Impacts on the Surrounding Neighborhood of Group Homes for Persons With Developmental Disabilities

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EXECUTIVE SUMMARY

THE ISSUE

As the nation continues to shift the care of persons with developmental disabilities to family-like settings in group homes located in our cities and villages, there are citizens who fear that group homes will adversely affect their neighborhoods. Most frequently voiced are concerns that a group home will reduce property values, upset neighborhood stability, and jeopardize safety in the surrounding neighborhood.

Most citizens are unaware that the findings of more than 20 studies conducted around the country show that these concerns are unfounded.[1] Motivated by these fears, neighbors of proposed group homes have often opposed efforts to open group homes in the safe, residential neighborhoods in which they belong.

Because none of these studies examines the effects of group homes on Illinois communities, the Governor's Planning Council commissioned this study to:

(1) Determine what effect, if any, group homes for persons with developmental disabilities have on property values in the surrounding community in different types of municipalities;

(2) Determine what effect, if any, group homes for persons with developmental disabilities have on neighborhood stability in different types of municipalities; and

(3) Determine what effect, if any, group homes for persons with developmental disabilities have on safety in the surrounding neighborhood.

PURPOSE OF THIS STUDY

This study provides the concrete evidence local officials need at zoning hearings to identify the actual effects of group homes on the surrounding community. According to the United States Supreme Court, a municipality does not have to conduct its own studies of the impacts of a land use to arrive at conclusions or findings as to what that use's effects are. Instead, it can base its findings of the proposed land use's impacts on studies conducted in other communities.[2] Consequently, zoning boards can use this study's findings - and those of the other studies on the effects of group homes - to arrive at conclusions as to the impacts a proposed group home would have on the surrounding neighborhood.

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1. Appendix D lists the studies on property values and turnover. See infra notes 7 and 8 for studies on crime and safety.

2. See City of Renton v. Playtime Theatres, Inc., 106 S.Ct. 925 (1986).

Similarly, local officials can rely on these findings when they revise their zoning provisions for group homes to comply with the standards set by the Supreme Court that require governments to zone for group homes in a rational manner.[3]

This study can also be used to fully inform the neighbors of a proposed group home what effects, if any, the proposed group home would actually have on their neighborhood. By presenting this information to propspective neighbors well before any zoning hearing, group home operators can alleviate concerns based on unfounded myths.

FINDINGS AND CONCLUSIONS

This study tracked the sales of 2261 residential properties in the immediate neighborhoods surrounding 14 group home sites and 14 control neighborhoods[4] to determine whether group homes for persons with developmental disabilities have any effect on the value of neighboring properties or on the rate at which properties are sold in the immediate neighborhood.

The data conclusively showed that:

(1) Group homes do not affect the value of residential property in the surrounding neighborhood, and

(2) Group homes do not affect the stability of the surrounding neighborhood.

This study also tracked, over a three year period, the activities of over 2200 persons with developmental disabilities who live in Illinois community residences, including group homes, to identify any criminal activities in which they may have participated.

This exhaustive survey of all operators of residences for persons with developmental disabilities conclusively found that:

> The crime rate for persons with developmental disabilities who live in Illinois group homes is substantially lower than the crime rate for the general Illinois population. These group home residents pose no threat to safety in the neighborhood surrounding the group home.

This study's findings comport with those of more than 20 other studies of the impacts of group homes. Together they form one of the most exhaustive bodies of research on any specific land use. They offer sound evidence that group homes do not adversely affect the surrounding community.

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3. See City of Cleburne v. Cleburne Living Center, 105 S.Ct. 3249 (1985).

4. Each control neighborhood was similar to the corresponding group home neighborhood except there was no group home in the control neighborhood. For a explanation of the role of control neighborhoods in this study, see infra, the section on methodology.

INTRODUCTION: PURPOSE OF THIS STUDY

As the deinstitutionalization of persons with developmental disabilities continues in Illinois, the need for group homes to house and support these deinstitutionalized individuals grows. But neighborhood opposition to such community residences has all-too-often effectively stymied efforts to locate group homes in the safe, quiet, residential neighborhoods in which they belong.

This opposition stems largely from myths about the impacts group homes and their residents have on property values, neighborhood stability, and neighborhood safety. Because local zoning ordinances in Illinois generally require a group home sponsor to obtain a special use permit before opening the home, the sponsor must win approval from both a zoning board and city council. Both bodies may conduct public hearings at which opponents typically voice their fears and produce a local Realtor or real estate appraiser who, on the basis of mere speculation, testifies that the proposed group home will lower property values and upset the stability of the neighborhood. Proponents may produce their own real estate expert to testify to the contrary, again without any data to back her up.

But neither witness is nearly as credible as the expert who can identify scientifically-sound studies of the effects of a group home on the surrounding neighborhood. At least twenty scientific studies have been conducted.[5] They all show no adverse effects. Albeit credible and scientifically sound, these studies have not been conducted in Illinois. An Illinois study is necessary to satisfy the objection sometimes made at zoning hearings that, "Sure, that's what they found in Wisconsin and New York. But this is Illinois and we just aren't the same animal!"

This study overcomes this objection by furnishing scientifically-sound data on the actual effects group homes for persons with developmental disabilities have on residential property values, neighborhood stability, and neighborhood safety. Service providers can use this study to reliably answer the questions neighbors of a proposed group home often have concerning the impacts, if any, a group home actually has on the surrounding community. The study can be used by local planners charged with making local zoning ordinance provisions for group homes more rational, and before zoning boards, city councils, and in court by expert witnesses who seek to identify the actual effects, if any, that group homes for individuals with developmental disabilities have on the surrounding neighborhood.

As one local newspaper recently reported, neighbors of a proposed group home also frequently voice concerns over neighborhood safety: "More than a half-dozen Hanover Park homeowners - relieved that a single-family home for mentally retarded adults won't be operated in their neighborhood - told [village] trustees Monday night that they 'feared' for their lives until the real estate deal fell through."[6]

Despite over 66 years of research showing that persons with developmental

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5. See infra Appendix D for a list and brief description of these studies.

6. Owner nixes site sale for Clearbrook home, Daily Herald, Feb. 17, 1981, at 1-3.

disabilities are not criminally prone,[7] many citizens fear that a group home for persons with developmental disabilities could reduce safety in the surrounding neighborhood. It appears that only a 1979 Virginia study had previously examined crime rates among persons with developmental disabilities who lived in group homes.[8] That study found that persons with a developmental disability are less likely to engage in criminal activity than the general population. The study found a crime rate of 0.8 percent for developmentally disabled individuals living in the community, compared to a crime rate of 4 to 6 percent for the United States as a whole for 1976-1978.

As with the studies on property values and turnover, there has been no study of the effects of group homes on neighborhood safety in Illinois communities. This study fills that gap by identifying the crime rate among persons with developmental disabilities who live in the community and comparing it to the crime rate for the general population in Illinois.

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7. The first such study, of 1537 persons with mental retardation released from institutions over a 25-year period, found an 8 percent crime rate among males. Walter Fernald, State Program for the Care of the Mentally Retarded, 3 Mental Hygiene 566 (1919). Five years later Fernald's study of 5000 Massachusetts school children with mental retardation found that less than 8 percent, a relatively low proportion, showed signs of antisocial or troublesome behavior. Walter Fernald, Thirty Years Progress in the Care of the Feebleminded, 290 Journal of Psycho-Asthenics 206 (1924).

For more recent research, see MacEachron, Mentally Retarded Offenders: Prevalence and Characteristics, 84 American Journal of Mental Disability 165, 175 (1979); D. Biklen and S. Mlinarcik, Criminal Justices, in 10 Mental Retardation and Developmental Disabilities (J. Wortis ed. 1978); D. Biklen, Myths, Mistreatments, and Pitfalls, 45 Mental Retardation 51 (Aug. 1977); Santamour and West, The Mentally Retarded Offender and Corrections 3, 28 (National Institute of Law Enforement and Criminal Justice, Law Enforcement Assistance Agency, U. S. Dept. of Justice 1977); The Mentally Retarded Citizen and the Criminal Justice System (working papers for Charleston, S.C. Symposium, Santamour ed. Feb. 23-25, 1975).

8. Peggy Gould, Report on the Incidence of Client Crime within Community-Based Programming 7 (1979).

Gould contacted 86 Virginia agencies that operated group homes and other residential arrangements, or that furnished day care support programming for individuals with developmental disabilities. She gathered data on all types of criminal activity by the 4,538 persons living in or participating in these programs. She found a crime rate of 0.8 percent for persons with developmental disabilities who live in the community (in group homes, boarding houses, or on their own) and a rate of 1.6 percent for those who participate only in day programs. Id. at 2-3, 7. Only eight of the 1,061 persons living in the community were involved in criminal acts as follows: theft (4), sexual assault (1), drunken and disorderly conduct (2), other (1). Id. at 2. Overall, 56 of 4,538 individuals with developmental disabilities participated in criminal activities as follows: theft (13), breaking and entering (3), sexual assault (3), rape (0), disturbing the peace (10), assault with a deadly weapon (3), marijuana possession (1), drunken and disorderly conduct (12), other (15). Id. at 6.

Among persons with developmental disabilities, only 56 participated in crimes. On the average, out of 4,538 nonhandicapped persons, 182 to 272 could be expected to engage in criminal activity.

