhood stability, with all of its collateral rewards, is the most efficient and economical way of improving the livability of a city. In order for planners to accomplish this they need to be willing to discuss social-economic issues and other affecters of value with neighborhood residents.

Neighborhoods need to be looked at from a value perspective by residents, because the homes in which the residents live usually represents their greatest financial asset. In order to preserve this asset, the integrity of the neighborhood needs to be monitored and maintained. This integrity must be preserved not by restricting individuals from moving in or leaving a neighborhood, but by working individually and collectively to maintain and improve the market value of the homes in the neighborhood as a whole. Only then will neighborhood residents be able ensure people like themselves reside in the neighborhood. Homeowners set the standards of maintenance in neighborhoods. In neighborhoods which offer rental units, homeowners need to recognize that they carry a proportionately larger burden of responsibility for the success of the neighborhood. If this responsibility is not accepted, it will be reflected in the lower market value of their home.

Neighborhoods need to be encouraged to find ways to foster neighborhood pride, status, and prestige. Neighborhoods need to develop the mentality and the attitude of

pride. For instance a poor neighborhood should strive to attain a middle class mentality. Perhaps a resident with the financial and creative capability could serve as a catalyst and/or an example for the neighborhood and its residents.

In addition to getting the above concepts across to neighborhood residents, planners need to examine neighborhoods to help define its situation. 1) Identify neighborhoods that have identifiable names and boundaries that are stable or durable to explore ways to use these neighborhood as positive examples and in turn improving its reputation. 2) Identify neighborhoods where all or some of the neighborhood is at risk of becoming unstable. 3) Identify all of the remaining neighborhoods that have the potential to be brought back to a higher level of stability. Based on a neighborhood's situation both the top eleven neighborhood durability characteristics and the underlying concepts of neighborhood durability (provided by the factor analysis) need to be used to establish policies and define activities.

Before a neighborhood plan can be undertaken the social and physical identity of the neighborhood needs to be explored, defined and perhaps strengthened. This is crucial because the residents need to feel ownership of an area they can be proud of and will defend against lowered property values. Once a neighborhood has a strong identity improvements can be put into place.

Originating from the top eleven neighborhood durability characteristics, neighborhood safety issues may need to be addressed to the extent required. Possible solutions for a neighborhood could include better lighting, upgraded police patrols, and /or improved signage and barriers to lower vehicle/pedestrian conflicts. Maintenance and new

construction issues can be addressed by formal or informal neighborhood design and maintenance standards, publicity of good neighborhood examples, and the dissemination of cost effective and attractive approaches can be undertaken. Good schools start with parents that value education. Good public support starts with an organized neighborhood.

Originating from the factor analysis, the most important concept a neighborhood needs to develop is an attractive, user friendly pedestrian environment. This should be the central theme of any neighborhood plan. It is what establishes a neighborhood's internal strength and identity. Relative to the needs of the neighborhood, a neighborhood should encourage and develop activities and amenities that will improve the prestige of the neighborhood. Also, because it plays an important role in the way a neighborhood is defined and perceived, compatible fronting architecture is recommended for all new development and redevelopment.

Research opportunities

One potential research opportunity would be to send an identical survey to planners and see how planners results differ from appraisers. To extend this idea further a survey could also be sent to the residents of the durable neighborhoods identified by the appraisers in this study to get an internal look at perceptions of neighborhood durability.

To obtain a more complete model of a durable neighborhood, durable neighborhoods need to be looked at externally and internally. The appraisers responding to the second part of the questionnaire listed 154 separate durable neighborhoods in four states. In most cases the appraisers also listed the neighborhood boundaries and some even

included the census tract numbers. A researcher with good maps and a city directory can obtain the names and addresses of the residents of these durable neighborhoods. A modified questionnaire could be sent to residents to get an internal view of significant durability characteristics. This combination of studies would help define the internal and external dynamics of durable neighborhoods.

Opportunities exist for neighborhoods to be durable. As long as neighborhoods are looked at in a positive way, methods can be found to impact and strengthen them.

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APPENDIX

APPENDIX 1
LIST OF TERMS

LIST OF TERMS

Definitions from Webster's New Collegiate Dictionary, 1977 edition

TERM	MEANING
Stability :	The strength to stand or endure. The property of a body that causes it when disturbed from a condition of equilibrium or steady motion to develop forces or moments that restore the original condition.
Vitality :	Capacity to live and develop; a power of enduring
Viable :	Capable of working, functioning, or developing adequately
Integrity :	An unimpaired condition : soundness
Survivability :	Resulting or permitting survival
Defensible :	Capable of being defended
Persistence :	Existing for a long or longer than usual time or continuously

APPENDIX 2

THE NEIGHBORHOOD CHANGE PROCESS

APPENDIX 3

EMPLOYEE RELOCATION COUNCIL RESIDENTAL APPRAISAL REPORT

**EMPLOYEE RELOCATION COUNCIL
RESIDENTIAL APPRAISAL REPORT**

SUBJECT INFORMATION	Homeowner												
	Property Address				County		State		Zip Code				
	Legal Description								Property Rights Appraised				
									Fee Leasehold DeMinimis PUD				
NEIGHBORHOOD	Client				Address								
	Occupant				Appraiser								
SITE	Location	☐ Urban	☐ Suburban	☐ Rural	Employment Stability	Good	Avg	Fair	Poor				
	Built Up	☐ Over 75%	☐ 25% to 75%	☐ Under 25%	Convenience to Employment								
	Growth Rate ☐ Fully Dev.	☐ Rapid	☐ Steady	☐ Slow	Convenience to Shopping								
	Property Values	☐ Increasing	☐ Stable	☐ Declining	Convenience to Schools								
	Demand/Supply	☐ Shortage	☐ In Balance	☐ Over Supply	Adequacy of Public Transportation								
	Marketing Time	☐ Under 4 Mos.	☐ 4-6 Mos.	☐ Over 6 Mos.	Recreational Facilities								
	Present Land Use	☐ % 1 Family	☐ % 2-4 Family	☐ % Apts.	☐ % Condo	☐ % Commercial	Adequacy of Utilities						
	Change in Present Land Use	☐ % Industrial	☐ Not Likely	☐ Likely (*)	☐ Taking Place (*)	Property Compatibility							
	Predominant Occupancy	(*) From _____ To _____				Protection from Detrimental Conditions							
	Single Family Price Range \$	_____ to \$ _____				Potential for Future Development							
	Single Family Age	Yrs. to _____ Yrs. Predominant Age _____ Yrs.				General Appearance of Properties							
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)												
	IMPROVEMENTS	Dimensions _____ Sq. Ft. or Acres _____ Corner Lot _____											
Zoning Classification _____ Present Improvements _____ do _____ do not conform to zoning regulation.													
Highest and Best Use ☐ Present Use ☐ Other (specify): _____													
Public _____ Other (Describe): _____ OFF SITE IMPROVEMENTS: _____													
Elec.		☐ Street Access: ☐ Public ☐ Private				Size							
Gas		☐ Surface				Shape							
Water		☐ Maintenance: ☐ Public ☐ Private				View							
San. Sewer		☐ Storm Sewer ☐ Curb/Gutter				Drainage							
☐ Undergrnd. Elect. & Tel.				☐ Sidewalk ☐ Street Lights	Is the property located in a HUD identified Special Flood Hazard Area? ☐ No ☐ Yes								
Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions)													
ROOM LIST		☐ Existing ☐ Under Constr. ☐ VALUED PERMIT No. Units _____ Type (det., duplex, semi-det., etc.) _____ Design (rambler, split level, etc.) _____ Exterior Walls _____ Yrs. Actual _____ Effective _____ to _____ No. Stories _____											
		Roof Material _____ Gutters and Downspouts _____ NONE _____ Window (Type) _____ Insulation _____ None _____ Fiber _____											
	☐ Manufactured Housing ☐ Storm Sash _____ Screens _____ Combination _____ Ceiling _____ Roof _____ W.N. _____												
	Foundation Walls _____ ☐ Basement _____ Floor Drain _____ Finished Ceiling _____												
	Outside Entrance _____ Sump Pump _____ Finished Walls _____												
	☐ Concrete Floor _____ ☐ Finished _____ Finished Floor _____												
	☐ Slab on Grade ☐ Crawl Space _____ Evidence of _____ Dampness _____ Termites _____ Settlement _____												
	Refer comments on improvements and property condition to page 5 in the Supplement under "PROPERTY CONDITION"												
	Room List: Foyer _____ Living _____ Dining _____ Kitchen _____ Den _____ Family Rm _____ Rec. Room _____ Bedrooms _____ No. Baths _____ Laundry _____ Other _____												
	Basement _____												
	1st Level _____												
	2nd Level _____												
	Finished area above grade contains a total of _____ rooms _____ bedrooms _____ baths _____ Gross Living Area _____ Sq. Ft. Bsm't Area _____ Sq. Ft.												
	Kitchen Equip. _____ Refrigerator _____ Range/Oven _____ Disposal _____ Dishwasher _____ Fan/Hood _____ Compact _____ Washer _____ Dryer _____												
	HEAT Type _____ Fuel _____ Cond. _____ Disposal _____ AIR COND _____ Central _____ Other _____ Adequate _____ Inadequate _____												
Floors _____ Hardwood _____ Carpet Over _____													
Walls _____ Drywall _____ Plaster _____													
Trim/Finish _____ Good _____ Average _____ Fair _____ Poor _____													
Bath Floor _____ Ceramic _____													
Bath Wainscot _____ Ceramic _____													
Energy related (including energy efficient items) _____													
ATTIC: Yes _____ No _____ Stairway _____ Drop-Stair _____ Scuttle _____ Floor _____													
Finished (Describe): _____ Garage _____ Bt. in _____ Attached _____ Detach _____ Heated _____													
CAR STORAGE _____ Adequate _____ Inadequate _____ Condition _____													
Describe specialty items (e.g. FIREPLACES PATIOS POOL FENCES, etc.) and detail your comments of functional or physical inadequacies, repairs needed													



IMPORTANT

*GROSS LIVING AREA (square footage) is defined as the calculation of the total living area, which is a measurement taken around the outside of the house and includes finished and habitable above-grade living area only. Finished (and unfinished) basement areas are calculated and shown separately (in both the Room List and Market Data Analysis sections of the appraisal report) but are not included in the total gross living area.

