

Housing Assistance and Economic Self-Sufficiency

finding housing is considered one of the major barriers families face in leaving welfare, along with lack of job skills, childcare and reliable transportation. It is difficult to find and keep a job when forced to move constantly or when poor housing conditions cause health problems. Yet the current welfare program, Temporary Assistance to Needy Families (TANF), largely ignores the housing needs of clients.

In 1999, former North Carolina Governor Jim Hunt pledged \$3 million in TANF funding for a pilot program to demonstrate the value of housing assistance in helping TANF-eligible families achieve greater self-sufficiency. That pilot program ultimately funded eight diverse and innovative programs involving coalitions of public and nonprofit organizations in Buncombe, Catawba, Durham, Edgecombe, Forsyth, Mecklenburg, Orange and Wake counties. The demonstration included a variety of educational and housing assistance components. All eight offered clients rental assistance plus budget and credit counseling, life skills training, and homeowner or tenant education classes. Seven programs offered down payment assistance, five of those in the form of Individual Development Accounts (IDAs).

The local programs were provided up to \$500,000 in state TANF funds, and applicants had to provide a minimum cash match of 50 percent of the funds requested. In kind contributions above the cash match were also encouraged. Total grant amounts (state plus local contributions) ranged from \$326,790 in Edgecombe County, to \$1,151,190 in Forsyth County. TANF funding ranged from \$217,000

in Edgecombe County, to \$472,000 in Durham, Forsyth, and Mecklenburg counties. The state funds were for an 18-month time period, with no guarantee of continued funding.

In November 2000, the Center was commissioned by the North Carolina Department of Health and Human Services, Division of Social Services, to evaluate the TANF-Housing Pilot program. More specifically, CURS was asked to:

- Evaluate the extent to which these projects helped eligible families secure safe, decent, affordable housing;
- Assess the factors that impact participant success; and
- Distill the lessons learned from the pilot projects that might be replicable in other communities in North Carolina and the nation.

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FROM THE Director

*t*his issue of *CURS Update* features two research projects that offer important insights on urban policy and development.

The cover article previews a study assessing the implementation and impacts of North Carolina's TANF/Housing Pilot Program. This study is particularly timely given that the TANF (Temporary Assistance to Needy Families) program is up for renewal this year. The current TANF program largely ignores the housing needs of both program participants and those who have recently left the program even though unstable or inadequate housing has been found to be a significant barrier to securing and maintaining employment and high rent burdens leave families with insufficient funds for life's necessities. The N.C. TANF/Housing Pilot Program is innovative in recognizing the important role that stable, affordable and decent housing plays in the success of families moving from welfare to work. The assessment of this program, conducted by CURS staff, indicates that housing and social service organizations can work together to provide a

range of housing services to TANF eligible recipients, and it also identifies factors that affect the performance of these programs.

Moving from housing to neighborhood design, this issue also contains a brief description of a study comparing the relative impacts of new urbanist style and traditional style subdivisions on storm water management and watershed protection. Comparing 50 matched pairs of new developments in 5 states, the interdisciplinary team of researchers finds that new urbanist "greenfield" developments do a better job handling storm runoff and protecting water sheds than do comparable new traditional developments. New urbanist "infill" developments, however, were found to be no more likely to protect environmentally sensitive areas. These results suggest that new urbanist developments do not necessarily result in better water shed protection and that those responsible for reviewing plans for new urbanist communities should carefully scrutinize the way storm water is being handled and how sensitive environmental areas are being treated.

"The N.C. TANF/Housing Pilot Program is innovative in recognizing the important role that stable, affordable and decent housing plays in the success of families moving from welfare to work."



Bill Rohe

Greening Development to Protect Watersheds: Is New Urbanism the Answer?

*M*any planners and urban designers have asserted that new urbanism is a more environmentally sustainable form of development than conventional low-density sprawl. Findings of a study of developments in five states, however, only partially support that theory.

An interdisciplinary team of North Carolina researchers, including planners, landscape architects and a hydrologist, with funding from the Water Resources Research Institute of the University of North Carolina, sought to gather empirical evidence on how well new urbanism promotes effective stormwater management and watershed protection. Led by Professor Philip R. Berke, Department of City and Regional Planning, the research team comparatively evaluated how well 50 matched pairs of new urban and conventional developments in five states (Georgia, Maryland, North Carolina, South Carolina and Virginia) integrated watershed protection techniques.