METHODOLOGY

The first two parts of this study examined the effects on residential property values and turnover of 14 of the 164 group homes for persons with developmental disabilities in Illinois. The homes were selected from lists of two group home funding programs - Community Residential Alternatives (CRA) and Home Individual Programs (HIP Homes)[9] - furnished by several state agencies. The 14 homes were selected to assure that there would be several from each of the following types of municipalities: (1) high density urban neighborhoods in Chicago; (2) suburban municipalities (Glenview, Mount Prospect, and Schaumburg); (3) two sizeable municipalities in rural counties (Rockford and Champaign); and (4) a small municipality in a rural county with no town larger than 25,000 population (Jacksonville).[10] Four of the selected homes are HIP Homes; ten are CRAs.

The third part of this study was a mail survey of all operators of community living arrangements for persons with developmental disabilities in Illinois to determine the rate at which residents of these homes engaged in criminal activities. Several state agencies furnished lists of these operators. A follow-up telephone survey of a random sample of 10 percent of the operators revealed that every one had consulted agency records to complete their survey form.

Property Values

To determine a group home's effect on property values, we compared the mean (average) sales price of all residential ownership property sales[11] within a five-block radius of each group home for two years before and two years after the home opened.[12] If the presence of a group home actually reduces property values, the mean sale price after the group home opened would be less than the mean sale price before the group home opened, and this difference in mean sale price would be statistically significant.[13]

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9. See infra the section on Neighborhood Safety, on pages 7 and 8, for brief descriptions of the group homes funded under these two programs.

10. See infra Appendix B for a description and data on each group home examined in this study.

11. "Residential ownership property sales" include the sale of single-family houses, duplexes, three-flats, and condominiums. None of the areas studied included mobile home parks. Sales of special properties, such as retirement village units, mobile homes, and empty lots, were excluded so they would not skew the data.

12. The five-block radius was used to assure there would be a sufficient number of sales to produce useable statistics. Because they were expected to be denser and have greater real estate activity, a smaller, four-block radius was used for each of the Chicago and suburban sites. A two-year time frame was used whenever possible. However, some homes opened less than two years ago. A shorter time frame was employed for these homes and corresponding control neighborhoods. For the time frame used for each house, see the individual group home descriptions in Appendix B.

13. See infra Appendix A for an explanation of statistical significance.

In addition, we identified a "control" neighborhood for each group home. A control neighborhood is another neighborhood, in the same city as the group home, that is virtually identical to the neighborhood in which the group home is located. Each of these was selected to match, as closely as possible, one of the group home neighborhoods in terms of age of housing, housing mix, racial composition, and mean price of ownership residential units.[14] The key difference between each group home neighborhood and each matching control neighborhood was the absence of a group home in the control neighborhood. We conducted on-site inspections of the group home and control neighborhoods to confirm their comparability and corroborate the census data. We designated a site in the center of each control neighborhood around which we established the same radius and collected residential property sales for the same time intervals as for the corresponding group home neighborhood.[15] In some cities, we employed the same control neighborhood for each of two group homes because that control neighborhood was the best match for both group home neighborhoods. However, because the time frames studied for each group home differed, we obtained different data for the corresponding control neighborhoods. Consequently, using the same control neighborhoods in conjunction with two group home sites does not confound the data.

Control neighborhoods were identified in case the research found a statistically significant decline in mean sale price for any group home neighborhood after the group home opened. If that had happened, it would have been necessary to compare this difference to the data for the corresponding control neighborhood to see if the control neighborhood, without a group home, experienced a similar statistically significant decline in mean sale price. If it did, then the decline in mean sale price after the group home opened would most likely have been due to a general decline in the market and not due to the group home. If it didn't, then the group home would have been the most probable cause of the decline in property values. However, it is important to note here that in no instance was there a statistically significant decline in property values after a group home opened.[16]

Sales data came from two types of sources. We extracted sales prices from the Multiple Listing Service records for the study areas in Rockford, Champaign, and Jacksonville. For the Chicago, Glenview, Morton Grove, and Schaumburg sites, we culled the **Realty Sales Guide** published quarterly by the Law Bulletin Publishing Company. Both of these sources furnish highly reliable samples of nearly all residential property sales.

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14. For the four Chicago sites, 1980 census tract data was used, as published in The Local Community Fact Book - Chicago Metropolitan Area, edited by the Chicago Fact Book Consortium (Chicago: Department of Sociology, University of Illinois at Chicago, 1984). Block-by-block data from the 1980 United States Census prepared by the Chicago Area Geographic Information Study of the Geography Department at the University of Illinois at Chicago, was used for the ten other sites.

15. See Appendix C for a list of the control neighborhoods.

16. See infra Table 1. The one instance where there was a statistically significant increase (Schaumburg, site S-7) should not be attributed to opening the group home.

The data on mean sale price before and after the dates on which group homes opened, and the applicable statistical tests, appear in tables 1 and 2 in the Findings section of this report.

Neighborhood Stability

The same study and control areas, and time frames, used in the property value part of this study were used here to identify annualized turnover rates to determine if the presence of a group home affected neighborhood stability. If the presence of a group home actually affects the stability of the surrounding neighborhood, the average difference between the change in turnover rates after group homes opened in the 14 group home neighborhoods, and the change in turnover rates in the 14 corresponding control neighborhoods, would be statistically significant. No statistical test could be applied directly to the individual turnover rates because they are rates and not a data sample. However, a Matched Pair Analysis, could be applied to the average difference in the change in turnover rates for the 14 group home and control neighborhoods. This analysis and statistical test are described in Appendix A.

We determined the number of residential ownership properties in each geographic area by examining city records and with on-site inspections when the character of a property was not clear. Annualized turnover rates were determined by first dividing the number of residential ownership property sales by the number of residential ownership properties in the geographic area, and then adjusting this figure to reflect the annualized rate of sales.

The turnover rate data appear in Table 3. The statistical test on the average difference in turnover rates appears in Table 4 in the Findings section of this report.

Neighborhood Safety

To determine whether persons with developmental disabilities who live in the community pose any threat to neighborhood safety, it was necessary to determine their crime rate and compare it to the crime rate of the general population in Illinois. A crime rate is expressed as "x" number of crimes per 1000 persons. If the crime rate for persons with developmental disabilities who live in community residences, including group homes, is higher than that of the general population, then group homes would pose a threat to neighborhood safety. If their crime rate is the same or less than the crime rate for the general population, then group homes pose no threat to neighborhood safety.

To determine the crime rate for persons with developmental disabilities who lived in community residences during 1983, 1984, and 1985, we conducted a mail survey of the 79 agencies that operated these residences in Illinois during those years. Seventy-four of the 79 operators returned completed surveys. This 93.6 percent response rate was so high that the results constitute virtually the entire universe of community residences, including group homes, in Illinois, not just a statistical sample, and make the results highly reliable.

The questionnaire, reproduced in Appendix E, divided the surveyed community residences into three types based on size:

(1) "Residences for 1 to 3 persons" refer to independent living arrangements like Home Individual Programs (HIP Homes) and Supported Living Arrangements (SLAs) for one to three persons with developmental disabilities.

These residences are usually located in rented apartments where staff assistance ranges from around the clock supervision to periodic visits by support staff for persons with the least disabling conditions.

(2) "Residences for four to eight persons" include group homes funded as Community Residential Alternatives (CRA) and Intermediate Care Facilities for the Developmentally Disabled (ICF/DD for 15 and fewer). Twenty-four hour staff supervision is the norm. Staff may consist of live-in house parents or be furnished on a shift basis, or a combination thereof.

(3) "Residences for nine to 20 persons" include Community Living Facilities (CLF) and ICF/DDs for 15 or fewer residents. Twenty-four hour staff supervision is the norm. Staff may consist of live-in house parents or be furnished on a shift basis, or a combination of both.

The survey asked agency staff to examine agency records to identify, by year and type of residence, the number of residents who had been accused of a crime, and the number actually convicted. For this aurvey "accused of a crime" meant any instance where someone, including another group home resident, claimed a group home resident had committed a crime, whether or not charges were actually filed or the accusation was determined to be unfounded. These figures include complaints to group home operators whether or not a formal criminal charge was made. Unfounded accusations include instances where a "atolen" article turns out to have been merely misplaced, and where in one case, a group home resident who charged another with rape later admitted she fabricated the whole story.

The crime rate for the general Illinois population includes only those crimes reported to the police for which there is some foundation. Reported crimes later learned to be unfounded - such as a theft report where the owner later discovers he had merely misplaced the "stolen" item - are excluded from the crime rate for the general population shown in Table 7 in the Findings section of this report.

In the survey for this report, the number of accusations overstates the actual crime rate because many accusations prove to be unfounded. Consequently, the number of accusations, by itself, is not comparable to the crime rate for the general population. To develop some basis to compare the crime rate of the general population to that of persons with developmental disabilities living in community residences, we also asked the surveyed agencies to report the number of their residents actually convicted of a crime. By itself, the conviction rate understates the actual crime rate because the judicial process does not result in a conviction for every criminal act. The actual Illinois crime rate for persons with developmental disabilities who live in community residences lies aomewhere between the rate of convictions (minimum crime rate) and accusations (maximum crime rate). This range is reported in Table 7 in the Findings aection of this report.