The appraiser has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address				
Proximity to Subj.				
Sales Price		\$	\$	\$
Closing Date				
Data Source				
Market Time	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Adjustments		Adjustment	Adjustment	Adjustment
Location				
Site View				
Design and Appeal				
Quality of Const.				
Age				
Condition				
Living Area Room	Total B-rms. Baths	Total B-rms. Baths	Total B-rms. Baths	Total B-rms. Baths
Count and Total				
Gross Living Area	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Basement & Bsm.				
Finished Rooms				
Functional Utility				
Air Conditioning				
Garage (Car Port)				
Pool/Spa/Patio				
Tools, etc.				
Energy Related Items (e.g. solar, heat pumps, etc.)				
Special Features (e.g. "replaces in adjustment," "remodeling," etc.)				
Other				
Sales or Financing Concessions				
Net Adj. (Total)	Plus Minus \$	Plus Minus \$	Plus Minus \$	Plus Minus \$
Indicated Value of Subject	\$	\$	\$	\$
Describe "other" for Subject:				
The Market Data Analysis for each comparable sale should include adjustments as appropriate for market condition and days-on-market under the heading "Market/Time Adjustment." Sales or Financing Concessions should include adjustments for terms of sale. Reconcile each of the value-related differences between the subject property and the individual comparables, including but not limited to financing, terms, condition, location, appeal, deferred maintenance, utility, style, view, days-on-market, and other amenities.				
Comparable Sale #1				
Comparable Sale #2				
Comparable Sale #3				
Comments on Market Data and Final Reconciliation:				
INDICATED VALUE BY MARKET DATA APPROACH \$				
The above indicated value by the market data approach is also to appear on page 6.				
Construction Warranty ☐ Yes ☐ No Name of Warranty Program _____ Warranty Coverage Expires _____				
If yes, is it transferable? ☐ Yes ☐ No				

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TO ORDER: BLAKEWOOD BUSINESS FORMS 1 (800) 443-1004

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APPENDIX 4

GENERAL QUESTIONNAIRE AND MATRIX

GENERAL QUESTIONNAIRE AND MATRIX

NEIGHBORHOOD CHARACTERISTICS

General

1. Neighborhood has well defined boundaries
2. Neighborhood has high status or prestige
3. Neighborhood is identifiable by name
4. Neighborhood location is in the direction of growth
5. Neighborhood has a good, prominent location
6. Attractive neighborhood design or layout
7. Neighborhood has a prominent entry point
8. Persistent disruptive neighborhood noise
9. Existence of noxious odors in neighborhood
10. Neighborhood has amenity view.
11. Typical housing is very affordable (low cost/sq. ft.)
12. Typical housing is affordable (medium cost/sq. ft.)
13. Typical housing is expensive (high cost/sq. ft.)
14. Convenient to employment centers
15. Convenient to health care facilities
16. Low density development (large lots)
17. Medium density development (small lots)
18. High density development (multifamily buildings)
19. Mixed density development
20. Distinctive neighborhood character (buildings, structures, streets, and monuments)
21. Distinctive natural features or landscape
22. Neighborhood caters to a variety of market segments
23. Neighborhood offers rental housing
24. Neighborhood offers starter housing

Neo-Traditional	Appraisal concepts	Neighborhood change	Hud concepts	Chapin & Kaiser	Jane Jacobs book	Clarence Perry	New Communities
X							
		X					
			X				
	X						
	X	X					
	X		X				
			X	X			
	X						
	X						
	X			X			
	X						
	X						
	X			X	X		
			X	X			
	X		X	X			
	X		X				
			X	X			
				X			
			X				
			X				
X			X				
X	X		X	X	X		
X	X		X	X	X		

	Neo-Traditional	Appraisal concepts	Neighborhood change	Hud concepts	Chapin & Kaiser	Jane Jacobs book	Clarence Perry	New Communities
25. Neighborhood offers move up housing	X	X		X	X	X		
26. Neighborhood offers executive housing	X	X		X	X	X		
27. Neighborhood offers empty nest housing	X	X		X		X		
28. Neighborhood caters to primarily one market segment		X						
29. Neighborhood has low or medium resident turnover		X						
30. Neighborhood has high resident turnover		X						
31. Neighborhood is school centered				X			X	
32. Neighborhood is convenient to schools		X		X	X		X	
33. Neighborhood is close to or offers childcare facilities					X			
34. Neighborhood is located in a good school district (High standard test scores, etc.)				X				
Physical								
35. Boundaries form a spacious neighborhood							X	
36. Boundaries form a compact neighborhood	X			X				
37. Neighborhood contains landscaped boulevards	X			X				
38. Neighborhood has single entry/exit points					X			
39. Neighborhood has multiple entry/exit points						X		
40. Neighborhood connected to a greenbelt system				X				X
41. Neighborhood is bounded by arterial streets							X	
42. Neighborhood limits through traffic					X		X	
43. A system of recreational spaces or parks scaled to the neighborhood exist	X	X		X	X	X	X	
44. A system of non-street paths that lead to public open spaces exist	X			X			X	
45. Neighborhood has well defined public park, green, square, or plaza	X			X	X	X		
46. Neighborhood has vacant littered lots			X					
47. Widespread abandonment of homes			X					
48. A golf course is part of the neighborhood	X			X				X
49. Neighborhood provides a meeting hall or community center	X			X	X		X	

	Neo-Traditional	Appraisal concepts	Neighborhood change	Hud concepts	Chapin & Kaiser	Jane Jacobs book	Clarence Perry	New Communities
50. Neighborhood is purely residential and removed from shopping areas								X
51. Neighborhood is purely residential and is close to shopping		X		X	X			
52. Home based businesses are integrated into the neighborhood	X			X				
53. Key locations are occupied by convenience businesses	X			X		X	X	
54. Main shopping area has mixed use development, including residential use	X			X		X		
55. Neighborhood has a defined main shopping and office street or square	X	X		X			X	
56. Recreation/entertainment facilities for adults are inside or close to neighborhood		X		X	X			
57. Recreation/entertainment facilities for children are inside or close to neighborhood		X		X	X			
58. Recreation/entertainment facilities for teenagers are inside or close to neighborhood		X		X	X			
59. Public off-street parking provided					X			X
60. No on-street parking available or allowed					X			
61. Streets are intended to be used also for on-street parking	X				X	X		
62. Street system is designed to allow for bicycle and/or pedestrian use					X	X		
63. Some streets terminate at a destination (public building, plaza, park, or landmark)	X			X				
64. Short residential blocks	X					X		
65. Random curvilinear streets for aesthetic reasons								X
66. Streets are designed with loops and/or cul-de-sacs								X
67. Rectilinear patterns of streets and blocks	X					X		
68. Hierarchy of streets with widths based on the type and intensity of use							X	
69. Uniformly wide streets								X
70. Uniformly narrow streets	X							
71. Vehicle access to residences are only from the front street								X
72. Carports and garages are linked to rear service alleys	X					X		
73. Buildings have shallow setbacks	X							
74. Buildings have deep setbacks								X
75. Sidewalks exist throughout	X	X			X	X		

	Neo-Traditional	Appraisal concepts	Neighborhood change	Hud concepts	Chapin & Kaiser	Jane Jacobs book	Clarence Perry	New Communities
76. A sidewalk system is available where needed	X	X			X	X		
77. No sidewalks exist					X			
78. Buildings are of poor structural condition		X	X		X			
79. Well maintained privately owned homes, buildings, and individual lots		X	X	X	X			
80. Well maintained publicly owned streets, parks, and facilities		X	X	X	X			
81. Neighborhood streets have good curbing and drainage system		X			X			
82. Neighborhood offers a body of water suitable only for aesthetic reasons		X		X				
83. Neighborhood offers a body of water suitable for recreation		X		X	X			
84. Good slope and drainage characteristics		X			X			
85. Neighborhood is known for having a scenic trail or drive				X				
86. Regular placement of street trees	X			X	X			
87. Irregular placement of street trees					X			
88. No street trees					X			
89. Abundance of large shade trees in the front yards or facing the street					X			
90. High quality lawns and plants materials		X			X			
91. Good quality original construction		X	X		X			
92. Buildings are showing visible deterioration			X					
93. Good quality housing amenities or renovations		X	X		X			
94. Large quantities of good quality amenities or renovations		X	X		X			
95. Compatibility of architectural styles		X		X				
96. Diversity of housing types or architectural styles	X					X		
97. Homogeneous housing types and architectural styles			X					
98. Fronting streets, buildings have a comparable scale and appearance	X			X		X		
99. Buildings have a great deal of architectural detailing	X				X			
100. Good overall architectural merit of houses		X		X	X			
101. Existence of a wide range in the ages of homes						X		

102. Neighborhood encourages infill construction
- Social**
103. Neighbors are familiar with one another and communicate
104. Neighborhood perceived as being safe
105. Residents exhibit pride in neighborhood and home
106. Neighborhood is known for its positive reputation
107. Neighborhood possesses good political power
108. Strong neighborhood leadership
109. A good neighborhood association (administrative) exists
110. Existence of community social organization
111. A library or adult education facility is convenient
112. Churches are located in or convenient to the neighborhood
113. Multi-problem welfare families prevalent
114. Predominately homes of young singles and couples
115. Predominately family oriented homes
116. Predominately homes of elderly
117. Diversity in ages of residents
118. Variety of working classes
119. Presence of unskilled workers
120. Presence of blue collar workers
121. Presence of white collar workers
122. Social-economic diversity of residents
123. Residents are primarily of low social-economic status
124. Residents are primarily of medium social-economic status
125. Residents are primarily of high social-economic status
126. Lack of social cohesion

Neo-Traditional	Appraisal concepts	Neighborhood change	Hud concepts	Chapin & Kaiser	Jane Jacobs book	Clarence Perry	New Communities
					X		
	X	X	X	X	X		
	X	X		X	X		
					X		
			X	X	X		
				X	X		
	X			X		X	
				X	X		
		X					
			X				
		X					
			X				
			X		X		
			X		X		
			X				
		X					
X		X		X			
		X					
		X	X		X		
		X					
		X	X	X	X		

127. Ethnic/racial uniformity

128. Ethnic/racial diversity

129. Ethnic/racial balance

Economic

130. Employment stability in neighborhood

131. High homeownership rates

132. Ongoing or continuous reinvestment by property owners

133. Ongoing public reinvestment

134. High proportion of absentee owners

Public Services

135. Public services are inadequate, unresponsive to need

136. Safe and effective traffic control system

137. Good street lighting and/or outdoor lighting

138. Appropriate and efficient public safety (police, fire, and utilities)

139. Neighborhood has its own supplemental security service or system

140. Good mass transportation available

Neo-Traditional	Appraisal concepts	Neighborhood change	Hud concepts	Chapin & Kaiser	Jane Jacobs book	Clarence Perry	New Communities
		X	X				
			X				
			X		X		
	X						
	X						
	X	X			X		
	X						
		X					
	X	X	X	X			
	X			X	X		
	X		X		X		
	X		X	X			
	X		X				
	X		X		X		

APPENDIX 5

METROPOLITAN STATISTICAL AREAS

METROPOLITAN STATISTICAL AREAS

Below is a of list Metropolitan Statistical Areas included in the study. Beside each MSA is the total number of appraisers located in that MSA. The Four state total is 398.