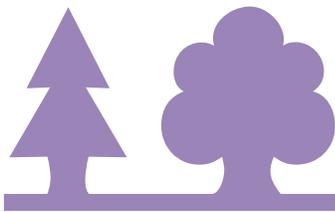
Developments were differentiated by location to determine whether new urban developments built on “greenfield” and “infill” sites are more likely to account for watershed protection than conventional (low-density sprawl) developments.

Findings in greenfields reveal that new urban developments are more effective in incorporating watershed protection techniques than conventional developments.

A skeptical view contends that new urbanism in greenfields is little more than what planner Tripp Pollard calls “new suburbanism” in his recent article, “Greening the American Dream: If Sprawl is the Problem, is New Urbanism the Answer?” (*Planning* 2001). According to this view, such new urban developments are nearly identical to conventional suburban sprawl since both development patterns contribute to the loss of green spaces and degrade watersheds. A supportive view of our findings contends that even if located in greenfields, new urban developments do more to protect watersheds than conventional developments.

In infill sites, new urban developments have mixed results. On the one hand, they are more likely than conventional development to use techniques to reduce impervious surface runoff and to restore degraded stream environments. On the other hand, they are no more likely to protect sensitive areas and to use best management practices than are conventional developments.

The researchers recommend ways in which watershed protection techniques can be used to implement more environmentally sustainable development designs to protect and restore watersheds. Specifically, they suggest ways to direct more attention to infill and redevelopment opportunities and to more effectively account for watershed impacts on infill sites.



For more information on this study, please contact Dr. Philip R. Berke, UNC Department of City and Regional Planning, at 919-962-4765 or pberke@email.unc.edu. Other researchers in the project included Nancy White, Michael Holmes and Kat Oury with the College of Design, North Carolina State University; Dan Line with the NCSU Water Quality Group; and Joe MacDonald and Rhonda Ryznar, Department of City and Regional Planning.

FACULTY Fellows

Center Welcomes New Fellow



CIOCHETTI

Brian A. (Tony) Ciochetti, Associate Professor of finance in the Kenan-Flager Business School, joined the UNC faculty in 1993. He is director of the school's Real Estate Program and the newly created Center for Real Estate Development. He teaches courses at both the graduate and undergraduate level on residential and commercial real estate development. Drawing on his academic and professional experience in the real estate industry, Ciochetti is a frequent author and reviewer of articles for *American Real Estate and Urban Economics Journal*, *Real Estate Economics* and the *Journal of Real Estate Research*. In 2001 he presented a paper entitled "Geographic Characteristics of Commercial Mortgage Default" at the Real Estate Research Institute Conference in Chicago and coauthored three papers at the American Real Estate and Urban Economics Association Conference in New Orleans. In both 2000 and 2001 he had research grants with the Real Estate Research Institute.

Ph.D. (Real Estate and Urban Land Economics), University of Wisconsin-Madison, 1995; M.S. (Real Estate and Urban Land Economics), University of Wisconsin-Madison, 1991; B.S. (Finance), University of Oregon.

Raymond Burby, Professor in the Department of City and Regional Planning, has two forthcoming publications: "Making Plans that Matter: Citizen Involvement and Government Action," slated for *Journal of the American Planning Association*, and "Residential Flood Insurance and Floodplain Management: Lessons from the United States," in *Proceedings of the Workshop on Residential Flood Insurance: The Implications for Urban Floodplain Management Policy in Australia*, D. Ingle Smith, ed. Canberra, Australia: Water Research Foundation of Australia, Australian National University. He also had publications recently in the *Journal of Environmental Planning and Management* and *The Australian Journal of Emergency Management*.

In October he was an invited panelist at a workshop on best practices in participatory decision making to improve civil infrastructure systems at the First Annual Conference on Infrastructure Priorities: A National Infrastructure Research Agenda, sponsored by the Institute for Civil Infrastructure Systems. He also coauthored a paper and was a roundtable participant at the 43rd annual meeting of the Association of

Collegiate Schools of Planning in Cleveland, Ohio, Nov. 8-11.

Mark Daniel, Assistant Professor in the Department of Health Behavior and Health Education, School of Public Health, is currently participating in five funded research grants, three of which focus on diabetics in the aboriginal population of Australia. He also coauthored four chapters in the forthcoming *Encyclopedia of Public Health*, as well as a chapter in the 2001 publication *Transforming Health Promotion Practice: Concepts, Issues, and Applications*. In addition, in 2001 Daniel had articles published in both *Public Health Reports* and *Patient Education and Counseling*.