FINDINGS

Property Values

FINDING:

Property values rose in 79 percent of the neighborhoods with a group home and in 71 percent of the neighborhoods that did not contain a group home.

This finding reflects the data and statistical tests shown in Table 1: Changes in Mean Sales Price Before and After Dates on Which Group Homes Opened.[17] After a group home opened, property values rose in 11 of the 14 group home neighborhoods and in 10 of the 14 corresponding control neighborhoods. Three group home neighborhoods experienced minor decreases in average sale price: MP-6 (-$614 or -0.67%), J-8 (-$105 or -0.3%), and C-10 (-$513 or -1.3%). The decreases in three of the four control neighborhoods that experienced declines were more substantial: CHI-4 (-$1988 or -3.7%), G-5 (-$74 or -0.1%), J-8 (-$5904 or -14.9%), and R-14 (-$1628 or -3.0%).

By itself, this raw data could lead to an unwarranted conclusion that the presence of a group home generally leads to increased property values. However, the change in before and after mean sale price for each group home neighborhood must still be subjected to one of the most rigorous statistical tests, the student's t-test, to determine whether the difference between the before and after mean sale price is due to chance or to establishing the group home.[18]

Applying the t-test, which is explained in Appendix A, Table 1 shows that only one of the differences in before and after mean sale prices is statistically significant. That is, in all but one case, the differences could be due solely to chance. The only statistically significant change was the 21 percent increase in the neighborhood around the Schaumburg group home. This increase was probably due to factors other than opening the group home. The data in Table 1 strongly indicate that opening a group home does not affect property values in the surrounding community.

FINDING:

Changes in mean sale price after group homes opened were unrelated to opening the group homes.

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17. Clearly, property values generally rose during the study period. The average mean sale price in the 14 group home neighborhoods rose from $60,303 to $63,318 after group homes opened, an average increase of $3015. The average mean sale price in the 14 control neighborhoods rose $4099, from $57,831 to $61,930. Both increases were statistically significant, indicating that property values really did rise in general. (T-Statistic for group home neighborhoods: -2.19, significance of t-statistic: 0.048; t-statistic for control neighborhoods: -2.63, significance of t-statistic: 0.021. For the difference to be statistically significant, the significance of the t-statistic must be 0.05 or less.) However, Table 2 and the accomanpying text reveal that the difference in the magnitude of the increases is statistically insignificant, and therefore due to chance.

18. See Appendix A for a discussion of the Student's t-test.

TABLE 1: CHANGES IN MEAN SALES PRICE BEFORE AND AFTER DATES ON WHICH GROUP HOMES OPENED

	GROUP HOME NEIGHBORHOODS				CONTROL AREA NEIGHBORHOODS			
	MEAN SALE PRICE		T-Statistic Before/ After Mean Sale Price	Significance of T-Statiatic Difference in mean sale price is statistically insignificant when greater than 0.05.	MEAN SALE PRICE		T-Statistic Before/ After Mean Sale Price	Significance of T-Statistic Difference in mean sale price is statistically insignificant when greater than 0.05.
GROUP HOME SITE	Before Date Group Home Opened	After Date Group Home Opened			Before Date Group Home Opened	After Date Group Home Opened		
CHICAGO SITES								
CHI-1	$78,948	$87,873	-1.13	0.265	$74,206	$87,083	-1.37	0.175
CHI-2	$43,579	$44,476	-0.18	0.860	$43,542	$51,273	-1.35	0.181
CHI-3	$56,368	$56,897	-0.09	0.925	$55,456	$62,518	-0.71	0.482
CHI-4	$58,051	$59,110	-0.13	0.898	$54,388	$52,400	0.26	0.797
SUBURBAN SITES								
GLENVIEW: G-5	$84,872	$88,429	-0.55	0.585	$104,895	$104,821	0.01	0.992
MOUNT PROSPECT: MP-6	$110,705	$110,091	0.04	0.966	$91,004	$105,885	-2.85	0.006
SCHAUMBURG: S-7	$85,856	$103,894	-3.47	0.001	$79,367	$82,874	-1.24	0.223
DOWNSTATE SITES								
JACKSONVILLE								
J-8	$40,720	$40,615	0.02	0.981	$39,496	$33,592	1.60	0.119
J-9	$35,806	$36,703	0.01	0.991	$33,510	$35,702	-0.80	0.427
CHAMPAIGN								
C-10	$37,613	$37,110	0.27	0.789	$31,573	$33,305	-0.82	0.413
C-11	$60,663	$61,984	-0.40	0.692	$43,629	$45,654	-0.47	0.636
C-12	$41,374	$41,987	-0.45	0.657	$5[illegible],572	$57,598	-1.41	0.162
C-13	$48,281	$48,870	-0.48	0.633	$52,647	$61,588	-2.04	0.043
ROCKFORD: R-14	$61,407	$68,412	-0.90	0.373	$54,353	$52,725	-0.58	0.563

This finding reflects the data and statistics shown in Table 1, note 16, and the statistical test in Table 2 below. Table 2 shows the results of comparing the change in mean sale price for each group home neighborhood with the change in mean sale price for its corresponding control neighborhood, for all of the 14 group home-control neighborhood pairs. See Appendix A for a discussion of the methodology. If the average difference is due to chance and not to the presence or absence of a group home, then the average difference would be relatively small and be statistically insignificant. Here the difference of $1083.71 is relatively small - it's less than 2 percent of any of the mean sale price figures given in note 16. Table 2 shows that the average difference in the change in mean sales price for the 14 group home-control neighborhood pairs was statistically insignificant and, therefore, is not attributable to the absence or presence of a group home.

TABLE 2:

AVERAGE DIFFERENCE IN CHANGE IN MEAN SALES PRICE FOR EACH GROUP HOME NEIGHBORHOOD COMPARED TO ITS CORRESPONDING CONTROL NEIGHBORHOOD

Average Difference in Before and After Mean Sale Price for Each Group Home Neighborhood and Its Corresponding Control Neighborhood	T-Statistic	Significance of T-Statistic (Statistically insignificant if greater than 0.05)
- $1083.71	- 0.52	0.609

Methodology: Matched Pair Analysis. See Appendix A for description.

This data further confirms that opening a group home does not affect property values in the immediate neighborhood around the group home.

Neighborhood Stability

FINDING:

Opening a group home did not affect turnover rates in the surrounding community.

Table 3 shows the number of sales in each group home and corresponding control neighborhood as well as the annual turnover rate of residential ownership property. In the control neighborhoods, the change ranged from -2.3 to +4.7 percentage points. With just two exceptions, the change in turnover rate in the group home neighborhoods ranged from -1.7 to +2.5 percentage points. The two substantial deviations from these minimal changes occurred in Mount Prospect (-9.2 percentage points) and Schaumburg (+15.4 percentage points) where the corresponding control neighborhoods experienced changes in the same directions, albeit not to as great an extent. Given the overall pattern of the data, and the opposite directions of change in Mount Prospect and Schaumburg, there clearly is no cause and effect relationship between opening the group homes in those two suburbs and the change in turnover rates. One can only speculate that the extremes in Mount Prospect and Schaumburg resulted from the unique nature of the marketplace in those two rapidly growing suburbs.

The statistical test in Table 4 confirms this finding. For all of the 14 group home-control neighborhood pairs, Table 4 shows the results of comparing the change in turnover rate for each group home neighborhood to the change in turnover rate for its corresponding control neighborhood. It shows that the

TABLE 3: CHANGES IN TURNOVER RATES BEFORE AND AFTER DATES ON WHICH GROUP HOMES OPENED

GROUP HOME SITE	GROUP HOME NEIGHBORHOODS					CONTROL NEIGHBORHOODS				
	NUMBER OF SALES IN STUDY AREA		Number of Ownership Residences in Study Area	ANNUALIZED TURNOVER RATE		NUMBER OF SALES IN CONTROL AREA		Number of Ownership Residences in Control Area	ANNUALIZED TURNOVER RATE	
	Before Date Group Home Opened	After Date Group Home Opened		Before Date Group Home Opened	After Date Group Home Opened	Before Date Group Home Opened	After Date Group Home Opened		Before Date Group Home Opened	After Date Group Home Opened
CHICAGO SITES										
CHI-1	25	37	496	5.0 %	7.5 %	31	53	1122	2.8 %	4.7 %
CHI-2	24	38	1288	1.9%	3.0 %	24	62	1221	2.0 %	5.1 %
CHI-3	28	31	1036	2.7 %	3.0 %	39	27	504	7.7 %	5.4 %
CHI-4	37	20	1036	3.6 %	1.9 %	26	37	504	5.2 %	7.3 %
SUBURBAN SITES										
GLENVIEW: G-5	20	21	193	10.4 %	10.9 %	29	41	254	11.4 %	16.1 %
MOUNT PROSPECT: MP-6	30	11	207	14.5 %	5.3 %	36	34	273	13.2 %	12.5 %
SCHAUMBURG: S-7	16	55	254	6.3 %	21.7 %	24	34	366	6.6 %	9.3 %
DOWNSTATE SITES										
JACKSONVILLE										
J-8	30	30	819	1.5 %	1.5 %	23	34	951	1.0 %	1.4 %
J-9	32	33	980	1.6 %	1.6 %	30	43	951	1.5 %	2.2 %
CHAMPAIGN										
C-10	40	29	782	2.6 %	1.9 %	33	32	819	2.0 %	1.9 %
C-11	106	115	1546	3.4 %	3.7 %	75	68	1046	3.6 %	3.2 %
C-12	49	38	440	5.6 %	4.3 %	69	68	1152	3.0 %	3.0 %
C-13	81	100	1176	3.4 %	4.3 %	59	75	1152	2.6 %	3.3 %
ROCKFORD: R-14	15	26	429	1.7 %	3.0 %	34	59	664	2.6 %	4.4 %

average difference in the change in turnover rate for the 14 group home-control neighborhood pairs was statistically insignificant and, therefore, cannot be attributed to the absence or presence of a group home.

