Search Procedure

A systematic and comprehensive search was done to identify and gather research studies that explored the relationship between mixed-income housing and property values.

Search keywords: 'Mixed-income housing,' and 'mixed-income development' were identified as search terms and combined with the term 'property values.' The Boolean search command 'AND' was used where applicable.

The systematic search comprised the following steps:

Step 1. Electronic databases: Fourteen different electronic databases were identified from a range of areas, including architecture, urban design, planning, social sciences, economics, real estate, business and management. This was followed by the searching of dissertations and theses relevant to the subject from the ProQuest database.

Step 2. Internet search engines: Four different Internet search engines, including Google, Google Scholar, Kartoo and Windows Live Search, were utilized to conduct a comprehensive web search. The first six pages of the results were checked (the first 6 maps for Kartoo). If the webpage listed relevant sources, the links were followed.

Step 3. Library catalog search: Arizona State University library catalog was scanned for any other published books and reports on the topic.

Step 4. Publication listings: Amazon.com was searched for any other publications on the topic.

Step 6. Websites of relevant organizations and research institutions: Publication lists and websites of relevant organizations and research institutions were checked for additional sources. The list of these organizations was compiled by the principal investigator and can be accessed via the Web Resources section of the ASU Stardust Center website (http://stardust.asu.edu/research_resources/resources.php).

The studies examining mixed-income and HOPE VI developments which were found during the former research brief "How does Affordable Housing Affect Surrounding Property Values?" search process were also included in the compiled studies for this synthesis project.

Selection Criteria

After compiling these studies, inclusion and exclusion criteria developed for the former research synthesis project ("How does Affordable Housing Affect Surrounding Property Values?") were revised for mixed-income housing, and each study was compared against these criteria. In order to be maintained for synthesis, the study had to:

- be published between 1995 and 2009,
- include mixed-income (or specifically, HOPE VI) housing, and
- examine the value of surrounding property (whether in the form of actual sales price, appraised price or other property value indicator). Other outcome variables could be included; but the essential one needed to be the value of surrounding property.

These studies could include new developments, rehabilitation projects or existing developments.

The studies that were published before 1995 or did not reflect primary research or literature review (such as newspaper articles and annotated bibliographies) were excluded from the analysis/synthesis.

Results of the Search and Filtering Procedure

As a result of the systematic search, a total of 21 articles, reports, and other research documents designating mixed-income housing or HOPE VI developments were identified. Application of these eligibility criteria resulted in an initial selection of 10 studies for analysis. One study was retained for review check. The rest of the studies were excluded for not being primary research studies.
Research Analysis Process

The same template data extraction form developed for the former research synthesis project was used to consistently summarize and assess the selected studies. The form included 5 sections:

1. **Publication information**: Reference information of the study as well as other references mentioned of importance are listed in this section.

2. **Quality assessment**: This section assesses the quality of the study based on (a) methodological soundness, (b) methodological relevance, (c) construct relevance, and (d) sample relevance. Distinctive strengths and limitations of the study are also identified.

   Two independent raters assessed each study’s methodology using 3-point scales for each of the four criteria. When divergent assessments occurred, the raters discussed and re-evaluated the bases for their assessments until consensus was reached. The 4 criteria were established as:

   - **Methodological quality**: soundness of study’s methodology appropriate to research domain and study’s research question. Rated as either (3) strong, no or very minor discrepancies; (2) good, a few discrepancies or questions remain about specific methods; or (1) many problems.
   
   - **Methodological relevance**: appropriateness of the research design for addressing the review question. Rated as either (3) study design addresses all critical constructs, and study’s hypothesis/research question is congruent with review question; (2) achieves only one of the two criteria above; or (1) achieves neither of the two criteria above.
   
   - **Construct relevance**: appropriateness of operational definitions to constructs in review question. Constructs considered were: property values; affordable housing; surrounding homes; negative or positive impacts. Operationalization of each construct rated as either: (3) comprehensive and appropriate; (2) appropriate but limited; or (1) not appropriate.
   
   - **Sample relevancy (of people, place, type of housing, community characteristics, etc.)**: Rated as either (3) strong generalization (systematic sampling described) (2) qualified generalization (less systematic sampling or incomplete description of sample characteristics); or (1) qualified transferability to similar conditions that the sample represents.

3. **Study characteristics**: In addition to re-verification of study eligibility, this section provides information on study’s aim/purpose/hypotheses, sample size and characteristics, sampling technique, research design, variables, operationalization of constructs, data collection instruments and tools.

4. **Outcome measures and results**: This section describes data analysis method used in the study, any missing data, outcomes of the study, and any limiting and confounding factors.

After the data extraction processes of the selected studies were completed, 6 studies were retained for research synthesis process and 4 studies were excluded. This exclusion is due to the following reasons:

- Even though the reports passed the initial eligibility criteria, one report failed to pass the re-verification step after in-depth analysis due to its emphasis on another variable (i.e. residential loan rates) instead of property values.
- One study was omitted due to weak methodologies, i.e. failing to pass the ‘quality assessment’ step of the data analysis.
- One study was excluded from the synthesis for reflecting an international context.
- One report was excluded because of repetitive information since the same research was discussed in more detail in another study.