Charles E. Daye, Brandis Professor of Law, recently published "Powers of Administrative Law Judges, Agencies, and Courts: An Analytical and Empirical Assessment," in the *N.C. Law Review* 79:1571 (2001). His 2000 article "Whither 'Fair' Housing: Meditations on Wrong Paradigms, Ambivalent Answers, and a Legislative Proposal," was reprinted in the *2001 Zoning and Planning Law Handbook* and as a commentary in *Land Use Law and Zoning Digest* 53:3 (2001). It also is slated to appear as "Revisiting Fair Housing: The One



MALIZIA

Congratulations to Emil Malizia who will assume the chairmanship of the Department of City and Regional Planning July 1 for a five year term.

Malizia's freshman seminar on "Bringing Life to Downtown" last fall quickly shifted gears after Sept. 11 and turned its attention to a case study of the World Trade Center, a downtown revitalization project when it was originally constructed. The students shared their findings at a special presentation on campus Jan. 16.

UPDATE

America Act, A Legislative Proposal" in a forthcoming issue of the *Journal of Affordable Housing*.

David Godschalk, Stephen Baxter Professor, Department of City and Regional Planning, delivered the plenary address, "Urban Hazard Mitigation: Creating Resilient Cities," at the Urban Hazards Forum, John Jay College, City University of New York, on Jan. 22. Godschalk also has been appointed chair of a study group to recommend the structure and function of an inter-institutional Disaster Studies Institute within the University of North Carolina.

Asad Khattak, Associate Professor in the Department of City and Regional Planning, is serving as an associate editor of the *Intelligent Transportation Systems Journal*. In addition, Khattak and MRP student Robert Schneider received the best paper award from the Transportation Research Board Committee on Pedestrians at its meeting

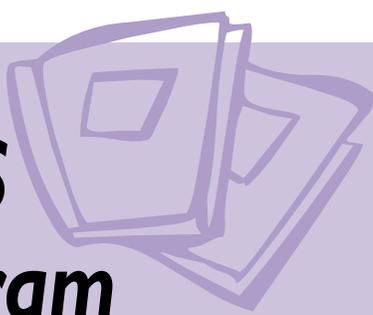
in Washington, D.C., Jan 12-16. Khattak also had two other articles published in 2001: "Effects of Work Zone Presence on Injury and Non-injury Crashes" (with Aemal Khattak and F. Council), *Accident Analysis and Prevention*, and "Injury Severity in Multi-vehicle Rear-End Crashes," *Transportation Research Record*.

Frances Lynn, Director of the Community Outreach and Education Core of UNC's new Center for Environmental Health and Susceptibility, received a grant in October from the National Institute of Environmental Health Sciences that is looking at ethical, legal and social issues surrounding environmental genomics. She is working with two community groups, the North Carolina Breast Cancer Coalition and the North Carolina Occupational Safety and Health Project to prepare educational materials for their members.

John B. Stephens, Coordinator of the

School of Government's Public Dispute Resolution Program, worked with three other state groups to sponsor two conferences on "Improving Public Decision Making through Participation: Leadership, Governance, and Community." The conferences, held in Greenville and Hickory, attracted more than 300 participants and resulted in a compilation of resources on participation, collaboration and related topics. Specifically, the compilation identifies 14 North Carolina organizations that can provide advice, training, reports and other assistance to groups seeking effective public participation. This report is available online (<http://www.iog.unc.edu/programs/dispute/resourcemats.htm>), as well as his recent article in the School's quarterly publication, *Popular Government* (http://www.iog.unc.edu/pubs/electronic_versions/pg/pgsum01/article4.pdf).

Center initiates new CURS Scholar in Residence Program



The Center has a new residency program designed to facilitate research proposal development by social and behavioral researchers in the College of Arts and Sciences at UNC-Chapel Hill.

Center Director Bill Rohe reports that, beginning next fall, the Center will host its first CURS Scholar in Residence, Professor Krista Perreira, Department of Public Policy. The competitive program has been made possible by support from the Dean's Office, College of Arts and Sciences, and provides for a course buy-out (\$7,000) so that faculty members can develop large, ideally interdisciplinary, research proposals. In addition, the program provides \$1,000 for graduate student assistance or for other proposal development costs such as travel or editing services.

"Each Scholar in Residence", Rohe said, "will be provided with office space at Hickerson House to allow him/her to get away from day-to-day interruptions and focus on developing a competitive research proposal to an external funding source. A new scholar will be selected each fall and spring semester."

For more information on how to apply for the program, contact Mary Beth Powell at 919-962-3076 or via email, mbeth_powell@unc.edu.