TABLE 4:
AVERAGE DIFFERENCE IN CHANGE IN TURNOVER RATES FOR EACH GROUP HOME NEIGHBORHOOD COMPARED TO ITS CORRESPONDING CONTROL NEIGHBORHOOD

Mean Difference in Before and After Turnover Rates of Each Group Home Neighborhood Compared to Its Corresponding Control Neighborhood	T-Statistic	Significance of T-Statistic (Statistically insignificant if greater than 0.05)
0.395 %	0.290	0.780

Methodology: Matched Pair Analysis. See Appendix A for description.

Neighborhood Safety

FINDING:

The crime rate for persons with developmental disabilities who live in community residences, including group homes, is substantially lower than the crime rate for the general Illinois population.

This finding is based on the results of this study's statewide survey of criminal activity among persons with developmental disabilities who live in these residences. This study gathered the following data for 1983 through 1985, to determine the crime rate for residents of these group homes and other community residential living arrangements: (1) the number of these residents, (2) the number convicted of a crime, and (3) the number accused of a crime. To determine whether these residences pose any threat to neighborhood safety, this study then compared these crime rates to those of the general state population.

Table 5 identifies the total number of persons living in these residences by size of home for each of the three survey years: 1983, 1984, and 1985.

TABLE 5:
NUMBER OF ILLINOIS COMMUNITY RESIDENCES AND THEIR RESIDENTS, 1983-1985

Size of Community Residence	Number of This Size Residence Operated in:			Total Number of Different Individuals Who Lived in This Size Residence in:		
	1983	**1984**	**1985**	**1983**	**1984**	**1985**
1 to 3 residents	258	321	352	366	486	544
4 to 8 residents	61	97	121	266	536	735
9 to 20 residents	37	46	46	743	873	904
Total by year	356	464	519	1375	1907	2195

Table 6 reports the number of these residents who were convicted of or accused of a crime in each of the three study years by size of community residence.

TABLE 6:
NUMBER OF COMMUNITY RESIDENTS INVOLVED IN CRIMINAL ACTIVITY

Size of Community Residence	Number Convicted of a Crime in:			Number Accused of a Crime in:		
	1983	1984	1985	1983	1984	1985
1 to 3 residents	0	1	7	7	14	17
4 to 8 residents	0	2	1	3	8	19
9 to 20 residents	0	1	1	4	7	4
Total - All Homes	0	4	9	14	29	40

To be meaningful, the raw data in Table 6 must be converted to crime rates, as described earlier in the section on methodology, and compared to the crime rate for the general Illinois population.

For each of the three study years, Table 7 shows the crime rate range, per 1000 persons, for each size of community residence and the crime rate, per 1000 persons, for the general Illinois population.

Pictured above is one of the Downstate group homes examined in this study.

TABLE 7:
CRIME RATE RANGE OF COMMUNITY RESIDENTS AND CRIME RATE FOR THE GENERAL ILLINOIS POPULATION

Size of Community Residence	Crime Rate by Year Per 1,000 population (First figure represents convictions, second figure represents accusations - see methodology discussion)		
	1983	1984	1985
	CRIME RATE RANGE		
1 to 3 residents	0 - 19	2 - 28	13 - 30
4 to 8 residents	0 - 11	3 - 14	0 - 26
9 to 20 residents	0 - 5	2 - 8	1 - 4
Total - All Residences	0 - 10	2 - 15	3 - 18
	CRIME RATE		
Illinois General Population[19]	101	104	112

To place this data in perspective, there were 112 crimes committed for every 1000 people in Illinois in 1985. But for every 1000 persons with a developmental disability who lived in an Illinois group home or other community residence in 1985, there were between 3 (convictions) and 18 (accusations) crimes committed. In fact, the highest crime rate for all homes, 18 per 1000 population, in 1985 was just 16 percent of the crime rate for the general population (112 per 1000 persons) that year!

FINDING:

Persons living in one size of community residence are no more or less likely to commit a crime than persons living in any other size community residence.

We applied the statistical t-test to determine if residents of any one size community residence were more prone to engage in criminal activity. However, as Table 8 shows, the differences in crime rate (based on accusations) between the three types of living arrangements are so small that the differences are statistically insignificant.[20]

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19. Sources of crime statistics for Illinois: **Crime in Illinois, 1983**, **Crime in Illinois, 1984**, and **Crime in Illinois, 1985** available from the Illinois Department of Law Enforcement, Division of Support Services (726 S. College, Springfield, IL 62704).

20. T-statistics and significance calculations could not be generated for convictions because the number of convictions was too small.

TABLE 8:
COMPARISON OF CRIME RATES BY SIZE OF COMMUNITY RESIDENCE

Size of Community Residence	Crime Rate in Terms of Accusations, 1983-1985	T-Statistic	Significance of T-statistic
1 to 3 residents	27.0 per 1000 persons	0.244	0.28 Insignificant
4 to 8 residents	19.5 per 1000 persons	0.520	0.09 Insignificant
9 to 20 residents	5.9 per 1000 persons	0.466	0.12 Insignificant

FINDING:

Criminal behavior among persons with developmental disabilities who live in community residences generally involves minor crimes against property, disturbing the peace, or disorderly conduct. Crimes against another person are extremely rare.

Finally, Table 9 identifies all the types of crimes of which group home residents were convicted or accused during the three study years. These figures represent the total for all three types of residences. They cannot be compared directly to the rates for the general population because these categories do not precisely match the categories the state uses. However, in those instances where a comparison could be made, the rates in this study were far below the rates for the general population.

Two of the Chicago group homes studied here appear above.

TABLE 9:
TYPES OF CRIMINAL ACTIVITY AMONG GROUP HOME RESIDENTS

TYPE OF CRIMINAL ACTIVITY	Number Convicted of This Crime in:			Number Accused of This Crime in:		
	1983	1984	1985	1983	1984	1985
Burglary	0	0	0	0	1	0
Theft	0	0	1	9	9	12
Breaking and Entering	0	0	0	0	1	0
Disturbing the Peace	0	0	1	0	3	7
Drunken/disorderly Conduct	0	1	0	1	5	6
Destruction of property	0	0	2	2	2	6
Driving Under the Influence	0	1	2	0	1	2
Public indecency	0	0	1	0	1	1
Sexual Assault/Misconduct	0	0	1	1	2	3
Rape	0	0	0	1	0	0
Arson	0	1	0	0	1	0
Murder	0	0	0	0	1	0
Assault with Deadly Weapon	0	0	0	0	0	2
Assault	0	0	1	0	1	1
Battery	0	1	0	0	1	0
Other	0	0	0	0	0	0

One of the suburban Chicago group homes examined here appears above.

CONCLUSIONS

This study examined neighborhoods surrounding 14 group homes for persons with developmental disabilities in seven different municipalities: four neighborhoods in Chicago; three neighborhoods in Chicago suburbs (Glenview, Mount Prospect, and Schaumburg); one neighborhood in a sizeable city in a predominantly rural county in northern Illinois (Rockford); four neighborhoods in a sizeable city in a predominantly rural county in central Illinois (Champaign); and two neighborhoods in a small municipality in a rural county in central Illinois (Jacksonville).

Based on an examination of the sale price and number of homes sold in 14 neighborhoods, before and after the group home at each neighborhood's center opened, and an examination of the price and number of homes sold in 14 comparable control neighborhoods distinguishable from the corresponding group home neighborhood by the absence of a group home, it is clear that:

Group homes do not affect the value of residential ownership property in the surrounding neighborhood.

and

Group homes do not affect the stability of the surrounding neighborhood.

This study also conducted a comprehensive statewide survey of over 2200 persons with developmental disabilities who live in community residences to identify any criminal activities in which they engaged from 1983 through 1985. This survey covered all community residences ranging in size from 1 to 3 residents to as many as 9 to 20 residents, including group homes for 4 to 8 persons. The survey revealed that the crime rate for persons with developmental disabilities living in community residences is substantially lower than the crime rate for the general Illinois population. This research conclusively shows that:

Persons with developmental disabilities who live in group homes pose no threat to the safety of their neighbors or the surrounding community.

This study's findings and conclusions comport with those of the other studies of group homes described in Appendix D. Together they form one of the most exhaustive bodies of reseach on any specific land use. They offer convincing evidence that group homes generate no adverse impacts on the surrounding neighborhood.

