Synthesis 2

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Homeless Shelter or Homeless Camp?

(1) Public Objective, Public Analytical, Public/Allegorical What is the advantage to not having a homeless shelter in your neighborhood vs having a homeless shelter in your neighborhood. Which one causes property values to go down and how? 1) Explore the advantages and disadvantages of a homeless shelter in an neighborhood vs a large homeless population for (2) my neighbors & city 3) imagery and text

What is the advantage to not having a homeless shelter in your neighborhood vs having a homeless shelter in your neighborhood? Which one causes property values to go down and how? This interactive project explores the advantages and disadvantages of a homeless shelter in a neighborhood vs a large homeless population using imagery, interviews, statistics, and an interactive meant to educate participants about homelessness.

Visitors will be asked multiple-choice questions about how much they think the value of homes goes down when the following are in your neighborhood: A homeless center, a homeless camp, a power plant, a bad school, a strip club, or a high concentration of renters. New Yorkers will enter their borough and be asked how many homeless shelters are in their neighborhood and what percentage of homeless in their borough are from their borough. They will be asked, "why do families enter shelters?" The answers are tabulated and displayed in a chart along with the correct or estimated answer and a short verbal and visual lesson about the issue.

In New York City, the law states that no homeless person seeking shelter can be turned away. (*Shelter.*) Shelters range from long-term shelters to overnight shelters. The city also provides one or two 24-hour drop-in centers in each

borough where showers, meals, and counseling are provided. (NYC Gov)(*Homeless drop-in centers.*)

Families often become homeless due to a lack of affordable housing, Extreme poverty, Decreasing government supports, Domestic violence. While adults can be housed in boarding room style, families have special housing needs and placement of families is temporary and can often be chaotic, in order to move from one shelter to another, whether it's because of a dangerous situation or because they have used up their time, families need to check out of the system for two days before qualifying for a new placement

> Many homeless children have a hard time simply getting to school, because they are exhausted from sleeping in an apartment with more people than beds, or aren't able to clean their clothes, or have slept somewhere far from their school, or have to miss school to attend mandatory appointments with their parents. In New York City, families who have not yet been found eligible for shelter receive temporary placements in shelters, often miles from their schools, and are not able to get school bus service until they are found eligible, a process that can take anywhere from 10 days to many months. (Shapiro, 2020)

A breakdown of the Department of Homeless Services yearly dashboard in 2019 showed that many districts in New York City do not have shelters, placing a burden on neighborhoods that have more than one shelter. (Murphy Jarette, 2019)

Often the argument against homeless shelters is based on the idea that a homeless shelter will lower the value of a neighborhood. The NYC Independent Budget Office found that the highest value drop was 7.1%

• A residence situated within 500 feet of a congregate shelter for adults sold for an estimated 7.1 percent less than a similar residence sold at a comparable time located 500 feet to 1,000 feet from a shelter for adults. In dollar terms, this means that if a property more than 500 feet from a shelter sold for $1 million, a comparable residence within 500 feet of a congregate shelter for adults sold for about $929,000.

• A property located within 500 feet of a shelter for homeless families with children sold for an estimated 6.4 percent less than a similar residence 500 feet to 1,000 feet from a shelter for families with children.

• Proximity to multiple shelters had a bigger effect—residences located within 1,000 feet of two or more shelters sold for an estimate (*Close to home:*
Does proximity to a homeless shelter affect
residential property values in manhattan?)

The National Association of Realtors has determined that housing values can potentially drop by 12.7 percent when there is a homeless shelter in your

neighborhood, ranking ahead of a high concentration of renters, a strip club, and a bad school, which lowered property values by a whopping 22.2%. (Pan, 2016)

The effect of homeless camps on property values can only be estimated. In addition to increased crime and drug use, "curb appeal" is often used to estimate the value of a home when it goes onto the market.

Common examples of eyesores impacting the curb appear and associated property values of homes include:

- Litter
- Graffiti
- Dilapidated structures
- Polluted areas
- Excessive signage
- Transmission towers
- Weeds
- Mud
- Feces (Kil, 2020)

References

Close to home:

Does proximity to a homeless shelter affect

residential property values in manhattan? New York City Independent Budget Office.

https://ibo.nyc.ny.us/iboreports/close-to-home-does-proximity-to-a-homeless-

shelter-affect-residential-property-values-in-manhattan-2019.pdf

In 2019, the New York City Independent Budget Office conducted a study to

determine the effect of homeless shelters on real estate. They found that the closer

a building or house was to a homeless shelter, the higher the effect on real estate

values.

Homeless drop-in centers. New York City Gov.

https://portal.311.nyc.gov/article/?kanumber=KA-02528

Kil, E. (2020). *Authoritative research on how homeless encampments lower property.* Eco

Bear. https://ecobear.co/knowledge-center/lower-property-values/

The author provides a well researched article on the effect that homeless camps

have on real estate property.

Murphy Jarette. (2019). *Data drop: Which NYC neighborhoods host the most homeless-*

shelter beds? City Limits. https://citylimits.org/2019/09/10/data-drop-which-nyc-

neighborhoods-host-the-most-homeless-shelter-beds/

Pan, Y. (2016). *The neighborhood features that drag down your home Value—Ranked.*

   Realtor. https://www.realtor.com/news/trends/things-that-affect-your-property-

   value/

Shapiro, S. M. (2020, Sept. 9,). The children in the shadows: New york city's homeless

   students. https://www.nytimes.com/interactive/2020/09/09/magazine/homeless-

   students.html

   Shapiro covers the story of "Fifi" and her nine year old son, "Prince" (names

   have been changed) who left an abusive situation and have been homeless for

   several years.

Shelter. New York City Gov. https://www1.nyc.gov/site/dhs/shelter/shelter.page