Birmingham, AL 48
Dothen, AL 2
Florence, AL 2
Gadsden, AL 4
Huntsville, AL 20
Mobile, AL 14
Montgomery, AL 14
Tuscaloosa, AL 5
Lexington-Fayette, KY 26
Louisville, KY-IN 39
Owensboro, KY 2
Jackson, MS 28
Pascagoula, MS 1
Chattanooga, TN-GA 22
Clarksville-Hopkinsville TN-KY 2
Jackson, TN 2
Johnson City-Kingsport-Bristol, TN-VA 20
Knoxville, TN 32
Memphis, TN-AR-MS 48
Nashville, TN 67

APPENDIX 6
NEIGHBORHOOD QUESTIONNAIRE

NEIGHBORHOOD QUESTIONNAIRE SURVEY AND INVENTORY OF DURABLE NEIGHBORHOODS

INSTRUCTIONS

Please read over the Definitions for this Study and answer the questions on the following pages.

Definition Of Terms

Neighborhood Definition : A cohesive residential community that is usually identifiable by name and has boundaries that can be estimated. This differentiation does not place a restriction on the presence of complementary land uses nor does it define a minimum or maximum population in a neighborhood.

Durability Criteria:

1. Durable in terms of time period - the basic neighborhood has been built or originated before World War II (1941) and are thus approximately 50 years old or older.
2. Durable in terms of stability of value - Neighborhood resale values have kept pace with inflation or have exceeded inflation relative to the local area. Overall marketability of residences has compared favorably through out its history with other local neighborhoods and current neighborhood developments.

Using your knowledge rate neighborhood characteristics for their effect on durability on the scale below.

Positive Influences			I	Negative Influences		
3	2	1	0	-1	-2	-3
BEST	GOOD	FAIR	NEUTRAL	SLIGHT	BAD	WORST
EFFECT	EFFECT	EFFECT		EFFECT	EFFECT	EFFECT

Rate all applicable characteristics of the neighborhood for their significance for contributing to the durability of the neighborhood in positive or negative way. Please circle the appropriate number. Answer as many questions as you can. It may help to consider the "durable neighborhoods" you are familiar with. Please be careful to only concern yourself with "durable neighborhoods" and not what you would consider to be an "ideal neighborhood".

GENERAL QUESTIONNAIRE ON NEIGHBORHOOD DURABILITY

Rate Neighborhood characteristics for their effect on durability

NEIGHBORHOOD CHARACTERISTICS	SIGNIFICANCE RATING
General	
1. Neighborhood has well defined boundaries	3 2 1 0 -1 -2 -3
2. Neighborhood has high status or prestige	3 2 1 0 -1 -2 -3
3. Neighborhood is identifiable by name	3 2 1 0 -1 -2 -3
4. Neighborhood location is in the direction of growth	3 2 1 0 -1 -2 -3
5. Neighborhood has a good, prominent location	3 2 1 0 -1 -2 -3
6. Attractive neighborhood design or layout	3 2 1 0 -1 -2 -3
7. Neighborhood has a prominent entry point	3 2 1 0 -1 -2 -3
8. Persistent disruptive neighborhood noise	3 2 1 0 -1 -2 -3
9. Existence of noxious odors in neighborhood	3 2 1 0 -1 -2 -3
10. Neighborhood has amenity view.	3 2 1 0 -1 -2 -3
11. Typical housing is very affordable (low cost/sq. ft.)	3 2 1 0 -1 -2 -3
12. Typical housing is affordable (medium cost/sq. ft.)	3 2 1 0 -1 -2 -3
13. Typical housing is expensive (high cost/sq. ft.)	3 2 1 0 -1 -2 -3
14. Convenient to employment centers	3 2 1 0 -1 -2 -3
15. Convenient to health care facilities	3 2 1 0 -1 -2 -3
16. Low density development (large lots)	3 2 1 0 -1 -2 -3
17. Medium density development (small lots)	3 2 1 0 -1 -2 -3
18. High density development (multifamily buildings)	3 2 1 0 -1 -2 -3
19. Mixed density development	3 2 1 0 -1 -2 -3
20. Distinctive neighborhood character (buildings, structures, streets, and monuments)	3 2 1 0 -1 -2 -3
21. Distinctive natural features or landscape	3 2 1 0 -1 -2 -3
22. Neighborhood caters to a variety of market segments	3 2 1 0 -1 -2 -3

23. Neighborhood offers rental housing	3	2	1	0	-1	-2	-3
24. Neighborhood offers starter housing	3	2	1	0	-1	-2	-3
25. Neighborhood offers move up housing	3	2	1	0	-1	-2	-3
26. Neighborhood offers executive housing	3	2	1	0	-1	-2	-3
27. Neighborhood offers empty nest housing	3	2	1	0	-1	-2	-3
28. Neighborhood caters to primarily one market segment	3	2	1	0	-1	-2	-3
29. Neighborhood has low or medium resident turnover	3	2	1	0	-1	-2	-3
30. Neighborhood has high resident turnover	3	2	1	0	-1	-2	-3
31. Neighborhood is school centered	3	2	1	0	-1	-2	-3
32. Neighborhood is convenient to schools	3	2	1	0	-1	-2	-3
33. Neighborhood is close to or offers childcare facilities	3	2	1	0	-1	-2	-3
34. Neighborhood is located in a good school district	3	2	1	0	-1	-2	-3
Physical							
35. Boundaries form a spacious neighborhood	3	2	1	0	-1	-2	-3
36. Boundaries form a compact neighborhood	3	2	1	0	-1	-2	-3
37. Neighborhood contains landscaped boulevards	3	2	1	0	-1	-2	-3
38. Neighborhood has single entry/exit points	3	2	1	0	-1	-2	-3
39. Neighborhood has multiple entry/exit points	3	2	1	0	-1	-2	-3
40. Neighborhood connected to a greenbelt system	3	2	1	0	-1	-2	-3
41. Neighborhood is bounded by arterial streets	3	2	1	0	-1	-2	-3
42. Neighborhood limits through traffic	3	2	1	0	-1	-2	-3
43. A system of recreational spaces or parks scaled to the neighborhood exist	3	2	1	0	-1	-2	-3
44. A system of non-street paths that lead to public open spaces exist	3	2	1	0	-1	-2	-3
45. Neighborhood has well defined public park, green, square, or plaza	3	2	1	0	-1	-2	-3
46. Neighborhood has vacant littered lots	3	2	1	0	-1	-2	-3

47. Widespread abandonment of homes	3	2	1	0	-1	-2	-3
48. A golf course is part of the neighborhood	3	2	1	0	-1	-2	-3
49. Neighborhood provides a meeting hall or community center	3	2	1	0	-1	-2	-3
50. Neighborhood is purely residential and removed from shopping areas	3	2	1	0	-1	-2	-3
51. Neighborhood is purely residential and is close to shopping	3	2	1	0	-1	-2	-3
52. Home based businesses are integrated into the neighborhood	3	2	1	0	-1	-2	-3
53. Key locations are occupied by convenience businesses	3	2	1	0	-1	-2	-3
54. Main shopping area has mixed use development, including residential use	3	2	1	0	-1	-2	-3
55. Neighborhood has a defined main shopping and office street or square	3	2	1	0	-1	-2	-3
56. Recreation/entertainment facilities for adults are inside or close to neighborhood	3	2	1	0	-1	-2	-3
57. Recreation/entertainment facilities for children are inside or close to neighborhood	3	2	1	0	-1	-2	-3
58. Recreation/entertainment facilities for teenagers are inside or close to neighborhood	3	2	1	0	-1	-2	-3
59. Public off-street parking provided	3	2	1	0	-1	-2	-3
60. No on-street parking available or allowed	3	2	1	0	-1	-2	-3
61. Streets are intended to be used also for on-street parking	3	2	1	0	-1	-2	-3
62. Street system is designed to allow for bicycle and/or pedestrian use	3	2	1	0	-1	-2	-3
63. Some streets terminate at a destination (public building, plaza, park, or landmark)	3	2	1	0	-1	-2	-3
64. Short residential blocks	3	2	1	0	-1	-2	-3
65. Random curvilinear streets for aesthetic reasons	3	2	1	0	-1	-2	-3
66. Streets are designed with loops and/or cul-de-sacs	3	2	1	0	-1	-2	-3
67. Rectilinear patterns of streets and blocks	3	2	1	0	-1	-2	-3
68. Hierarchy of streets with widths based on the type and intensity of use	3	2	1	0	-1	-2	-3
69. Uniformly wide streets	3	2	1	0	-1	-2	-3
70. Uniformly narrow streets	3	2	1	0	-1	-2	-3
71. Vehicle access to residences are only from the front street	3	2	1	0	-1	-2	-3

72. Carports and garages are linked to rear service alleys	3	2	1	0	-1	-2	-3
73. Buildings have shallow setbacks	3	2	1	0	-1	-2	-3
74. Buildings have deep setbacks	3	2	1	0	-1	-2	-3
75. Sidewalks exist throughout	3	2	1	0	-1	-2	-3
76. A sidewalk system is available where needed	3	2	1	0	-1	-2	-3
77. No sidewalks exist	3	2	1	0	-1	-2	-3
78. Buildings are of poor structural condition	3	2	1	0	-1	-2	-3
79. Well maintained privately owned homes, buildings, and individual lots	3	2	1	0	-1	-2	-3
80. Well maintained publicly owned streets, parks, and facilities	3	2	1	0	-1	-2	-3
81. Neighborhood streets have good curbing and drainage system	3	2	1	0	-1	-2	-3
82. Neighborhood offers a body of water suitable only for aesthetic reasons	3	2	1	0	-1	-2	-3
83. Neighborhood offers a body of water suitable for recreation	3	2	1	0	-1	-2	-3
84. Good slope and drainage characteristics	3	2	1	0	-1	-2	-3
85. Neighborhood is known for having a scenic trail or drive	3	2	1	0	-1	-2	-3
86. Regular placement of street trees	3	2	1	0	-1	-2	-3
87. Irregular placement of street trees	3	2	1	0	-1	-2	-3
88. No street trees	3	2	1	0	-1	-2	-3
89. Abundance of large shade trees in the front yards or facing the street	3	2	1	0	-1	-2	-3
90. High quality lawns and plants materials	3	2	1	0	-1	-2	-3
91. Good quality original construction	3	2	1	0	-1	-2	-3
92. Buildings are showing visible deterioration	3	2	1	0	-1	-2	-3
93. Good quality housing amenities or renovations	3	2	1	0	-1	-2	-3
94. Large quantities of good quality amenities or renovations	3	2	1	0	-1	-2	-3
95. Compatibility of architectural styles	3	2	1	0	-1	-2	-3
96. Diversity of housing types or architectural styles	3	2	1	0	-1	-2	-3