APPENDIX A: DESCRIPTION OF STATISTICAL TESTS

Student's T-Test

The Student's t-test is a way to answer the question whether the differences between data samples, here the mean sales price before and after a group home opened, is really different or just due to chance. Answering this question requires more than just calculating the average value of each sample. It requires examining how the raw data are distributed around that mean. Are the sale prices more or less similar and closely clustered around the mean, or are there wide variations in sale prices? The t-test measures the number of cases in a sample that fall into the extremes, or "tail," of one distribution (the before sample), and compares it with the number of cases in the tails of the other distribution (the after sample). A substantial discrepancy in the tails of the two samples being compared indicates that the difference in the means of the two samples is unlikely to be due to chance, namely that the difference is statistically significant!

The t-statistic is calculated as follows:

$$t = \frac{\bar{X}_1 - \bar{X}_2}{\sqrt{(S_1^2 / N_1) + (S_2^2 / N_2)}}$$

where:
$\bar{X}_n$ = mean of sample n
S_n = variance of sample n
N_n = size of sample n

The level of significance, the most important finding from the t-test, is found in a standardized table. The significance level reflects the probability that the differences between the two samples could be due to chance alone. For example, when the significance of the t-statistic is .981, there is a 98.1 percent probability that the difference between the before and after mean sale prices in the neighborhood surrounding group home J-8 in Jacksonville (see Table 1) is due solely to chance.

At some point, the probability of the difference being due solely to chance is so low that statisticians accept the difference as statistically significant and probably caused by some factor other than chance. The statisticians place this point at .05 (5 percent). This is called the standard "decision" rule where statisticians interpret the t-test results by assuming there is no significant difference in the means of the two samples (known as the "null hypothesis") unless the level of significance is less than .05. When the level of significance is less than .05, the differences between the two means is considered to be statistically significant and the null hypothesis that there is no significant difference in the means of the two samples, must be rejected. Only then do statisticians assign the cause of the differences between the two means to some factor other than chance.

Table 1 shows that the difference in before and after mean sale price was statistically significant for only 1 of the 14 group home neighborhoods, and 2 of the 14 control neighborhoods (sites MP-6 and C-13). The only statistically significant difference in a group home neighborhood was for Site S-7 (Schaumburg), where the average sales price increased from $85,860 to $103,890. However, it is not contended that the presence of the group home caused this significant increase in mean sale price.

Matched Pair Analysis

For tables 2 and 4, Matched Pair Analysis employing a single-sample t-test was used to determine whether the average difference, for the 14 group home-control neighborhood pairs, in the change in mean sale price after the date each group home opened, was due to chance or to opening the group homes (Table 2). The explanation of this methodology also applies to the similar analysis that was conducted for turnover rates (Table 4).

For each of the 14 group home-control neighborhood pairs, the difference in the change in mean sales price after the date each group home opened was calculated as follows:

$(GH^n_{After} - GH^n_{Before}) - (C^n_{After} - C^n_{Before})$, where:

GH^n_{After} = mean sale price for group home neighborhood "n" after date group home opened

C^n_{Before} = mean sale price for control neighborhood "n" before date group home opened

This set of calculations yielded 14 figures, one for each group home-control neighborhood pair. The average difference in change was derived by adding these 14 figures and dividing by 14. If the average difference in the change in mean sale price between each group home-control neighborhood pair was due to chance, the average diference would be relatively small and relatively close to zero, and therefore statististically insignificant under a t-test. Next, a single-sample t-test was applied to determine whether the average difference was statistically significant.

Pictured above is the Rockford group home examined in this study.

APPENDIX B: GROUP HOMES STUDIED

GROUP HOME SITE: CHI-1, located in Chicago
SPONSORING AGENCY: Augustana Center

NUMBER OF RESIDENTS: 8
POPULATION SERVED: Moderate to severely retarded adults
STAFFING: 24 hour; shift basis; no live-in staff

DATE OF OCCUPANCY: July 12, 1984
NUMBER OF MONTHS STUDIED BEFORE AND AFTER: 12 months

DATA

	Site		Control	
	Before	After	Before	After
TURNOVER				
Number of Units in Area	496		1122	
Number of Sales	25	37	31	53
Annualized Turnover Rate	5.0%	7.5%	2.8%	4.7%
PROPERTY VALUES				
Mean Sales Price	$78,948	$87,873	$74,206	$87,083
Percent Change in Mean Sales Price	+11.3%		+17.4%	

COMMENTS:

The differences in the before and after mean sale prices were not statistically significant. They are due to chance, not to the presence of a group home. See supra tables 1 through 4 and accompanying text.

The home is a brick two-flat, located in a quiet, middle-class neighborhood dominated by bungalows and two-flat owner-occupied apartment buildings.

Relations with the few neighbors who know this is a group home have been cooperative.

* *

GROUP HOME SITE: CHI-2, located in Chicago
SPONSORING AGENCY: Victor C. Neumann Association

NUMBER OF RESIDENTS: 4
POPULATION SERVED: Female adult with behavior disorders; moderate level of functioning; age range: 34-50
STAFFING: 24 hour; shift basis; no live-in staff

DATE OF OCCUPANCY: July 23, 1984
NUMBER OF MONTHS STUDIED BEFORE AND AFTER: 12 months

DATA

	Site		Control	
	Before	After	Before	After
TURNOVER				
Number of Units in Area	1288		1221	
Number of Sales	24	38	24	62
Annualized Turnover Rate	1.9%	3.0%	2.0%	5.1%
PROPERTY VALUES				
Mean Sales Price	$43,579	$44,476	$43,542	$51,273
Percent Change in Mean Sales Price	+2.1%		+17.8%	

COMMENTS:

The differences in the before and after mean sale prices were not statistically significant. They are due to chance, not to the presence of a group home. See supra tables 1 through 4 and accompanying text.

This brick two-flat is located in a largely lower-middle class neighborhood of small homes and two-flat apartments.

The home moved in without any neighborhood opposition. Neighbors were unaware the group home existed.

GROUP HOME SITE: CHI-3, located in Chicago
SPONSORING AGENCY: Victor C. Neumann Association

NUMBER OF RESIDENTS: 7
POPULATION SERVED: Male and female adults with behavior disorders; low to mid-moderate functioning level; age range: 30-50
STAFFING: 24 hour; shift basis; no live-in staff

DATE OF OCCUPANCY: December 10, 1984
NUMBER OF MONTHS STUDIED BEFORE AND AFTER: 12 months

DATA

	Site		Control	
	Before	After	Before	After
TURNOVER				
Number of Units in Area	1036		504	
Number of Sales	28	31	39	27
Annualized Turnover Rate	2.7%	3.0%	7.7%	5.4%
PROPERTY VALUES				
Mean Sales Price	$56,368	$56,897	$55,456	$62,518
Percent Change in Mean Sales Price	+0.9%		+12.7%	

COMMENTS:

The differences in the before and after mean sale prices were not statistically significant. They are due to chance, not to the presence of a group home. See supra tables 1 through 4 and accompanying text.

This wood-framed house is located in a heavily Hispanic, lower-middle class neighborhood. Much of the surrounding property is composed of two-flat and three-flat apartments buildings and small single-family houses.

The operator reports that the home initially faced opposition from Caucasian neighbors because one resident and most of the staff were Black. Since the early weeks following the opening, neighbors have become friendly to the extent of inviting group home residents to visit.

* *

GROUP HOME SITE: CHI-4, located in Chicago
SPONSORING AGENCY: The Center for the Rehabilitation and Training of the Disabled

NUMBER OF RESIDENTS: 8
POPULATION SERVED: Previously institutionalized persons with severe behavior disorders; male and female; age range: 20-40
STAFFING: 24 hour; shift basis; no live-in staff

DATE OF OCCUPANCY: July 12, 1984
NUMBER OF MONTHS STUDIED BEFORE AND AFTER: 12 months

DATA

	Site		Control	
	Before	After	Before	After
TURNOVER				
Number of Units in Area	1036		504	
Number of Sales	37	20	26	37
Annualized Turnover Rate	3.6%	1.9%	5.2%	7.3%
PROPERTY VALUES				
Mean Sales Price	$58,051	$59,110	$54,388	$52,400
Percent Change in Mean Sales Price	+1.8%		-3.7%	

COMMENTS:

The differences in the before and after mean sale prices were not statistically significant. They are due to chance, not to the presence of a group home. See supra tables 1 through 4 and accompanying text.

This brick, three-flat's immediate surroudings are dominated by deteriorating houses and three-flat apartment buildings. There is some renovation in the largely Hispanic neighborhood. The home faced no neighborhood opposition.

GROUP HOME SITE: G-5, located in Glenview
SPONSORING AGENCY: Rimland School for Autistic Children

NUMBER OF RESIDENTS: 3
POPULATION SERVED: Autistic adults; age range: 26-32
STAFFING: 24 hour; shift basis; no live-in staff; two staff present during waking hours

DATE OF OCCUPANCY: July 6, 1983
NUMBER OF MONTHS STUDIED BEFORE AND AFTER: 12 months

DATA

	Site		Control	
	Before	After	Before	After
TURNOVER				
Number of Units in Area	193		254	
Number of Sales	20	21	29	41
Annualized Turnover Rate	10.4%	10.9%	11.4%	16.1%
PROPERTY VALUES				
Mean Sales Price	$84,872	$88,429	$104,895	$104,821
Percent Change in Mean Sales Price	+4.2%		-0.1%	

COMMENTS:

The differences in the before and after mean sale prices were not statistically significant. They are due to chance, not to the presence of a group home. See supra tables 1 through 4 and accompanying text.