NEWS FROM CURS

Staff News

William (Bill) Rohe, Director of CURS, recently completed a report for the Neighborhood Reinvestment Corporation entitled "Supporting the American Dream: An Assessment of Neighborhood Reinvestment's Home Ownership Pilot Program" (with co-authors Roberto Quercia and Shannon Van Zandt). Rohe also participated in a meeting entitled "Chicago Public Housing Transformation" at Columbia University, Nov. 30, 2001, and presented a paper entitled, "The Challenges of University-Community Partnerships," at the annual meeting of the Urban Affairs Association in Boston, March 22.

CURS Research Associate **Rebecca Elmore** co-authored "Water Safety among Latino Farmworkers in North Carolina" with Dr. Thomas A. Arcury, Dr. Sara A. Quandt and Gregory B. Russell in a recent issue of *Journal of Agromedicine* (Vol. 8, Issue 2).

Elmore also currently serves on both the Advisory Committee of the Latino

Crime Prevention Task Force of the Governor's Crime Commission and on a task force working in conjunction with El Pueblo, Inc. and the Governor's Highway Safety Program to develop a Spanish-language highway safety video. In addition, Elmore is editor and designer of the newsletter published by LA CALLE, the Carolina Alliance of Latino Law Enforcement, the North Carolina State Chapter of the National Latino Peace Officers Association.

James (Jim) Fraser, Senior Research Associate, has recently been named an adjunct professor in the UNC-Chapel Hill Department of Geography. His paper, "Neighborhood Revitalization and the Practice of Evaluation in the U.S.: Developing a Margin Research Perspective," also was recently accepted for publication in the second issue (June 2002) of the new American Sociological Association journal *City and Community*.

The editor of this edition of *CURS Update* is **Nan H. Burby**. Burby, who

has an MA in Journalism from UNC-Chapel Hill, for 15 years edited the Department of Environmental Sciences and Engineering's *ESE Notes* and was assistant editor of the *University Gazette* before moving to New Orleans in 1991. She has continued to do freelance editing in recent years but basically considers herself retired!

Smart Growth/New Economy Director **David Salvesen** and CURS Associate Director **Mary Beth Powell** attended the national New Partners for Smart Growth Conference in San Diego, CA, in January.

Salvesen and Powell also gave smart growth presentations recently—Salvesen to the Energy Policy Work Group in Greensboro in February and Powell at the Minority Health Conference at the UNC School of Public Health in March.

Hats off to Carolyn Jones!



We all wish Carolyn the best that life has to offer!

Just when we finished saying congratulations (and thanks!) to Carolyn Jones for 20 years of service to the Center, we then sadly said farewell. She is leaving the university to spend more time with family especially her eight grandchildren! Carolyn started working for the Center on December 7, 1981, and with the exception of a 2 week period at another campus location has been with the Center ever since. How fortunate for us!

Jones was recently recognized as a Star Heel in the *University Gazette*. Her letter of nomination said that she "... emanates every positive quality a manager could ever want in an employee. She's dependable as clockwork; she anticipates and carries out tasks long before she's been asked to perform them and is simply a joy to work with..."

We celebrated her departure with her on May 15 with friends dropping by who worked with her in the past 20 years like former Center director Jonathan Howes, Carroll Cyphert, Colin Austin, Pat Coke, Linda Cochetto and many others as well as all of us now at the Center who have had the pleasure of working with her everyday. The staff, faculty, and students will miss Carolyn's ability to get things done promptly, her good judgement, dependability and dedication to the University and the Center.

This House is Home Initiative



Photographer Bill Bamberger shows photos to San Antonio, TX, high school students.

Dakota and a site yet to be selected in Eastern North Carolina. This gallery is touring neighborhoods in which affordable homes are being developed and displays photographs of people and their housing as well as narratives describing the impacts of that housing on their lives. Award-winning photographer and CSAS Fellow Bill Bamberger will accompany the gallery during three-month sittings and photograph local affordable homebuyers and their homes. The gallery will also be used for a wide array of arts-based civic dialogue on affordable home ownership.

The Chapel Hill conference on affordable home ownership will bring together artists, humanists, social scientists and a wide array of housing policymakers and practitioners for an exchange of ideas and perspectives. In preparation for this conference the initiative will sponsor affordable housing-related interdisciplinary coursework and student research involving widely diverse disciplines such as art, history, urban planning, folklore, public health, economics and public policy.

In late summer of 2003, the initiative will conclude with a comprehensive exhibition of the Bamberger photography and related audio narratives at the National Building Museum (NBM) in Washington, DC, and simultaneous commercial publication of Bamberger's photographic work. The NBM exhibit will include related educational programming arranged collaboratively by the UNC and the museum. Subsequent to the five-month NBM showing, the exhibit will travel to other national museum venues under the museum's auspices.