97. Homogeneous housing types and architectural styles	3	2	1	0	-1	-2	-3
98. Fronting streets, buildings have a comparable scale and appearance	3	2	1	0	-1	-2	-3
99. Buildings have a great deal of architectural detailing	3	2	1	0	-1	-2	-3
100. Good overall architectural merit of houses	3	2	1	0	-1	-2	-3
101. Existence of a wide range in the ages of homes	3	2	1	0	-1	-2	-3
102. Neighborhood encourages infill construction	3	2	1	0	-1	-2	-3

Social

103. Neighbors are familiar with one another and communicate	3	2	1	0	-1	-2	-3
104. Neighborhood perceived as being safe	3	2	1	0	-1	-2	-3
105. Residents exhibit pride in neighborhood and home	3	2	1	0	-1	-2	-3
106. Neighborhood is known for its positive reputation	3	2	1	0	-1	-2	-3
107. Neighborhood possesses good political power	3	2	1	0	-1	-2	-3
108. Strong neighborhood leadership	3	2	1	0	-1	-2	-3
109. A good neighborhood association (administrative) exists	3	2	1	0	-1	-2	-3
110. Existence of community social organization	3	2	1	0	-1	-2	-3
111. A library or adult education facility is convenient	3	2	1	0	-1	-2	-3
112. Churches are located in or convenient to the neighborhood	3	2	1	0	-1	-2	-3
113. Multi-problem welfare families prevalent	3	2	1	0	-1	-2	-3
114. Predominately homes of young singles and couples	3	2	1	0	-1	-2	-3
115. Predominately family oriented homes	3	2	1	0	-1	-2	-3
116. Predominately homes of elderly	3	2	1	0	-1	-2	-3
117. Diversity in ages of residents	3	2	1	0	-1	-2	-3
118. Variety of working classes	3	2	1	0	-1	-2	-3
119. Presence of unskilled workers	3	2	1	0	-1	-2	-3
120. Presence of blue collar workers	3	2	1	0	-1	-2	-3

121. Presence of white collar workers	3	2	1	0	-1	-2	-3
122. Social-economic diversity of residents	3	2	1	0	-1	-2	-3
123. Residents are primarily of low social-economic status	3	2	1	0	-1	-2	-3
124. Residents are primarily of medium social-economic status	3	2	1	0	-1	-2	-3
125. Residents are primarily of high social-economic status	3	2	1	0	-1	-2	-3
126. Lack of social cohesion	3	2	1	0	-1	-2	-3
127. Ethnic/racial uniformity	3	2	1	0	-1	-2	-3
128. Ethnic/racial diversity	3	2	1	0	-1	-2	-3
129. Ethnic/racial balance	3	2	1	0	-1	-2	-3
Economic							
130. Employment stability in neighborhood	3	2	1	0	-1	-2	-3
131. High homeownership rates	3	2	1	0	-1	-2	-3
132. Ongoing or continuous reinvestment by property owners	3	2	1	0	-1	-2	-3
133. Ongoing public reinvestment	3	2	1	0	-1	-2	-3
134. High proportion of absentee owners	3	2	1	0	-1	-2	-3
Public Services							
135. Public services are inadequate, unresponsive to need	3	2	1	0	-1	-2	-3
136. Safe and effective traffic control system	3	2	1	0	-1	-2	-3
137. Good street lighting and/or outdoor lighting	3	2	1	0	-1	-2	-3
138. Appropriate and efficient public safety (police, fire, and utilities)	3	2	1	0	-1	-2	-3
139. Neighborhood has its own supplemental security service or system	3	2	1	0	-1	-2	-3
140. Good mass transportation available	3	2	1	0	-1	-2	-3

NEIGHBORHOOD INVENTORY

Please list 3 neighborhoods that you consider durable in your MSA. Please list the neighborhood name, the boundaries that define it, the City and State it is located, and the Census tract it belongs in.

1. Neighborhood Name _____

Boundaries _____

City _____ State _____

Census Tract Number(s) _____

2. Neighborhood Name _____

Boundaries _____

City _____ State _____

Census Tract Number(s) _____

3. Neighborhood Name _____

Boundaries _____

City _____ State _____

Census Tract Number(s) _____

SPECIAL REQUESTS OR NOTES:

APPENDIX 7

RANKED ORDER OF NEIGHBORHOOD DURABILITY CHARACTERISTICS

Ranked Order of Neighborhood Durability Characteristics

ORDER	NEIGHBORHOOD CHARACTERISTICS	MEAN SCORE
1	Residents exhibit pride in neighborhood and home	2.526
2	Neighborhood is known for its positive reputation	2.456
3	Neighborhood perceived as being safe	2.400
4	Well maintained privately owned homes, buildings, and individual lots	2.365
5	Neighborhood has high status or prestige	2.211
6	Good quality original construction	2.165
7	High homeownership rates	2.125
8	Neighborhood is located in a good school district (High standard test scores, etc.)	2.115
9	Neighborhood has a good, prominent location	2.113
10	Ongoing or continuous reinvestment by property owners	2.094
11	Well maintained publicly owned streets, parks, and facilities	2.063
12	Large quantities of good quality amenities or renovations	1.963
13	Appropriate and efficient public safety (police, fire, and utilities)	1.928
14	Employment stability in neighborhood	1.927
15	High quality lawns and plants materials	1.906
16	Good quality housing amenities or renovations	1.895
17	Neighborhood is identifiable by name	1.835
18	Attractive neighborhood design or layout	1.833
19	Good overall architectural merit of houses	1.823
20	Neighborhood has well defined boundaries	1.800
21	Neighborhood streets have good curbing and drainage system	1.773
22	Neighborhood offers executive housing	1.726
23	Compatibility of architectural styles	1.719
24	Neighborhood has low or medium resident turnover	1.667
25	Abundance of large shade trees in the front yards or facing the street	1.656
26	Strong neighborhood leadership	1.635
27	Neighborhood limits through traffic	1.604
28	Convenient to employment centers	1.588
29	Neighborhood is convenient to schools	1.573
30	Predominately family oriented homes	1.552
31	Residents are primarily of high social-economic status	1.547
32	Good slope and drainage characteristics	1.526
33	Buildings have a great deal of architectural detailing	1.458
34	Ongoing public reinvestment	1.438
35	Neighborhood is purely residential and is close to shopping	1.432
36	Neighbors are familiar with one another and communicate	1.427
37	Churches are located in or convenient to the neighborhood	1.423
38	Neighborhood possesses good political power	1.417
39	Neighborhood has amenity view.	1.368
40	A good neighborhood association (administrative) exists	1.365
41	Good street lighting and/or outdoor lighting	1.361
42	A golf course is part of the neighborhood	1.358
43	Typical housing is expensive (high cost/sq. ft.)	1.337
44	Neighborhood location is in the direction of growth	1.337
45	Distinctive natural features or landscape	1.320

46	Safe and effective traffic control system	1.313
47	Distinctive neighborhood character (buildings, structures, streets, and monuments)	1.313
48	A system of recreational spaces or parks scaled to the neighborhood exist	1.284
49	Neighborhood is school centered	1.260
50	Neighborhood contains landscaped boulevards	1.247
51	Convenient to health care facilities	1.237
52	Fronting streets, buildings have a comparable scale and appearance	1.219
53	Neighborhood offers a body of water suitable for recreation	1.213
54	Homogeneous housing types and architectural styles	1.177
55	Recreation/entertainment facilities for children are inside or close to neighborhood	1.168
56	Presence of white collar workers	1.158
57	Neighborhood has well defined public park, green, square, or plaza	1.158
58	Neighborhood has a prominent entry point	1.104
59	Low density development (large lots)	1.083
60	Streets are designed with loops and/or cul-de-sacs	1.074
61	Buildings have deep setbacks	1.074
62	Neighborhood has its own supplemental security service or system	1.073
63	Street system is designed to allow for bicycle and/or pedestrian use	1.063
64	Regular placement of street trees	1.042
65	Sidewalks exist throughout	1.041
66	Random curvilinear streets for aesthetic reasons	1.032
67	Neighborhood is known for having a scenic trail or drive	1.032
68	A sidewalk system is available where needed	0.957
69	Recreation/entertainment facilities for teenagers are inside or close to neighborhood	0.937
70	Neighborhood offers empty nest housing	0.926
71	Neighborhood connected to a greenbelt system	0.916
72	Neighborhood offers a body of water suitable only for aesthetic reasons	0.915
73	Boundaries form a spacious neighborhood	0.907
74	Existence of community social organization	0.883
75	A library or adult education facility is convenient	0.866
76	Neighborhood caters to primarily one market segment	0.833
77	Ethnic/racial uniformity	0.802
78	A system of non-street paths that lead to public open spaces exist	0.779
79	Typical housing is affordable (medium cost/sq. ft.)	0.779
80	Neighborhood is close to or offers childcare facilities	0.773
81	Diversity in ages of residents	0.740
82	Neighborhood is purely residential and removed from shopping areas	0.723
83	Good mass transportation available	0.722
84	Uniformly wide streets	0.691
85	Diversity of housing types or architectural styles	0.688
86	Recreation/entertainment facilities for adults are inside or close to neighborhood	0.681
87	Neighborhood provides a meeting hall or community center	0.670
88	Hierarchy of streets with widths based on the type and intensity of use	0.634
89	Neighborhood offers move up housing	0.594
90	Neighborhood is bounded by arterial streets	0.563
91	Neighborhood has a defined main shopping and office street or square	0.495
92	Boundaries form a compact neighborhood	0.453
93	Some streets terminate at a destination (public building, plaza, park, or landmark)	0.409
94	Public off-street parking provided	0.400
95	Neighborhood has single entry/exit points	0.379