This brick bungalow is located in a middle- to upper-middle class single-family neighborhood developed during the last 25 years. There's a large park at the south end of the block.

* *

GROUP HOME SITE: MP-6, located in Mount Prospect
SPONSORING AGENCY: Glenkirk

NUMBER OF RESIDENTS: 5
POPULATION SERVED: Female adults aged 21-30; severe and profoundly retarded
STAFFING: 24 hour; shift basis; no live-in staff

DATE OF OCCUPANCY: April 5, 1985
NUMBER OF MONTHS STUDIED BEFORE ANU AFTER: 12 months

DATA

	Site		Control	
	Before	After	Before	After
TURNOVER				
Number of Units in Area	207		273	
Number of Sales	30	11	36	34
Annualized Turnover Rate	14.5%	5.3%	13.2%	12.5%
PROPERTY VALUES				
Mean Sales Price	$110,705	$110,091	$91,004	$105,885
Percent Change in Mean Sales Price	-0.6%		+16.4%	

COMMENTS:

The differences in the before and after mean sale prices for the group home neighborhood were not statistically significant. They are due to chance, not to the presence of a group home. See supra tables 1 through 4 and accompanying text.

This group home is actually a wood and stone two-flat which, in all outward appearance, looks like the other single-family houses in the neighborhood. Newer, medium-sized single-family homes comprise this middle-class neighborhood close to shopping and major thoroughfares.

The home initially faced strong neighborhood opposition which later dissipated. The neighbors are now friendly.

GROUP HOME SITE: S-8, located in Schaumburg
SPONSORING AGENCY: Blare House, Inc.

NUMBER OF RESIDENTS: 4
POPULATION SERVED: Autistic and autistic-like males and females aged 20-27
STAFFING: 24 hour; shift basis; no live-in staff

DATE OF OCCUPANCY: May 14, 1984
NUMBER OF MONTHS STUDIED BEFORE AND AFTER: 12 months

DATA

	Site		Control	
	Before	After	Before	After
TURNOVER				
Number of Units in Area	254		366	
Number of Sales	16	55	24	34
Annualized Turnover Rate	6.3%	21.7%	6.6%	9.3%
PROPERTY VALUES				
Mean Sales Price	$85,856	$103,894	$79,367	$82,874
Percent Change in Mean Sales Price	+21.0%		+4.4%	

COMMENTS:

The increase in mean sale price after the group home opened is statistically significant. However, it is likely that factors other than opening the group home account for this large increase in value.

This wood-frame and brick bungalow is located in a newer single-family, middle-class neighborhood with mostly good-sized single-family houses. An apartment complex lies one block north of the home.

Those neighbors who were initially upset with the group home opening are reportedly pretty friendly these days.

* *

GROUP HOME SITE: J-8, located in Jacksonville
SPONSORING AGENCY: Jacksonville Association for Retarded Citizens

NUMBER OF RESIDENTS: 2
POPULATION SERVED: Profoundly retarded male adults
STAFFING: Married couple as live-in houseparents

DATE OF OCCUPANCY: August 17, 1984
NUMBER OF MONTHS STUDIED BEFORE AND AFTER: 19 months

DATA

	Site		Control	
	Before	After	Before	After
TURNOVER				
Number of Units in Area	819		951	
Number of Sales	30	30	23	34
Annualized Turnover Rate	1.5%	1.5%	1.0%	1.4%
PROPERTY VALUES				
Mean Sales Price	$40,720	$40,615	$39,496	$33,592
Percent Change in Mean Sales Price	-0.3%		-14.9%	

COMMENTS:

The differences in the before and after mean sale prices were not statistically significant. They are due to chance, not to the presence of a group home. See supra tables 1 through 4 and accompanying text.

Jacksonville has suffered many economic setbacks in the last few years. This home is located in a predominantly middle- and lower-middle class neighborhood of single-family homes of all sizes, generally in pretty good condition. Nearly half the dwelling units were built before 1949.

This wood-framed house is located within four short blocks of the other group home this study examined in Jacksonville, site J-9.

GROUP HOME SITE: J-9, located in Jacksonville
SPONSORING AGENCY: Jacksonville Association for Retarded Citizens

NUMBER OF RESIDENTS: 8
POPULATION SERVED: Profoundly retarded and multiply-handicapped adults
STAFFING: Two staff on duty 24 hour; shift basis; no live-in staff

DATE OF OCCUPANCY: April 24, 1984
NUMBER OF MONTHS STUDIED BEFORE AND AFTER: 23 months

DATA

	Site		Control	
	Before	After	Before	After
TURNOVER				
Number of Units in Area	980		951	
Number of Sales	32	33	30	43
Annualized Turnover Rate	1.6%	1.6%	1.5%	2.2%
PROPERTY VALUES				
Mean Sales Price	$35,806	$36,703	$33,510	$35,702
Percent Change in Mean Sales Price	+2.5%		+6.5%	

COMMENTS:

The differences in the before and after mean sale prices were not statistically significant. They are due to chance, not to the presence of a group home. See supra tables 1 through 4 and accompanying text.

Jacksonville has suffered many economic setbacks in the last few years. This home is located in a predominantly middle- and lower-middle class neighborhood of single-family homes of all sizes, generally in pretty good condition. Nearly two-thirds of the dwelling units were built before 1949. In 1980, about 15 percent of the neighborhood was Black.

This large, wood-framed house is located within four short blocks of the other group home this study examined in Jacksonville, site J-8.

* *

GROUP HOME SITE: C-10, located in Champaign
SPONSORING AGENCY: Developmental Services Center of Champaign County

NUMBER OF RESIDENTS: 2
POPULATION SERVED: Moderately to severely retarded children, aged 7-14
STAFFING: Individual houseparent lives-in with relief on weekends

DATE OF OCCUPANCY: April 11, 1983
NUMBER OF MONTHS STUDIED BEFORE AND AFTER: 24 months

DATA

	Site		Control	
	Before	After	Before	After
TURNOVER				
Number of Units in Area	782		819	
Number of Sales	40	29	33	32
Annualized Turnover Rate	2.6%	1.9%	2.0%	1.9%
PROPERTY VALUES				
Mean Sales Price	$37,613	$37,110	$31,573	$33,305
Percent Change in Mean Sales Price	-1.3%		+5.5%	

COMMENTS:

The differences in the before and after mean sale prices were not statistically significant. They are due to chance, not to the presence of a group home. See supra tables 1 through 4 and accompanying text.

Located across from a public elementary school, this small, wood-framed bungalow is surrounded by similarly modest single-family houses in a lower-middle class, but stable neighborhood. This neighborhood is in the far northwest corner of Champaign, far from the University of Illinois.

There's been no neighborhood opposition to this home.

GROUP HOME SITE: C-11, located in Champaign
SPONSORING AGENCY: Champaign County Association for the Mentally Retarded

NUMBER OF RESIDENTS: 6
POPULATION SERVED: Four women and two men with mild to moderate mental retardation; age range: 23-46
STAFFING: 24 hour; shift basis; no live-in staff

DATE OF OCCUPANCY: May 14, 1982
NUMBER OF MONTHS STUDIED BEFORE AND AFTER: 24 months

DATA

	Site		Control	
	Before	After	Before	After
TURNOVER				
Number of Units in Area	1546		1046	
Number of Sales	106	115	75	68
Annualized Turnover Rate	3.4%	3.7%	3.6%	3.2%
PROPERTY VALUES				
Mean Sales Price	$60,663	$61,984	$43,629	$45,654
Percent Change in Mean Sales Price	+2.2%		+4.6%	

COMMENTS:

The differences in the before and after mean sale prices were not statistically significant. They are due to chance, not to the presence of a group home. See supra tables 1 through 4 and accompanying text.

The surrounding neighborhood features mostly medium and large single-family houses. Since it's fairly close to the University of Illinois, there is a substantial proportion of rental property in the neighborhood. Slightly more than two-thirds of the dwelling units were built before 1949.

The group home operated in this very large, wood-framed house for several years before the neighbors realized it is a group home. There's been no neighborhood opposition.

* *

GROUP HOME SITE: C-12; located in Champaign
SPONSORING AGENCY: Developmental Services Center of Champaign County

NUMBER OF RESIDENTS: 2
POPULATION SERVED: Moderately retarded adult women
STAFFING: One live-in houseparent

DATE OF OCCUPANCY: April 1, 1982
NUMBER OF MONTHS STUDIED BEFORE AND AFTER: 24 months

DATA

	Site		Control	
	Before	After	Before	After
TURNOVER				
Number of Units in Area	440		1152	
Number of Sales	49	38	69	68
Annualized Turnover Rate	5.6%	4.3%	3.0%	3.0%
PROPERTY VALUES				
Mean Sales Price	$41,374	$41,987	$51,572	$57,598
Percent Change in Mean Sales Price	+1.5%		+11.6%	

COMMENTS:

The differences in the before and after mean sale prices were not statistically significant. They are due to chance, not to the presence of a group home. See supra tables 1 through 4 and accompanying text.