Funding for this project has been provided by the Ford Foundation, GE Mortgage, the Neighborhood Redevelopment Corporation, the Fannie Mae Foundation, and Freddy Mac. Additional funds are being raised to cover project costs.

CURS and UNC-Chapel Hill's Center for the Study of the American South (CSAS) have formed a unique partnership to develop *This House is Home*, a multifaceted initiative on affordable home ownership that includes a mobile gallery, a photographic exhibit and a conference on affordable home ownership to be held in Chapel Hill in March 2003.

In partnership with the Enterprise Foundation and the National Building Museum, the initiative combines scholarly, artistic and public outreach elements. It seeks to influence policy debate among academics and housing practitioners about the impacts of affordable home ownership and to reach a wide public audience.

The centerpiece of *This House is Home* initiative is a national photography, oral history and public art tour, traveling in a custom-designed mobile gallery to four sites: San Antonio, TX, Portland, OR, the Pine Ridge Indian Reservation in South



For more information on *This House is Home* contact Joseph Mosnier, Center for the Study of the American South, CB#3355, Manning Hall, UNC-CHAPEL HILL, Chapel Hill, NC 27599-3355, 919-962-5931 or via email, mosnier@unc.edu.

CENTER Projects

NEW Research

ECONOMIC DEVELOPMENT

Importance of Quality of Life in the Location Decisions of New Economy Firms

DAVID SALVESEN-PI. Traditionally, the location decisions of firms have been driven by factors such as land costs, labor costs and access to materials and markets. Today, however, quality of life for employees is becoming an important factor as well, particularly for New Economy industries that seek locations that will attract and retain a well-educated workforce. With funding from the U.S. Department of Commerce, the Center, through its Smart Growth/New Economy program, will examine links between location decisions and quality of life. For more information, contact David Salvesen at 919-962-7045 or via email at salvesen@unc.edu.

HOUSING AND COMMUNITY DEVELOPMENT

Can Housing Filter Without the Neighborhood Filtering? An Empirical Investigation

ROBERTO QUERCIA & LISA BATES-CO-PIs. An underlying principle of U.S. housing strategy and the provision of affordable housing has been to increase construction of high-quality residential units in order to speed up filtering, the process by which households “move up” in the housing market. The assumption has been that filtering has no impact on the aspects of a neighborhood that are important for residents’ life opportunities. The main question in this Department of Housing and Urban Development (HUD)-funded project is: “Is it possible for a housing unit to filter down in price without a concomitant decline in the quality of the surrounding neighborhood?” The researchers, using data from two waves of the American Housing Survey supplemented by U.S. Census tract data, will address that question. For more information, contact Roberto Quercia at 919-962-4766 or via email at quercia@email.unc.edu.

A Study of the Impact of Homeownership on Opportunity for Low and Moderate Income Households

WILLIAM ROHE & SHANNON VAN ZANDT-CO-PIs. The goal of this HUD-funded research is to identify and examine the mechanisms by which homeownership and neighborhood characteristics impact objective and subjective measures of opportunity for low- and moderate-income households. Data for the longitudinal study consist of survey data collected at the individual level both before and after participants have purchased, or considered purchasing, a home in eight different sites across the nation. Secondary data will also be collected on the characteristics of the target neighborhoods, including crime rate, housing vacancy, demographics and poverty levels. For more information, contact Bill Rohe at 919-962-3077 or via email at brohe@unc.edu.

This House Is Home: An Initiative to Advance Affordable Home Ownership in America

WILLIAM ROHE & HARRY WATSON-CO-PI. *This House is Home* is a collaboration of UNC with the Enterprise Foundation and the National Building Museum, with support from several foundations and corporations. (See story on initiative on page 7)

NATURAL HAZARDS MANAGEMENT

Building Disaster Resilient Communities Course

RAYMOND BURBY-PI. Under agreement with the Federal Emergency Management Agency’s National Emergency Management Training Center, the University of North Carolina is assisting the University of New Orleans in preparing a course for FEMA’s Higher Education Project. For more information, contact Ray Burby at 919-962-4774 or via email at burby@email.unc.edu.

SUSTAINABLE DEVELOPMENT

North Carolina Smart Growth Training Program

DAVID SALVESEN-PI. The purpose of this project, funded by the Z. Smith Reynolds Foundation, is to develop and implement a smart growth training program that will provide local planners, elected officials, developers, realtors, lenders and others with the knowledge, understanding and tools necessary to promote smart growth in their communities. The goal is to improve the ability of many of these individuals to translate smart growth principles into practice. Participants will be given the opportunity to gain new skills and learn of success stories in other communities. The training course is being developed in conjunction with the N.C. Smart Growth Alliance and the N.C. Cooperative Extension Service at North Carolina State University. For more information, contact David Salvesen at 919-962-7045 or via email at salvesen@unc.edu.