96	Medium density development (small lots)	0.365
97	Irregular placement of street trees	0.362
98	Vehicle access to residences are only from the front street	0.351
99	Neighborhood has multiple entry/exit points	0.351
100	Residents are primarily of medium social-economic status	0.347
101	Short residential blocks	0.287
102	Rectilinear patterns of streets and blocks	0.242
103	Carports and garages are linked to rear service alleys	0.227
104	Neighborhood encourages infill construction	0.172
105	Predominately homes of elderly	0.135
106	Key locations are occupied by convenience businesses	0.128
107	Existence of a wide range in the ages of homes	0.042
108	No on-street parking available or allowed	0.011
109	Main shopping area has mixed use development, including residential use	0.011
110	Ethnic/racial balance	-0.032
111	Neighborhood caters to a variety of market segments	-0.052
112	Predominately homes of young singles and couples	-0.104
113	Variety of working classes	-0.230
114	Social-economic diversity of residents	-0.242
115	Streets are intended to be used also for on-street parking	-0.281
116	Typical housing is very affordable (low cost/sq. ft.)	-0.383
117	Presence of blue collar workers	-0.479
118	Home based businesses are integrated into the neighborhood	-0.505
119	Neighborhood offers starter housing	-0.505
120	No sidewalks exist	-0.505
121	Ethnic/racial diversity	-0.642
122	Mixed density development	-0.667
123	Uniformly narrow streets	-0.796
124	Buildings have shallow setbacks	-0.821
125	No street trees	-0.840
126	High density development (multifamily buildings)	-0.905
127	Neighborhood offers rental housing	-1.124
128	Presence of unskilled workers	-1.125
129	Lack of social cohesion	-1.226
130	Residents are primarily of low social-economic status	-1.421
131	Neighborhood has high resident turnover	-1.442
132	Persistent disruptive neighborhood noise	-1.629
133	High proportion of absentee owners	-1.876
134	Public services are inadequate, unresponsive to need	-1.884
135	Buildings are showing visible deterioration	-1.895
136	Existence of noxious odors in neighborhood	-2.105
137	Multi-problem welfare families prevalent	-2.295
138	Buildings are of poor structural condition	-2.333
139	Neighborhood has vacant littered lots	-2.333
140	Widespread abandonment of homes	-2.632

APPENDIX 8

NEIGHBORHOOD CHARACTERISTICS RANKED BY MEAN SCORE AND THE RELATED PARADIGMS

**NEIGHBORHOOD CHARACTERISTICS RANKED BY MEAN SCORE
AND THE RELATED PARADIGMS**

		Neighborhood Paradigms							
		Neo-Traditional	Appraisal concepts	Neighborhood change	Hud concepts	Chapin & Kaiser	Jane Jacobs book	Clarence Perry	New Communities
NEIGHBORHOOD CHARACTERISTICS									
Question number / Characteristic		Mean Scores							
105.	Residents exhibit pride in neighborhood and home	2.53	2.53			2.53	2.53		
106.	Neighborhood is known for its positive reputation						2.46		
104.	Neighborhood perceived as being safe	2.40	2.40	2.40	2.40	2.40			
79.	Well maintained privately owned homes, buildings, and individual lots	2.36	2.36	2.36	2.36				
2.	Neighborhood has high status or prestige		2.21						
91.	Good quality original construction	2.17	2.17			2.17			
131.	High homeownership rates	2.13							
5.	Neighborhood has a good, prominent location	2.11	2.11						
34.	Neighborhood is located in a good school district (High standard test scores, etc.)			2.11					
132.	Ongoing or continuous reinvestment by property owners	2.09	2.09				2.09		
80.	Well maintained publicly owned streets, parks, and facilities	2.06	2.06	2.06	2.06				
94.	Large quantities of good quality amenities or renovations	1.97	1.97			1.97			
130.	Employment stability in neighborhood	1.93							
138.	Appropriate and efficient public safety (police, fire, and utilities)	1.93		1.93	1.93				
90.	High quality lawns and plants materials	1.91				1.91			
93.	Good quality housing amenities or renovations	1.89	1.89			1.89			
3.	Neighborhood is identifiable by name			1.84					
6.	Attractive neighborhood design or layout	1.83		1.83					
100.	Good overall architectural merit of houses	1.82		1.82	1.82				
1.	Neighborhood has well defined boundaries	1.80							
81.	Neighborhood streets have good curbing and drainage system	1.77				1.77			
26.	Neighborhood offers executive housing	1.73	1.73		1.73	1.73	1.73		
95.	Compatibility of architectural styles	1.72		1.72					

29. Neighborhood has low or medium resident turnover	1.67					
89. Abundance of large shade trees in the front yards or facing the street			1.66			
108. Strong neighborhood leadership		1.64	1.64	1.64		
42. Neighborhood limits through traffic			1.60		1.60	
14. Convenient to employment centers	1.59		1.59	1.59		
32. Neighborhood is convenient to schools	1.57	1.57	1.57		1.57	
115. Predominately family oriented homes		1.55				
125. Residents are primarily of high social-economic status		1.55				
84. Good slope and drainage characteristics	1.53		1.53			
99. Buildings have a great deal of architectural detailing	1.46		1.46			
133. Ongoing public reinvestment	1.44					
51. Neighborhood is purely residential and is close to shopping	1.43	1.43	1.43			
103. Neighbors are familiar with one another and communicate		1.43	1.43	1.43		
107. Neighborhood possesses good political power				1.42		
112. Churches are located in or convenient to the neighborhood			1.42	1.42		
10. Neighborhood has amenity view.	1.37		1.37			
48. A golf course is part of the neighborhood	1.36		1.36			1.36
109. A good neighborhood association (administrative) exists			1.36			
137. Good street lighting and/or outdoor lighting	1.36	1.36	1.36			
4. Neighborhood location is in the direction of growth	1.34					
13. Typical housing is expensive (high cost/sq. ft.)	1.34	1.34				
21. Distinctive natural features or landscape			1.32			
20. Distinctive neighborhood character (buildings, structures, streets, and monuments)			1.31			
136. Safe and effective traffic control system	1.31		1.31	1.31		
43. A system of recreational spaces or parks scaled to the neighborhood exist	1.28	1.28	1.28	1.28	1.28	1.28
31. Neighborhood is school centered			1.26			1.26
37. Neighborhood contains landscaped boulevards	1.25		1.25			
15. Convenient to health care facilities			1.24	1.24		
98. Fronting streets, buildings have a comparable scale and appearance	1.22		1.22		1.22	
83. Neighborhood offers a body of water suitable for recreation	1.21		1.21	1.21		
97. Homogeneous housing types and architectural styles		1.18				
57. Recreation/entertainment facilities for children are inside or close to neighborhood	1.17		1.17	1.17		

45. Neighborhood has well defined public park, green, square, or plaza	1.16			1.16	1.16	1.16	
121. Presence of white collar workers			1.16				
7. Neighborhood has a prominent entry point				1.10	1.10		
16. Low density development (large lots)		1.08		1.08	1.08		
66. Streets are designed with loops and/or cul-de-sacs							1.07
74. Buildings have deep setbacks							1.07
139. Neighborhood has its own supplemental security service or system		1.07		1.07			
62. Street system is designed to allow for bicycle and/or pedestrian use					1.06	1.06	
75. Sidewalks exist throughout	1.04	1.04			1.04	1.04	
86. Regular placement of street trees	1.04			1.04	1.04		
65. Random curvilinear streets for aesthetic reasons							1.03
85. Neighborhood is known for having a scenic trail or drive				1.03			
76. A sidewalk system is available where needed	0.96	0.96			0.96	0.96	
58. Recreation/entertainment facilities for teenagers are inside or close to neighborhood		0.94		0.94	0.94		
27. Neighborhood offers empty nest housing	0.93	0.93		0.93		0.93	
40. Neighborhood connected to a greenbelt system				0.92			0.92
35. Boundaries form a spacious neighborhood							0.91
82. Neighborhood offers a body of water suitable only for aesthetic reasons		0.91		0.91			
110. Existence of community social organization					0.88	0.88	
111. A library or adult education facility is convenient		0.87			0.87		0.87
28. Neighborhood caters to primarily one market segment		0.83					
127. Ethnic/racial uniformity			0.80	0.80			
12. Typical housing is affordable (medium cost/sq. ft.)		0.78		0.78			
44. A system of non-street paths that lead to public open spaces exist		0.78		0.78			0.78
33. Neighborhood is close to or offers childcare facilities					0.77		
117. Diversity in ages of residents				0.74		0.74	
140. Good mass transportation available		0.72		0.72		0.72	
50. Neighborhood is purely residential and removed from shopping areas							0.72
69. Uniformly wide streets							0.69
96. Diversity of housing types or architectural styles	0.69					0.69	
56. Recreation/entertainment facilities for adults are inside or close to neighborhood		0.68		0.68	0.68		
49. Neighborhood provides a meeting hall or community center	0.67			0.67	0.67		0.67

68. Hierarchy of streets with widths based on the type and intensity of use						0.63
25. Neighborhood offers move up housing	0.59	0.59	0.59	0.59	0.59	
41. Neighborhood is bounded by arterial streets						0.56
55. Neighborhood has a defined main shopping and office street or square	0.49	0.49	0.49		0.49	
36. Boundaries form a compact neighborhood	0.45		0.45			
63. Some streets terminate at a destination (public building, plaza, park, or landmark)	0.41		0.41			
59. Public off-street parking provided				0.40		0.40
38. Neighborhood has single entry/exit points				0.38		
17. Medium density development (small lots)	0.36	0.36	0.36	0.36		
87. Irregular placement of street trees				0.36		
39. Neighborhood has multiple entry/exit points					0.35	
71. Vehicle access to residences are only from the front street						0.35
124. Residents are primarily of medium social-economic status			0.35	0.35	0.35	
64. Short residential blocks	0.29				0.29	
67. Rectilinear patterns of streets and blocks	0.24				0.24	
72. Carports and garages are linked to rear service alleys	0.23				0.23	
116. Predominately homes of elderly			0.14			
53. Key locations are occupied by convenience businesses	0.13		0.13		0.13	0.13
101. Existence of a wide range in the ages of homes					0.04	
102. Neighborhood encourages infill construction					0.04	
54. Main shopping area has mixed use development, including residential use	0.01		0.01		0.01	
60. No on-street parking available or allowed				0.01		
22. Neighborhood caters to a variety of market segments	-0.05		-0.05			
114. Predominately homes of young singles and couples			-0.10			
129. Ethnic/racial balance			-0.03		-0.23	
118. Variety of working classes			-0.23		-0.23	
122. Social-economic diversity of residents	-0.24		-0.24		-0.24	
61. Streets are intended to be used also for on-street parking	-0.28			-0.28	-0.28	
11. Typical housing is very affordable (low cost/sq. ft.)		-0.38	-0.38			
120. Presence of blue collar workers			-0.48			
52. Home based businesses are integrated into the neighborhood	-0.51		-0.51			
77. No sidewalks exist				-0.51		