Located in the extreme southwest corner of Champaign, this small, wood-framed house is surrounded by similar modest single-family houses, nearly all of which are of fairly recent vintage. The 1980 census showed a 15 percent Black population.

There's been no opposition from neighbors. Residents have interacted with neighbors.

GROUP HOME SITE: C-13, located in Champaign
SPONSORING AGENCY: Developmental Services Center of Champaign County

NUMBER OF RESIDENTS: 2
POPULATION SERVED: Moderate to mildly retarded adult women
STAFFING: Married couple as live-in houseparents

DATE OF OCCUPANCY: July 25, 1983
NUMBER OF MONTHS STUDIED BEFORE AND AFTER: 24 months

DATA

	Site		Control	
	Before	After	Before	After
TURNOVER				
Number of Units in Area	1176		1152	
Number of Sales	81	100	59	75
Annualized Turnover Rate	3.4%	4.3%	2.6%	3.3%
PROPERTY VALUES				
Mean Sales Price	$48,281	$48,870	$52,647	$61,588
Percent Change in Mean Sales Price	+1.2%		+16.9%	

COMMENTS:

The differences in the before and after mean sale prices for the group home neighborhood were not statistically significant. They are due to chance, not to the presence of a group home. See supra tables 1 through 4 and accompanying text.

Located in the far southwest corner of Champaign, this medium-sized, wood-framed bungalow is surrounded by other modest single-family houses built during the last 30 years.

There's been no neighborhood opposition to this home.

* *

GROUP HOME SITE: R-14, located in Rockford
SPONSORING AGENCY: Milestone, Inc.

NUMBER OF RESIDENTS: 8
POPULATION SERVED: Men and women with moderate to low-mild mental retardation, aged 18-30
STAFFING: 24 hour; shift basis; no live-in staff

DATE OF OCCUPANCY: February 14, 1983
NUMBER OF MONTHS STUDIED BEFORE AND AFTER: 24 months

DATA

	Site		Control	
	Before	After	Before	After
TURNOVER				
Number of Units in Area	429		664	
Number of Sales	15	26	34	59
Annualized Turnover Rate	1.7%	3.0%	2.6%	4.4%
PROPERTY VALUES				
Mean Sales Price	$61,407	$68,412	$54,353	$52,725
Percent Change in Mean Sales Price	+11.4%		-3.0%	

COMMENTS:

The differences in the before and after mean sale prices were not statistically significant. They are due to chance, not to the presence of a group home. See supra tables 1 through 4 and accompanying text.

Situated at the end of a dead end street, on the edge of an area of open space, this spacious brick ranch house is surrounded largely by modest, single-family houses built in the last 25 years. The west end of the neighborhood features larger homes of more recent vintage.

When the home first opened, only the tenants next door opposed it. Subsequent tenants do not object to the group home.

APPENDIX C: LIST OF CONTROL NEIGHBORHOODS

City and Site Number	Address of Center of Control Neighborhood	Months Studied Before/ After Date on Which Group Home Opened
CHICAGO		
CHI-1	4636 N. Western	12/12
CHI-2	2425 S. Springfield	12/12
CHI-3	2912 W. McLean *	12/12
CHI-4	2912 W. McLean *	12/12
CHICAGO SUBURBS		
Glenview		
G-5	277 W. Beverly	12/12
Mount Prospect		
MP-6	212 W. Shobonee Trail	12/12
Schaumburg		
S-7	520 Cambridge Drive	12/12
DOWNSTATE		
Jacksonville		
J-8	552 S. Hardin *	19/19
J-9	552 S. Hardin *	23/23
Champaign		
C-10	1404 Sunset	24/24
C-11	502 Columbia	24/24
C-12	1212 Western *	24/24
C-13	1212 Western *	24/24
Rockford		
R-14	4002 Buckingham	24/24

A five block radius around the group home and around the center of the control neighborhood was used for all downstate sites. A four block radius was used for the Chicago and suburban sites.

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* A control area was used twice when it was the best match for two group home study areas in terms of the key characteristics used to select control areas. This practice does not confound findings because the data for each group home - control area pair was collected for different periods of time.

APPENDIX D: STUDIES ON IMPACTS OF GROUP HOMES AND HALFWAY HOUSES ON PROPERTY VALUES AND TURNOVER

I. DEVELOPMENTALLY DISABLED POPULATIONS ONLY

Studies that deal exclusively with group homes for developmentally disabled populations are:

D. Lauber, Impacts on the Surrounding Neighborhood of Group Homes for Persons With Developmental Disabilities, (Governor's Planning Council on Developmental Disabilities, Springfield, Illinois, Sept. 1986)(found no effect on property value or turnover due to any of 14 group homes for up to eight residents; also found crime rate among group home residents to be a small fraction of crime rate for general population).

L. Dolan and J. Wolpert, Long Term Neighborhood Property Impacts of Group Homes for Mentally Retarded People, (Woodrow Wilson School Discussion Paper Series, Princeton University, Nov. 1982)(examined long-term effects on neighborhoods surrounding 32 group homes for five years after the homes were opened and found same results as in Wolpert, infra).

Minnesota Developmental Disabilities Program, Analysis of Minnesota Property Values of Community Intermediate Care Facilities for Mentally Retarded (ICF-MRs) (Dept. of Energy, Planning and Development 1982)(no difference in property values and turnover rates in 14 neighborhoods with group homes during the two years before and after homes opened, as compared to 14 comparable control neighborhoods without group homes).

Dirk Wiener, Ronald Anderson, and John Nietupski, Impact of Community-Based Residential Facilities for Mentally Retarded Adults on Surrounding Property Values Using Realtor Analysis Methods, 17 Education and Training of the Mentally Retarded 278 (Dec. 1982)(used realtors' "comparable market analysis" method to examine neighborhoods surrounding eight group homes in two medium-sized Iowa communities; found property values in six subject neighborhoods comparable to those in control areas; found property values higher in two subject neighborhoods than in control areas).

Montgomery County Board of Mental Retardation and Developmental Disabilities, Property Sales Study of the Impact of Group Homes in Montgomery County (1981)(property appraiser from Magin Realty Company examined neighborhoods surrounding seven group homes; found no difference in property values and turnover rates between group home neighborhoods and control neighborhoods without any group homes).

Martin Lindauer, Pauline Tung, and Frank O'Donnell, Effect of Community Residences for the Mentally Retarded on Real-Estate Values in the Neighborhoods in Which They are Located (State University College at Brockport, N.Y. 1980)(examined neighborhoods around seven group homes opened between 1967 and 1980 and two control neighborhoods; found no effect on prices; found a selling wave just before group homes opened, but no decline in selling prices and no difficulty in selling houses; selling wave ended after homes opened; no decline in property values or increase in turnover after homes opened).

Julian Wolpert, Group Homes for the Mentally Retarded: An Investigation of Neighborhood Property Impacts (New York State Office of Mental Retardation and Developmental Disabilities Aug. 31, 1978)(most thorough study of all; covered 1570 transactions in neighborhoods of ten New York municipalities surrounding 42 group homes; compared neighborhoods surrounding group homes and comparable control neighborhoods without any group homes; found no effect on property values; proximity to group home had no effect on turnover or sales price; no effect on property value or turnover of houses adjacent to group homes).

Burleigh Gardner and Albert Robles, The Neighbors and the Small Group

Homes for the Handicapped: A Survey (Illinois Association for Retarded Citizens Sept. 1979)(real estate brokers and neighbors of existing group homes for the retarded, reported that group homes had no effect on property values or ability to sell a house; unlike all the other other studies noted here, this is based solely on opinions of real estate agents and neighbors; because no objective statistical research was undertaken, this study is of limited value).

Zack Cauklins, John Noak and Bobby Wilkerson, Impact of Residential Care Facilities in Decatur (Macon County Community Mental Health Board Dec. 9, 1976)(examined neighborhoods surrounding one group home and four intermediate care facilities for 60 to 117 persons with mental disabilities; members of Decatur Board of Realtors report no effect on housing values or turnover).

II. STUDIES COVERING ADDITIONAL SPECIAL POPULATIONS

Several studies covered the effects of group homes for perons with developmental disabilities and for other special populations, as well as halfway houses and foster care homes (other populations studied appear in parentheses). Using the same types of research techniques employed in the first set of studies above, these all found that the group homes and other residential facilities they examined had no effect on property values or turnover.

Suffolk Community Council, Inc., Impact of Community Residences Upon Neighborhood Property Values (July 1984)(compared sales 18 months before and after group homes opened in seven neighborhoods and comparable control neighborhoods without group homes; found no difference in property values or turnover between group home and control neighborhoods).

Metropolitan Human Services Commission, Group Homes and Property Values: A Second Look (Aug. 1980)(Columbus, Ohio)(halfway house for persons with mental illness; group homes for neglected, unruly male wards of the county, 12-18 years old).

Christopher Wagner and Christine Mitchell, Non-Effect of Group Homes on Neighboring Residential Property Values in Franklin County (Metropolitan Human Services Commission, Columbus, Ohio, Aug. 1979)(halfway house for persons with mental illness; group homes for neglected, unruly male wards of the county, 12-18 years old).

Tom Goodale and Sherry Wickware, Group Homes and Property Values in Residential Areas, 19 Plan Canada 154-163 (June 1979)(group homes for children, prison pre-parolees).