TRANSPORTATION

The Dynamics of Truck-Driver and Occupational Factors in Truck-Involved Collisions: Identifying High Risk Drivers

ASAD KHATTAK-PI, AND DANIEL RODRIGUEZ-CO-PIs. This project, funded by the University of Tennessee Southeastern Transportation Center, will analyze the dynamics of truck drivers’ collision involvement, with the objective of identifying factors that can reduce the risk and severity of truck-involved collisions. The study will use a unique longitudinal data set that contains human resources, operations and safety data for more than 11,000 unscheduled over-the-road tractor-trailer drivers of a major U.S. for-hire truckload company over a 26-month period. The researchers hope, through both uni- and bi-variate analysis, as well as multivariate regression models, to identify the strategies and combinations of policies and countermeasures (driver education, training and enforcement) that are likely to be most effective in reducing collisions. For more information, contact Asad Khattak at 919-962-4760 or via email at Khattak@email.unc.edu.

COMPLETED Research

ECONOMIC DEVELOPMENT

Industry Clusters and Technology Policy Development in Kentucky

EDWARD FESER-PI. In a project commissioned by the Kentucky Science and Technology Corporation to aid implementation of the Kentucky Innovation Act, Feser and a team of students from the Department of City and Regional Planning studied Kentucky's industrial base to identify promising technology sectors, strengths and weaknesses in traditional industries, and the location of geographic centers of technology-oriented activity. A copy of the study report, titled "Kentucky Clusters: Industrial Interdependence and Economic Competitiveness," is available on-line at www.kstc.com/what/clusters/index.cfm.

The study found that while Kentucky has enjoyed some success in replacing its traditional, low-skill nondurable manufacturing base with higher-wage, higher-tech heavy industry and distribution activities, knowledge-intensive industries such as information technology, software, electronics and pharmaceuticals are still significantly under-developed. The study recommended that Kentucky focus less on, the recruitment of outside businesses, and more on building its capacity to generate economic growth from within. Specific recommendations included supporting R&D activity and infrastructure development in promising university disciplines, implementing broad-based entrepreneurship strategies to nurture start-ups in all sectors, and establishing business associations to foster cross-firm networking, joint problem-solving, and spin-offs in the state's leading industry clusters. For more information, contact Ed Feser at 919-962-4768 or via email at feser@email.unc.edu.

ENVIRONMENTAL PROTECTION

Public Participation in Planning and Local Government Involvement in Hazard Mitigation

RAYMOND J. BURBY-PI. This three year study funded by the National Science Foundation resulted in several important findings: 1) planners must involve a wider array of stakeholders in plan-making than is usually the case if hazard mitigation plans are to matter and to have an impact on local government actions; 2) local governments also must develop commitment to take action, in addition to knowing what to do to mitigate losses from natural and technological hazards; and 3) state growth management laws that require opportunities for citizen participation do indeed affect local government attention to citizen involvement.

Evidence was gathered from 60 plan-making processes in the states of Florida and Washington. It indicates that with greater stakeholder involvement, plans are stronger, and proposals made in plans are more likely to be implemented. The findings also indicate that emergency managers can build an informed constituency and real commitment among elected officials when they make optimal decisions regarding five key choices: objectives to be achieved by involving citizens; points in the planning process when citizens participate; which citizens to include; techniques to be employed in securing citizen input, and information to be provided to citizens.

Results of the study are contained in several working papers on citizen participation (see *CURS Update*, December 2001 or Center's website, www.unc.edu/depts/curs) as well as three articles in professional journals: "Making Plans that Matter: Citizen Involvement and Government Action," *Journal of the American Planning Association* (forthcoming in 2002); "Involving Citizens in Hazard Mitigation Planning: Making the Right Choices," *The Australian Journal of Emergency*

Management, 16 (3), 2001, and "Mandating Citizen Participation in Plan-Making: Six Strategic Choices" (with S. Brody and D. Godschalk), under review, *Journal of the American Planning Association*. For more information, contact Ray Burby at 919-962-4774 or via email at burby@email.unc.edu.

Mobilization as a Response to Risk Perceptions and Declines in Housing Values

PHILIP BERKE & LUCIE LAURIAN-PIs. This HUD-funded research focused on residents' information about a toxic site in their neighborhood, on their perceptions of environmental risks and on their responses to these perceptions. The analysis relies mainly on information collected through a random sample telephone survey of 341 persons currently living around four toxic sites in communities in North Carolina, as well as interviews with community leaders and real estate agents, and the review of written documents about the sites.