128. Ethnic/racial diversity				-0.64				
19. Mixed density development		-0.67		-0.67				
70. Uniformly narrow streets	-0.80							
73. Buildings have shallow setbacks	-0.82							
88. No street trees				-0.84				
18. High density development (multifamily buildings)	-0.91	-0.91		-0.91	-0.91	-0.91		
23. Neighborhood offers rental housing	-1.12	-1.12		-1.12	-1.12	-1.12		
119. Presence of unskilled workers				-1.13				
126. Lack of social cohesion			-1.23	-1.23	-1.23	-1.23		
123. Residents are primarily of low social-economic status				-1.42				
30. Neighborhood has high resident turnover	-1.44							
8. Persistent disruptive neighborhood noise	-1.63							
134. High proportion of absentee owners			-1.88					
135. Public services are inadequate, unresponsive to need	-1.88	-1.88	-1.88	-1.88				
92. Buildings are showing visible deterioration			-1.90					
9. Existence of noxious odors in neighborhood	-2.11							
113. Multi-problem welfare families prevalent			-2.29					
78. Buildings are of poor structural condition	-2.33	-2.33		-2.33				
46. Neighborhood has vacant littered lots			-2.34					
47. Widespread abandonment of homes			-2.63					
NUMBER OF PARADIGM CHARACTERISTICS	33	56	24	67	57	40	12	9
PARADIGM MEAN SCORES								
Neo-Traditional	0.77							
Appraisal Concepts		1.44						
Neighborhood Change			1.87					
Hud Concepts				1.04				
Chapin & Kaiser					1.28			
Jane Jacobs Book						0.96		
Clarence Perry							0.90	
New Communities								0.85

APPENDIX 9

THE ORIGINAL QUESTIONNAIRE WITH THE COORESPONDING MEAN SCORES AND PARADIGMS

**THE ORIGINAL QUESTIONNAIRE
WITH THE COORESPONDING MEAN SCORES AND PARADIGMS**

NEIGHBORHOOD CHARACTERISTICS

GENERAL

GENERAL MEAN OF THE MEANS

Neighborhood Paradigms							
	Neo-Traditional	Appraisal concepts	Neighborhood change	Hud concepts	Chapin & Kaiser	Jane Jacobs book	Clarence Perry
	A	B	C	D	E	F	G
	0.89	1.21	2.16	1.11	1.04	1.06	1.42
0.00							
1. Neighborhood has well defined boundaries	1.80						
2. Neighborhood has high status or prestige			2.21				
3. Neighborhood is identifiable by name				1.84			
4. Neighborhood location is in the direction of growth		1.34					
5. Neighborhood has a good, prominent location		2.11	2.11				
6. Attractive neighborhood design or layout		1.83		1.83			
7. Neighborhood has a prominent entry point				1.10	1.10		
8. Persistent disruptive neighborhood noise		-1.63					
9. Existence of noxious odors in neighborhood		-2.11					
10. Neighborhood has amenity view.		1.37			1.37		
11. Typical housing is very affordable (low cost/sq. ft.)		-0.38		-0.38			
12. Typical housing is affordable (medium cost/sq. ft.)		0.78		0.78			
13. Typical housing is expensive (high cost/sq. ft.)		1.34		1.34			
14. Convenient to employment centers		1.59			1.59	1.59	
15. Convenient to health care facilities				1.24	1.24		
16. Low density development (large lots)		1.08		1.08	1.08		
17. Medium density development (small lots)	0.36	0.36		0.36	0.36		
18. High density development (multifamily buildings)	-0.91	-0.91		-0.91	-0.91	-0.91	
19. Mixed density development		-0.67			-0.67		
20. Distinctive neighborhood character (buildings, structures, streets, and monuments)				1.31			
21. Distinctive natural features or landscape				1.32			
22. Neighborhood caters to a variety of market segments	-0.05			-0.05			
23. Neighborhood offers rental housing	-1.12	-1.12		-1.12	-1.12	-1.12	

GENERAL (continued)

	A	B	C	D	E	F	G	H
24. Neighborhood offers starter housing	0.51	0.51		0.51	0.51	0.51		
25. Neighborhood offers move up housing	0.59	0.59		0.59	0.59	0.59		
26. Neighborhood offers executive housing	1.73	1.73		1.73	1.73	1.73		
27. Neighborhood offers empty nest housing	0.93	0.93		0.93		0.93		
28. Neighborhood caters to primarily one market segment		0.83						
29. Neighborhood has low or medium resident turnover		1.67						
30. Neighborhood has high resident turnover		-1.44						
31. Neighborhood is school centered				1.26			1.26	
32. Neighborhood is convenient to schools		1.57		1.57	1.57		1.57	
33. Neighborhood is close to or offers childcare facilities					0.77			
34. Neighborhood is located in a good school district (High standard test scores, etc.)				2.11				

PHYSICAL

PHYSICAL MEAN OF THE MEANS

	0.73 A	1.51 B	2.08 C	1.04 D	1.25 E	0.56 F	0.78 G	0.85 H
35. Boundaries form a spacious neighborhood							0.91	
36. Boundaries form a compact neighborhood	0.45			0.45				
37. Neighborhood contains landscaped boulevards	1.25			1.25				
38. Neighborhood has single entry/exit points					0.38			
39. Neighborhood has multiple entry/exit points						0.35		
40. Neighborhood connected to a greenbelt system				0.92				0.92
41. Neighborhood is bounded by arterial streets							0.56	
42. Neighborhood limits through traffic					1.60		1.60	
43. A system of recreational spaces or parks scaled to the neighborhood exist	1.28	1.28		1.28	1.28	1.28	1.28	
44. A system of non-street paths that lead to public open spaces exist	0.78			0.78			0.78	
45. Neighborhood has well defined public park, green, square, or plaza	1.16			1.16	1.16	1.16		
46. Neighborhood has vacant littered lots			-2.34					
47. Widespread abandonment of homes			-2.63					
48. A golf course is part of the neighborhood	1.36			1.36				1.36
49. Neighborhood provides a meeting hall or community center	0.67			0.67	0.67		0.67	
50. Neighborhood is purely residential and removed from shopping areas								0.72
51. Neighborhood is purely residential and is close to shopping		1.43		1.43	1.43			

PHYSICAL (continued)

	A	B	C	D	E	F	G	H
52. Home based businesses are integrated into the neighborhood	-0.51			-0.51				
53. Key locations are occupied by convenience businesses	0.13			0.13		0.13	0.13	
54. Main shopping area has mixed use development, including residential use	0.01			0.01		0.01		
55. Neighborhood has a defined main shopping and office street or square	0.49	0.49		0.49			0.49	
56. Recreation/entertainment facilities for adults are inside or close to neighborhood		0.68		0.68	0.68			
57. Recreation/entertainment facilities for children are inside or close to neighborhood		1.17		1.17	1.17			
58. Recreation/entertainment facilities for teenagers are inside or close to neighborhood		0.94		0.94	0.94			
59. Public off-street parking provided					0.40			0.40
60. No on-street parking available or allowed					0.01			
61. Streets are intended to be used also for on-street parking	-0.28				-0.28	-0.28		
62. Street system is designed to allow for bicycle and/or pedestrian use					1.06	1.06		
63. Some streets terminate at a destination (public building, plaza, park, or landmark)	0.41			0.41				
64. Short residential blocks	0.29					0.29		
65. Random curvilinear streets for aesthetic reasons								1.03
66. Streets are designed with loops and/or cul-de-sacs								1.07
67. Rectilinear patterns of streets and blocks	0.24					0.24		
68. Hierarchy of streets with widths based on the type and intensity of use							0.63	
69. Uniformly wide streets								0.69
70. Uniformly narrow streets	-0.80							
71. Vehicle access to residences are only from the front street								0.35
72. Carports and garages are linked to rear service alleys	0.23					0.23		
73. Buildings have shallow setbacks	-0.82							
74. Buildings have deep setbacks								1.07
75. Sidewalks exist throughout	1.04	1.04			1.04	1.04		
76. A sidewalk system is available where needed	0.96	0.96			0.96	0.96		
77. No sidewalks exist					-0.51			
78. Buildings are of poor structural condition		-2.33	-2.33		-2.33			
79. Well maintained privately owned homes, buildings, and individual lots		2.36	2.36	2.36	2.36			
80. Well maintained publicly owned streets, parks, and facilities		2.06	2.06	2.06	2.06			
81. Neighborhood streets have good curbing and drainage system		1.77			1.77			
82. Neighborhood offers a body of water suitable only for aesthetic reasons		0.91		0.91				

PHYSICAL (continued)

	A	B	C	D	E	F	G	H
83. Neighborhood offers a body of water suitable for recreation		1.21		1.21	1.21			
84. Good slope and drainage characteristics		1.53			1.53			
85. Neighborhood is known for having a scenic trail or drive				1.03				
86. Regular placement of street trees	1.04			1.04	1.04			
87. Irregular placement of street trees					0.36			
88. No street trees					-0.84			
89. Abundance of large shade trees in the front yards or facing the street					1.66			
90. High quality lawns and plants materials		1.91			1.91			
91. Good quality original construction		2.17	2.17		2.17			
92. Buildings are showing visible deterioration			-1.90					
93. Good quality housing amenities or renovations		1.89	1.89		1.89			
94. Large quantities of good quality amenities or renovations		1.97	1.97		1.97			
95. Compatibility of architectural styles		1.72		1.72				
96. Diversity of housing types or architectural styles	0.69					0.69		
97. Homogeneous housing types and architectural styles			1.18					
98. Fronting streets, buildings have a comparable scale and appearance	1.22			1.22		1.22		
99. Buildings have a great deal of architectural detailing	1.46				1.46			
100. Good overall architectural merit of houses		1.82		1.82	1.82			
101. Existence of a wide range in the ages of homes						0.04		
102. Neighborhood encourages infill construction						0.04		
SOCIAL								
SOCIAL MEAN OF THE MEANS	-0.24	1.93	1.64	0.81	1.63	1.21	0.87	0.00
	A	B	C	D	E	F	G	H
103. Neighbors are familiar with one another and communicate				1.43	1.43	1.43		
104. Neighborhood perceived as being safe		2.40	2.40	2.40	2.40	2.40		
105. Residents exhibit pride in neighborhood and home		2.53	2.53		2.53	2.53		
106. Neighborhood is known for its positive reputation						2.46		
107. Neighborhood possesses good political power						1.42		
108. Strong neighborhood leadership				1.64	1.64	1.64		
109. A good neighborhood association (administrative) exists					1.36			
110. Existence of community social organization					0.88	0.88		

SOCIAL (continued)

	A	B	C	D	E	F	G	H
111. A library or adult education facility is convenient		0.87			0.87		0.87	
112. Churches are located in or convenient to the neighborhood					1.42	1.42		
113. Multi-problem welfare families prevalent			-2.29					
114. Predominately homes of young singles and couples				-0.10				
115. Predominately family oriented homes			1.55					
116. Predominately homes of elderly				0.14				
117. Diversity in ages of residents				0.74		0.74		
118. Variety of working classes				-0.23		-0.23		
119. Presence of unskilled workers				-1.13				
120. Presence of blue collar workers				-0.48				
121. Presence of white collar workers			1.16					
122. Social-economic diversity of residents	-0.24		-0.24		-0.24			
123. Residents are primarily of low social-economic status			-1.42					
124. Residents are primarily of medium social-economic status			0.35	0.35		0.35		
125. Residents are primarily of high social-economic status			1.55					
126. Lack of social cohesion			-1.23	-1.23	-1.23	-1.23		
127. Ethnic/racial uniformity			0.80	0.80				
128. Ethnic/racial diversity				-0.64				
129. Ethnic/racial balance				-0.03		-0.23		

ECONOMIC

ECONOMIC MEAN OF THE MEANS

	0.00 A	1.90 B	1.99 C	0.00 D	0.00 E	2.09 F	0.00 G	0.00 H
130. Employment stability in neighborhood		1.93						
131. High homeownership rates		2.13						
132. Ongoing or continuous reinvestment by property owners		2.09	2.09			2.09		
133. Ongoing public reinvestment		1.44						
134. High proportion of absentee owners			-1.88					

PUBLIC SERVICES

PUBLIC SERVICES MEAN OF THE MEANS

135. Public services are inadequate, unresponsive to need
136. Safe and effective traffic control system
137. Good street lighting and/or outdoor lighting
138. Appropriate and efficient public safety (police, fire, and utilities)
139. Neighborhood has its own supplemental security service or system
140. Good mass transportation available

0.00 A	1.38 B	1.88 C	1.39 D	1.71 E	1.13 F	0.00 G	0.00 H
	-1.88	-1.88	-1.88	-1.88			
	1.31			1.31	1.31		
	1.36		1.36		1.36		
	1.93		1.93	1.93			
	1.07		1.07				
	0.72		0.72		0.72		

PARADIGM MEAN SCORES

	A	B	C	D	E	F	G	H
NEO - TRADITIONAL	0.77							
APPRAISAL CONCEPTS		1.44						
NEIGHBORHOOD CHANGE			1.87					
HUD CONCEPTS				1.04				
CHAPIN AND KAISER					1.28			
JANE JACOBS BOOK						0.96		
CLARENCE PERRY							0.90	
NEW COMMUNITIES								0.85

APPENDIX 10

NEIGHBORHOOD PARADIGMS RANKED BY THE MEAN OF THE MEAN

NEIGHBORHOOD PARADIGMS RANKED BY THE MEAN OF THE MEAN

		Neighborhood Paradigms							
		Neo-Traditional	Appraisal concepts	Neighborhood change	Hud concepts	Chapin & Kaiser	Jane Jacobs book	Clarence Perry	New Communities
NEIGHBORHOOD CHARACTERISTICS									
Question number / Characteristic		Mean Scores							
RANKED NEIGHBORHOOD CHANGE CONCEPTS (MEAN: 1.87)		A	B	C	D	E	F	G	H
2. Neighborhood has high status or prestige				2.21					
91. Good quality original construction			2.17	2.17		2.17			
5. Neighborhood has a good, prominent location			2.11	2.11					
132. Ongoing or continuous reinvestment by property owners			2.09	2.09			2.09		
80. Well maintained publicly owned streets, parks, and facilities			2.06	2.06	2.06	2.06			
94. Large quantities of good quality amenities or renovations			1.97	1.97		1.97			
93. Good quality housing amenities or renovations			1.89	1.89		1.89			
115. Predominately family oriented homes				1.55					
125. Residents are primarily of high social-economic status				1.55					
97. Homogeneous housing types and architectural styles				1.18					
121. Presence of white collar workers				1.16					
127. Ethnic/racial uniformity				0.80	0.80				
124. Residents are primarily of medium social-economic status				0.35	0.35		0.35		
126. Lack of social cohesion				-1.23	-1.23	-1.23	-1.23		
135. Public services are inadequate, unresponsive to need			-1.88	-1.88	-1.88	-1.88			
134. High proportion of absentee owners				-1.88					
92. Buildings are showing visible deterioration				-1.90					
113. Multi-problem welfare families prevalent				-2.29					
78. Buildings are of poor structural condition			-2.33	-2.33		-2.33			
46. Neighborhood has vacant littered lots				-2.34					
47. Widespread abandonment of homes				-2.63					
104. Neighborhood perceived as being safe			2.40	2.40	2.40	2.40	2.40		
79. Well maintained privately owned homes, buildings, and individual lots			2.36	2.36	2.36	2.36			

RANKED APPRAISAL CONCEPTS (MEAN: 1.44)

	A	B	C	D	E	F	G	H
105. Residents exhibit pride in neighborhood and home		2.53	2.53		2.53	2.53		
104. Neighborhood perceived as being safe		2.40	2.40	2.40	2.40	2.40		
79. Well maintained privately owned homes, buildings, and individual lots		2.36	2.36	2.36	2.36			
91. Good quality original construction		2.17	2.17		2.17			
131. High homeownership rates		2.13						
5. Neighborhood has a good, prominent location		2.11	2.11					
132. Ongoing or continuous reinvestment by property owners		2.09	2.09			2.09		
80. Well maintained publicly owned streets, parks, and facilities		2.06	2.06	2.06	2.06			
94. Large quantities of good quality amenities or renovations		1.97	1.97		1.97			
130. Employment stability in neighborhood		1.93						
138. Appropriate and efficient public safety (police, fire, and utilities)		1.93		1.93	1.93			
90. High quality lawns and plants materials		1.91			1.91			
93. Good quality housing amenities or renovations		1.89	1.89		1.89			
6. Attractive neighborhood design or layout		1.83		1.83				
100. Good overall architectural merit of houses		1.82		1.82	1.82			
81. Neighborhood streets have good curbing and drainage system		1.77			1.77			
26. Neighborhood offers executive housing	1.73	1.73		1.73	1.73	1.73		
95. Compatibility of architectural styles		1.72		1.72				
29. Neighborhood has low or medium resident turnover		1.67						
14. Convenient to employment centers		1.59			1.59	1.59		
32. Neighborhood is convenient to schools		1.57		1.57	1.57		1.57	
84. Good slope and drainage characteristics		1.53			1.53			
133. Ongoing public reinvestment		1.44						
51. Neighborhood is purely residential and is close to shopping		1.43		1.43	1.43			
10. Neighborhood has amenity view.		1.37			1.37			
137. Good street lighting and/or outdoor lighting		1.36		1.36		1.36		
4. Neighborhood location is in the direction of growth		1.34						
13. Typical housing is expensive (high cost/sq. ft.)		1.34		1.34				
136. Safe and effective traffic control system		1.31			1.31	1.31		
43. A system of recreational spaces or parks scaled to the neighborhood exist	1.28	1.28		1.28	1.28	1.28	1.28	

	B							
83. Neighborhood offers a body of water suitable for recreation		1.21		1.21	1.21			
139. Neighborhood has its own supplemental security service or system		1.07		1.07				
75. Sidewalks exist throughout	1.04	1.04			1.04	1.04		
76. A sidewalk system is available where needed	0.96	0.96			0.96	0.96		
58. Recreation/entertainment facilities for teenagers are inside or close to neighborhood		0.94		0.94	0.94			
27. Neighborhood offers empty nest housing	0.93	0.93		0.93		0.93		
82. Neighborhood offers a body of water suitable only for aesthetic reasons		0.91		0.91				
111. A library or adult education facility is convenient		0.87			0.87		0.87	
28. Neighborhood caters to primarily one market segment		0.83						
12. Typical housing is affordable (medium cost/sq. ft.)		0.78		0.78				
140. Good mass transportation available		0.72		0.72		0.72		
56. Recreation/entertainment facilities for adults are inside or close to neighborhood		0.68		0.68	0.68			
25. Neighborhood offers move up housing	0.59	0.59		0.59	0.59	0.59		
55. Neighborhood has a defined main shopping and office street or square	0.49	0.49		0.49			0.49	
17. Medium density development (small lots)	0.36	0.36		0.36	0.36			
11. Typical housing is very affordable (low cost/sq. ft.)		-0.36		-0.36				
19. Mixed density development		-0.67			-0.67			
18. High density development (multifamily buildings)	-0.91	-0.91		-0.91	-0.91	-0.91		
23. Neighborhood offers rental housing	-1.12	-1.12		-1.12	-1.12	-1.12		
30. Neighborhood has high resident turnover		-1.44						
8. Persistent disruptive neighborhood noise		-1.63						
135. Public services are inadequate, unresponsive to need		-1.88	-1.88	-1.88	-1.88			
9. Existence of noxious odors in neighborhood		-2.11						
78. Buildings are of poor structural condition		-2.33	-2.33		-2.33			
105. Residents exhibit pride in neighborhood and home		2.53	2.53		2.53	2.53		
104. Neighborhood perceived as being safe		2.40	2.40	2.40	2.40	2.40		
79. Well maintained privately owned homes, buildings, and individual lots		2.36	2.36	2.36	2.36			
RANKED CHAPIN AND KAISER CONCEPTS (MEAN:1.28)								
	A	B	C	D	E	F	G	H
105. Residents exhibit pride in neighborhood and home		2.53	2.53		2.53	2.53		
104. Neighborhood perceived as being safe		2.40	2.40	2.40	2.40	2.40		
79. Well maintained privately owned homes, buildings, and individual lots		2.36	2.36	2.36	2.36			

						E
91. Good quality original construction		2.17	2.17		2.17	
80. Well maintained publicly owned streets, parks, and facilities		2.06	2.06	2.06	2.06	
94. Large quantities of good quality amenities or renovations		1.97	1.97		1.97	
138. Appropriate and efficient public safety (police, fire, and utilities)		1.93		1.93	1.93	
90. High quality lawns and plants materials		1.91			1.91	
93. Good quality housing amenities or renovations		1.89	1.89		1.89	
100. Good overall architectural merit of houses		1.82		1.82	1.82	
81. Neighborhood streets have good curbing and drainage system		1.77			1.77	
26. Neighborhood offers executive housing	1.73	1.73		1.73	1.73	1.73
89. Abundance of large shade trees in the front yards or facing the street					1.66	
108. Strong neighborhood leadership				1.64	1.64	1.64
42. Neighborhood limits through traffic					1.60	1.60
14. Convenient to employment centers		1.59			1.59	1.59
32. Neighborhood is convenient to schools		1.57		1.57	1.57	1.57
84. Good slope and drainage characteristics		1.53			1.53	
99. Buildings have a great deal of architectural detailing	1.46				1.46	
51. Neighborhood is purely residential and is close to shopping		1.43		1.43	1.43	
103. Neighbors are familiar with one another and communicate				1.43	1.43	1.43
112. Churches are located in or convenient to the neighborhood					1.42	1.42
10. Neighborhood has amenity view.		1.37			1.37	
109. A good neighborhood association (administrative) exists					1.36	
136. Safe and effective traffic control system		1.31			1.31	1.31
43. A system of recreational spaces or parks scaled to the neighborhood exist	1.28	1.28		1.28	1.28	1.28
15. Convenient to health care facilities				1.24	1.24	
83. Neighborhood offers a body of water suitable for recreation		1.21		1.21	1.21	
57. Recreation/entertainment facilities for children are inside or close to neighborhood		1.17		1.17	1.17	
45. Neighborhood has well defined public park, green, square, or plaza	1.16			1.16	1.16	1.16
7. Neighborhood has a prominent entry point				1.10	1.10	
16. Low density development (large lots)		1.08		1.08	1.08	
62. Street system is designed to allow for bicycle and/or pedestrian use					1.06	1.06
86. Regular placement of street trees	1.04			1.04	1.04	