The key findings of the study were: 1) being aware that a site exists does not necessarily translate into being informed about it; 2) information levels and risk perceptions are key factors in residents' choice of response; 3) the key response to environmental risk perceptions is participation, and that is triggered by distrust in the institutions responsible for the cleanup; 4) mobility is not a common response to stress; 5) residents' passivity is most often explained by their trust in the cleanup process or by a sense of resignation, but rarely due to a lack of interest, and 6) community mobilization is an essential predictor of information levels and risk perceptions and thus an indirect predictor of residents' responses. Contact Laurian (llaurian@email.arizona.edu) for availability of copies of her Ph.D. dissertation, *Cleaning-up Contaminated Sites: Residents' Perceptions and Responses*.

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To achieve these objectives, the UNC-Chapel Hill research team, consisting of Dr. William M. Rohe, Dr. James C. Fraser and Spencer Cowan, collected and analyzed data on program and participant characteristics, program accomplishments, obstacles to implementation, and effective practices. The research team conducted interviews with program staff at two points in time. Approximately seven interviews were conducted at each site yielding close to 50 total interviews. Program documentation, such as quarterly reports, was also collected and analyzed.

Program Results

The eight programs committed to providing 1,146 people with rental subsidies, down payment assistance, housing counseling or other housing-related assistance. At the end of the grant period, a total of 1,398 clients were served. A total of 386 people were provided with short- or long-term rental assistance; 16 people moved into non-subsidized housing; 21 people received down payment assistance in buying homes; and 16 people received utility or deposit assistance. A total of 750 clients were provided with homeownership edu-

cation, while 209 people received additional training and counseling services, including life skills training, job skills training or credit counseling. Five counties (Catawba, Forsyth, Mecklenburg, Orange and Wake) were able to meet or exceed their goals for total number of clients served; the remaining three counties fell short of their goals.

Elements of Successful Programs

The financial assistance provided to program participants, such as rent subsidies and down payment assistance, was instrumental in helping families achieve housing stability. Moreover, pilot programs having an IDA component were able to provide additional down payment assistance, thereby helping participating families buy homes.

In addition, the educational and training classes offered by pilot programs were also seen as extremely important. Program staff stressed the importance of life skills, job readiness and tenant/homeownership. They also offered substance abuse and domestic violence counseling and training in helping participants move toward self-sufficiency.

Effective interagency partnerships were also critical to program success. While the development of interagency partnerships took time away from serving clients, program staff felt those partnerships were essential, as the partnerships allowed the lead agencies to focus on their strengths while drawing on the strengths of others. Partnerships also helped agencies avoid duplication of services and increase staff knowledge of community resources. One service provider in Edgecombe County commented:

By partnering with other agencies, we feel that we are not alone in the mission to help those that are homeless move back to self-sufficiency. We also feel that by working together we are not duplicating benefits but sharing resources and learning more about each of our roles, which can strengthen this community. In our 20 years of operation, we know that only through collaboration can the many different needs of the homeless be met.

Limitations of Pilot Program

Program staff highlighted several program, client and community factors that impacted program outcomes.

Completed Research CONTINUED FROM PAGE 9

TRANSPORTATION

Transportation and Equity: A Review and Future Research and Directions

DANIEL RODRIGUEZ-PI. Utilizing an accessibility-based perspective to review the transit policy and transit planning literature, Rodriguez found that planning tools address equity issues far less convincingly than they do efficiency and effectiveness issues, yet current policy debates almost always revolve around the distribution of benefits and burdens of programs and policies.

Three distinct areas of emphasis in the literature were identified: 1) physical access to transit; 2) personal financial access to transit; and 3) access provided by transit. The emergence of research in

these three areas over time reflects planners' increasingly broader and improved understanding of the role of transportation as a provider of accessibility. The shifts in emphasis from local transit access to regional access, and a heightened awareness about the role of transportation in facilitating an individual's participation in society, are hallmarks of a relative improvement. The study concludes that the literature remains unnecessarily skewed towards work access and often ignores issues of gender, race and class diversity.

This report is available on the Institute for Civil Infrastructure Systems (ICIS) website: <http://www.nyu.edu/icis>. For more information, contact Daniel Rodriguez at 919-962-4763 or via email at danrod@email.unc.edu.