75. Sidewalks exist throughout	1.04	1.04			E	1.04	1.04	
76. A sidewalk system is available where needed	0.96	0.96			0.96	0.96		
58. Recreation/entertainment facilities for teenagers are inside or close to neighborhood		0.94		0.94	0.94			
110. Existence of community social organization					0.88	0.88		
111. A library or adult education facility is convenient		0.87			0.87		0.87	
33. Neighborhood is close to or offers childcare facilities					0.77			
56. Recreation/entertainment facilities for adults are inside or close to neighborhood		0.68		0.68	0.68			
49. Neighborhood provides a meeting hall or community center	0.67			0.67	0.67		0.67	
25. Neighborhood offers move up housing	0.59	0.59		0.59	0.59	0.59		
59. Public off-street parking provided					0.40			0.40
38. Neighborhood has single entry/exit points					0.38			
17. Medium density development (small lots)	0.36	0.36		0.36	0.36			
87. Irregular placement of street trees					0.36			
60. No on-street parking available or allowed					0.01			
61. Streets are intended to be used also for on-street parking	-0.28			-0.28	-0.28			
77. No sidewalks exist					-0.51			
19. Mixed density development		-0.67		-0.67				
88. No street trees					-0.84			
18. High density development (multifamily buildings)	-0.91	-0.91		-0.91	-0.91	-0.91		
23. Neighborhood offers rental housing	-1.12	-1.12		-1.12	-1.12	-1.12		
126. Lack of social cohesion			-1.23	-1.23	-1.23	-1.23		
135. Public services are inadequate, unresponsive to need		-1.88	-1.88	-1.88	-1.88			
78. Buildings are of poor structural condition		-2.33	-2.33	-2.33				
105. Residents exhibit pride in neighborhood and home		2.53	2.53		2.53	2.53		
RANKED JANE JACOBS CONCEPTS (MEAN : 0.96)								
	A	B	C	D	E	F	G	H
106. Neighborhood is known for its positive reputation						2.46		
104. Neighborhood perceived as being safe		2.40	2.40	2.40	2.40	2.40		
132. Ongoing or continuous reinvestment by property owners		2.09	2.09			2.09		
26. Neighborhood offers executive housing	1.73	1.73		1.73	1.73	1.73		

						F
108. Strong neighborhood leadership				1.64	1.64	1.64
14. Convenient to employment centers	1.59				1.59	1.59
103. Neighbors are familiar with one another and communicate				1.43	1.43	1.43
112. Churches are located in or convenient to the neighborhood					1.42	1.42
107. Neighborhood possesses good political power						1.42
137. Good street lighting and/or outdoor lighting	1.36			1.36		1.36
136. Safe and effective traffic control system	1.31				1.31	1.31
43. A system of recreational spaces or parks scaled to the neighborhood exist	1.28	1.28		1.28	1.28	1.28
98. Fronting streets, buildings have a comparable scale and appearance	1.22			1.22		1.22
45. Neighborhood has well defined public park, green, square, or plaza	1.16			1.16	1.16	1.16
62. Street system is designed to allow for bicycle and/or pedestrian use					1.06	1.06
75. Sidewalks exist throughout	1.04	1.04			1.04	1.04
76. A sidewalk system is available where needed	0.96	0.96			0.96	0.96
27. Neighborhood offers empty nest housing	0.93	0.93		0.93		0.93
110. Existence of community social organization					0.88	0.88
117. Diversity in ages of residents				0.74		0.74
140. Good mass transportation available		0.72		0.72		0.72
96. Diversity of housing types or architectural styles	0.69					0.69
25. Neighborhood offers move up housing	0.59	0.59		0.59	0.59	0.59
124. Residents are primarily of medium social-economic status			0.35	0.35		0.35
39. Neighborhood has multiple entry/exit points						0.35
64. Short residential blocks	0.29					0.29
67. Rectilinear patterns of streets and blocks	0.24					0.24
72. Carports and garages are linked to rear service alleys	0.23					0.23
53. Key locations are occupied by convenience businesses	0.13			0.13		0.13
101. Existence of a wide range in the ages of homes						0.04
102. Neighborhood encourages infill construction						0.04
54. Main shopping area has mixed use development, including residential use	0.01			0.01		0.01

129. Ethnic/racial balance				-0.03		-0.23		
118. Variety of working classes				-0.23		-0.23		
122. Social-economic diversity of residents	-0.24			-0.24		-0.24		
61. Streets are intended to be used also for on-street parking	-0.28				-0.28	-0.28		
18. High density development (multifamily buildings)	-0.91	-0.91		-0.91	-0.91	-0.91		
23. Neighborhood offers rental housing	-1.12	-1.12		-1.12	-1.12	-1.12		
126. Lack of social cohesion			-1.23	-1.23	-1.23	-1.23		
RANKED CLARENCE PERRY'S CONCEPTS (MEAN: 0.90)								
	A	B	C	D	E	F	G	H
42. Neighborhood limits through traffic					1.60		1.60	
32. Neighborhood is convenient to schools		1.57		1.57	1.57		1.57	
43. A system of recreational spaces or parks scaled to the neighborhood exist	1.28	1.28		1.28	1.28	1.28	1.28	
31. Neighborhood is school centered				1.26			1.26	
35. Boundaries form a spacious neighborhood								0.91
111. A library or adult education facility is convenient		0.87			0.87		0.87	
44. A system of non-street paths that lead to public open spaces exist	0.78			0.78			0.78	
49. Neighborhood provides a meeting hall or community center	0.67			0.67	0.67		0.67	
68. Hierarchy of streets with widths based on the type and intensity of use							0.63	
41. Neighborhood is bounded by arterial streets							0.56	
55. Neighborhood has a defined main shopping and office street or square	0.49	0.49		0.49			0.49	
53. Key locations are occupied by convenience businesses	0.13			0.13		0.13	0.13	
RANKED NEW COMMUNITY CONCEPTS (MEAN: 0.85)								
	A	B	C	D	E	F	G	H
48. A golf course is part of the neighborhood	1.36			1.36				1.36
66. Streets are designed with loops and/or cul-de-sacs								1.07
74. Buildings have deep setbacks								1.07
65. Random curvilinear streets for aesthetic reasons								1.03
40. Neighborhood connected to a greenbelt system				0.92				0.92
50. Neighborhood is purely residential and removed from shopping areas								0.72
69. Uniformly wide streets								0.69

59. Public off-street parking provided					0.40			H 0.40
71. Vehicle access to residences are only from the front street								0.35
RANKED NEO-TRADITIONAL CONCEPTS (MEAN: 0.77)								
	A	B	C	D	E	F	G	H
1. Neighborhood has well defined boundaries	1.80							
26. Neighborhood offers executive housing	1.73	1.73		1.73	1.73	1.73		
99. Buildings have a great deal of architectural detailing	1.46				1.46			
48. A golf course is part of the neighborhood	1.36			1.36				1.36
43. A system of recreational spaces or parks scaled to the neighborhood exist	1.28	1.28		1.28	1.28	1.28	1.28	
37. Neighborhood contains landscaped boulevards	1.25			1.25				
98. Fronting streets, buildings have a comparable scale and appearance	1.22			1.22		1.22		
45. Neighborhood has well defined public park, green, square, or plaza	1.16			1.16	1.16	1.16		
75. Sidewalks exist throughout	1.04	1.04			1.04	1.04		
86. Regular placement of street trees	1.04			1.04	1.04			
76. A sidewalk system is available where needed	0.96	0.96			0.96	0.96		
27. Neighborhood offers empty nest housing	0.93	0.93		0.93		0.93		
44. A system of non-street paths that lead to public open spaces exist	0.78			0.78			0.78	
96. Diversity of housing types or architectural styles	0.69					0.69		
49. Neighborhood provides a meeting hall or community center	0.67			0.67	0.67		0.67	
25. Neighborhood offers move up housing	0.59	0.59		0.59	0.59	0.59		
55. Neighborhood has a defined main shopping and office street or square	0.49	0.49		0.49			0.49	
36. Boundaries form a compact neighborhood	0.45			0.45				
63. Some streets terminate at a destination (public building, plaza, park, or landmark)	0.41			0.41				
17. Medium density development (small lots)	0.36	0.36		0.36	0.36			
64. Short residential blocks	0.29					0.29		
67. Rectilinear patterns of streets and blocks	0.24					0.24		
72. Carports and garages are linked to rear service alleys	0.23					0.23		
53. Key locations are occupied by convenience businesses	0.13			0.13		0.13	0.13	
54. Main shopping area has mixed use development, including residential use	0.01			0.01		0.01		
22. Neighborhood caters to a variety of market segments	-0.05			-0.05				
122. Social-economic diversity of residents	-0.24			-0.24		-0.24		
61. Streets are intended to be used also for on-street parking	-0.28				-0.28	-0.28		

52. Home based businesses are integrated into the neighborhood	-0.51		-0.51		
70. Uniformly narrow streets	-0.80				
73. Buildings have shallow setbacks	-0.82				
18. High density development (multifamily buildings)	-0.91	-0.91	-0.91	-0.91	-0.91
23. Neighborhood offers rental housing	-1.12	-1.12	-1.12	-1.12	-1.12

VITA

Luke Frederick Stapel was born in St. Petersburg, Florida on November 2, 1960. During the next ten years Luke moved along with his family to Knoxville, Tennessee; Long Island, New York; Sidney, Australia; and finally settled in Knoxville, Tennessee in November of 1970. He then went onto to attend West Hills Elementary, Bearden Junior High School and Bearden High School. He graduated from Bearden High School in June of 1979. Also in June of 1979 he started his own landscaping business and operated it until December of 1988. In addition to operating his own business, in September of 1979 he entered the University of Tennessee in Knoxville and in June of 1985 received the degree of Bachelor of Science in Ornamental Horticulture and Landscape Design. He immediately reentered the University of Tennessee in Knoxville and in March of 1987 received the degree of Bachelor of Science in Business Administration. From December of 1988 through August of 1990 he worked as a business broker in Knoxville. In August of 1990 he reentered the University of Tennessee in Knoxville. While in school, starting in October of 1991, he worked as an economic development intern at TVA in Knoxville until February of 1993. In May of 1995 he received the degree of Master of Science in Planning.

Since May of 1993, Luke has been employed as a regional planner at the Southeast Tennessee Development District. His primary responsibilities include housing rehabilitation project coordination, business counseling, and parks and recreation grant procurement.