Impact of Truck Driver Compensation on Driver Safety and Turnover: A Case Study

DANIEL RODRIGUEZ-PI. The purpose of this project, sponsored by the Federal Motor Carriers Safety Administration, was to determine how the pay level influences safety related outcomes in a particular trucking firm. Results suggest at least two avenues through which higher pay results in improved safety outcomes: 1) higher pay allows firms to attract more qualified individuals from other firms, and 2) higher pay reduces individual turnover, which has an indirect bearing on crash risk.

Researchers found no evidence that increases in individual pay creates "incentive or reciprocity effects" that influence safety. The results are more consistent with

The overall program length, a year and a half, was said to be too short to allow clients to achieve self-sufficiency. Participants were unable to substantially increase their incomes in that time frame so that they no longer needed housing assistance. Local staff also reported that funding constraints, such as uncertainty as to continuation funding as well as rigid restrictions on how program funds could be spent, impacted program effectiveness.

The two most significant client factors that hindered program success were poor credit ratings and low motivation levels. Other reported factors were client lack of financial management experience, low levels of self-esteem, lack of trust in service providers, low education levels, low wages, domestic violence, substance abuse and illness.

Finally, community factors that proved to be barriers to program completion included the lack of affordable housing, transportation and childcare.

Recommendations and Conclusions

Over 1,000 households received some form of financial housing assistance or housing-related counseling and education. The short time period of the initial grants and uncertainty as to whether continuation funds were to be provided, however, resulted in considerable stress among the implementing agencies.

Program participants in all eight counties stressed the need to continue the TANF Housing Program, indicating that the program offers many families their only hope at long-term housing stability and self-sufficiency. A service provider in Catawba County described the impact on families:

Families have been provided with stable housing and with an opportunity to improve their credit history and increase their economic literacy. Obviously, the 12 families that have purchased their own homes have also moved even farther—building assets for their families...The families have realized a dream they thought might never come true.

Program staff recommended the strengthening of interagency relationships between local agencies and the Department of Social Services; increasing program length to at least three years; implementing an IDA component in every county; and increasing program funding and staffing levels.

At the time of this writing, it is too soon to gauge the impact of the housing assistance provided on the self-sufficiency efforts of the program participants. To understand the full impacts of the program, the participants need to be followed for a longer period of time.

For more information on this project, please contact Dr. William M. Rohe, Center for Urban and Regional Studies, at 919-962-3077 or via email at brohe@unc.edu.



efficiency wage theories than with theories related to the New Institutional Economics.

A unique dataset was used to evaluate the impact of driver compensation levels by estimating models of time-to-accident. The data contain monthly human resources, operations and safety information for all unscheduled

over-the-road truck drivers of a major U.S. for-hire truckload company over a 26-month period, in addition to individual demographic information. A total of 11,540 individual drivers and over 5,000 crashes were observed. A report has been submitted to the Federal Motor Carriers Safety Administration (FMCSA)

for comments and review and will be available to the public once it is authorized by FMCSA. For more information, contact Daniel Rodriguez at 919-962-4763 or via email at danrod@email.unc.edu.



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Director

William (Bill) Rohe

Associate Director

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Smart Growth/ New Economy Director

David Salvesson

Senior Research Associate

Lucy Gorham

Research Associate

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Neighborhood Construction Company Coordinator

Mary Wible Brennan

Accounting Technician

David Hardt

Grants Manager

Holly McPherson

Processing Assistant

Linda Comer

Newsletter Editor

Nan H. Burby

Phone: 919/962-3074

Fax: 919/962-2518

<http://www.unc.edu/depts/curs>



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The Center for Urban and Regional Studies ("the Center") in the College of Arts and Sciences at UNC-Chapel Hill is a research center focusing on issues and problems faced by our nation's cities and regions. Created in 1957, it is one of the oldest university-based urban research centers in the country. The Center supports research activity across campus

through its "Faculty Fellow" program, supporting and drawing on 65 faculty members from 23 departments. The Center's mission is to promote and support high-quality basic and applied research on planning and policy issues. It is uniquely situated to support the interdisciplinary research required to tackle the complex challenges faced in urban, regional and rural settings alike.

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Beverly Wilson

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Marta Rocha

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CORRECTION

The December issue of *CURS Update* incorrectly identified contact information for the Fannie Mae Foundation. To obtain the final report, *Evolving Challenges for CDCs: The Causes and Impacts of Failure, Downsizing and Merger*, contact the foundation at 202-274-8075 or via e-mail, fmfpubs@fanniemaefoundation.org. The report can also be downloaded at www.knowledgeplex.org. The Center regrets the error.

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Center for Urban and Regional Studies
Hickerson House, Campus Box 3410
University of North Carolina at Chapel Hill
Chapel Hill, NC 27599-3410

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