City of Lansing Planning Department, Influence of Halfway Houses and Foster Care Facilities Upon Property Values (Lansing, Mich. Oct 1976)(adult ex-offenders, youth offenders, ex-alcoholics).

One study grouped residential homes for all populations together with nonresidential human service facilities (such as job counseling, nursing homes, adult education and day care, and drug detoxification services). Using this broader group of human service facilities, it found that in Oakland, California, these facilities for adults had an adverse effect on property values in the nonwhite housing submarket, but a positive effect in the white submarket. It found that these facilities for juveniles adversely affected property values in the white submarket, but had a positive effect in the nonwhite submarket. Stuart Gabriel and Jennifer Wolch, Spillover Effects of Human Service Facilities in a Racially Segmented Housing Market 19 (March 1983)(available from Wolch, University of Southern California, School of Urban and Regional Planning, Los Angeles). This study is unique, not only for its findings, but for its methodology of segmenting the housing market by race.

The authors' methodology is radically different from that of the other

studies noted here. The other studies used a number of techniques which basically compared the sales prices (or a reasonable surrogate) for houses within a specific radius of a group home both before and after the group home opened. In addition, most of the other studies also compared these figures to sales figures for control areas with relevant characteristics nearly identical to the areas surrounding the group homes under study, except that there was no group home in the control areas (the more vigorous studies used regression analysis to control for extraneous variables). Gabriel and Wolch did not make these kinds of comparisons. Instead they examined property sales at a single point in time. The value of their study is to show that there is a **possibility** that human service facilities may have different effects in white and nonwhite housing submarkets. But because the study mixes residential and nonresidential facilities, its application to the question at hand - the effect of group homes on property values - is highly problematic.

III. STUDIES NOT COVERING HOMES FOR DEVELOPMENTALLY DISABLED

A third group of studies examined the effects of group homes and halfway houses only for populations that neighbors might view as more threatening than persons with developmental disabilities, such as prison pre-parolees, drug addicts, alcoholics, juvenile delinquents, and former mental patients. None of these studies could find any effect on property values or turnover.

Michael Dear and S. Martin Taylor, Not on Our Street 133-144 (1982)(group homes for persons with mental illness have no effect on property values or turnover).

John Boeckh, Michael Dear, and S. Martin Taylor, Property Values and Mental Health Facilities in Metroplitan Toronto, 24 The Canadian Geographer 270 (Fall 1980)(residential mental health facilities have no effect on the volume of sales activities or property values; distance from the facility and type of facility had no significant effect on price).

Michael Dear, Impact of Mental Health Facilities on Property Values, 13 Community Mental Health Journal 150 (1977)(persons with mental illness; found indeterminate impact on property values).

Stuart Breslow, The Effect of Siting Group Homes on the Surrounding Environs (1976)(unpublished)(although data limitations render his results inconclusive, the author suggests that communities can absorb a "limited" number of group homes without measurable effects on property values).

P. Magin, Market Study of Homes in the Area Surrounding 9525 Sheehan Road in Washington Township, Ohio (May 1975)(available from County Prosecutors Office, Dayton, Ohio).

Eric Knowles and Ronald Baba, The Social Impact of Group Homes: a study of small residential service programs in first residential areas (Green Bay, Wisc. Plan Commission June 1973)(disadvantaged children from urban areas, teenage boys and girls under court commitment, infants and children with severe medical problems requiring nursing care, convicts in work release or study release programs).

FOR AN UPDATED BIBLIOGRAPHY OF STUDIES

The Mental Health Law Project maintains an frequently updated annotated bibliography of studies on the impacts of group homes and halfway houses. Write to the Mental Health Law Project, Suite 800, 2021 L Street, NW, Washington, DC 20036-4909 (phone: 202/467-5730) for a copy. For ten cents a page, the MHLP will furnish a photocopy of any studies it has.

APPENDIX E: CRIMINAL INVOLVEMENT SURVEY

Please complete all items. Type or print legibly.
Please return the completed survey by February 26, 1986 to:
Planning/Communications • 1035 Dobson • Evanston, IL 60202

ALL QUESTIONS REFER ONLY TO THE YEARS 1983, 1984, 1985

ITEM 1

We need to know who you are so we can reach you for clarification and follow-up. Remember our data will be reported in gross figures so your agency cannot be identified in our final report.

1a) Sponsoring Organization: _____
1b) Name of person completing this survey: _____
1c) Phone number of person completing this survey: Area Code: ___ - _____
1d) City of Sponsoring Organization: _____

ITEM 2

In order to analyze our data, we need to know a little about the types of residential facilities you operate and the number of people who lived in them during each year.

TYPES OF FACILITIES:

"Independent Living Facilities" refer to living arrangements like HIP Homes and SLAs for 1 to 3 persons with developmental disabilities.

"Group Homes" for eight or fewer residents and for nine to 20 residents include CLFs, CRAs, ICF/DDs, SNFs and similar licensed group homes.

Type of Residential Facility	Number of This Kind of Facility Your Organization Operated in:			*Total Number of Individuals Who Lived in This Kind of Facility in:		
	1983	1984	1985	1983	1984	1985
Independent Living Facility [1-3 DD residents]						
Group Home (CRA) [8 or fewer DD residents]						
Group Home [9 to 20 DD residents]						

* Here we're asking for the total number of different individuals who lived in each of these types of facilities during each of the three years. For example, suppose you operate a group home for six persons. If, during the course of 1983, nine different persons with developmental disabilities lived in the home, nine is the total number of individuals who lived in this kind of facility in 1983.

- Survey continued on other side -

ITEM 3

We need to know how many residents of your residential facilities, if any, were involved in criminal activity. For each type of residential facility, please indicate the number of residents accused of a crime and the number convicted of a crime for each year.

For purposes of this survey, **accused** means any accusation even if charges were not filed.

If zero, fill in a zero - do not leave any boxes blank.

Type of Residential Facility	Number **Accused** of a Crime in:			Number **Convicted** of a Crime in:		
	1983	1984	1985	1983	1984	1985
Independent Living Facilities						
Group Homes [8 or fewer]						
Group Homes [9 - 20]						

ITEM 4

We need to know the kinds of crimes in which residents of the different types of residential facilities were involved each year.

SPECIAL INSTRUCTIONS:

Use the first table for residents of Independent Living Facilities only. The second table is for residents of Group Homes (CRA) for eight or fewer persons. The third table is for residents of Group Homes for nine to 20 persons.

If zero, fill in a zero - do not leave any boxes blank.

If you are uncertain of the definition of a particular crime, place a question mark in the **left hand margin** next to it and we will call you to explain it.

* If the same individual committed a type of crime more than once, count each offense as a separate offense. For example, if the same person was accused of theft three times in 1983, that counts as three thefts.

Tables for answering this item appear on the next two sheets.

FOR RESIDENTS OF **INDEPENDENT LIVING FACILITIES** ONLY

CRIME	*Number Accused of This Crime in:			*Number Convicted of This Crime in:		
	1983	1984	1985	1983	1984	1985
a) Murder						
b) Assault with a Deadly Weapon						
c) Burglary						
d) Theft						
e) Breaking and Entering						
f) Sexual Assault						
g) Rape						
h) Disturbing the Peace						
i) Drug Abuse						
j) Marijuana Possession						
k) Drunken/disorderly Conduct						
l) Destruction of property						
m) Other (specify):						

FOR RESIDENTS OF **GROUP HOMES FOR 8 OR FEWER RESIDENTS** ONLY

CRIME	*Number Accused of This Crime in:			*Number Convicted of This Crime in:		
	1983	1984	1985	1983	1984	1985
a) Murder						
b) Assault with a Deadly Weapon						
c) Burglary						
d) Theft						

- Table continued on other side -

TABLE FOR GROUP HOMES OF 8 OR FEWER - CONTINUED

CRIME	*Number Accused of This Crime in:			*Number Convicted of This Crime in:		
	1983	1984	1985	1983	1984	1985
e) Breaking and Entering						
f) Sexual Assault						
g) Rape						
h) Disturbing the Peace						
i) Drug Abuse						
j) Marijuana Possession						
k) Drunken/disorderly Conduct						
l) Destruction of property						
m) Other (specify):						

RESIDENTS OF **GROUP HOMES FOR 9 TO 15 RESIDENTS** ONLY						
CRIME	*Number Accused of This Crime in:			*Number Convicted of This Crime in:		
	1983	1984	1985	1983	1984	1985
a) Murder						
b) Assault with a Deadly Weapon						
c) Burglary						
d) Theft						
e) Breaking and Entering						
f) Sexual Assault						
g) Rape						
h) Disturbing the Peace						

- Table continued on next page -

TABLE FOR GROUP HOMES FOR 9 TO 15 - CONTINUED

CRIME	*Number Accused of This Crime in:			*Number Convicted of This Crime in:		
	1983	1984	1985	1983	1984	1985
i) Drug Abuse						
j) Marijuana Possession						
k) Drunken/disorderly Conduct						
l) Destruction of property						
m) Other (specify):						

THANK YOU FOR YOUR CANDID RESPONSES TO THIS SURVEY. PLEASE RETURN THIS SURVEY IN THE ENCLOSED PRE-ADDRESSED ENVELOPE (YOU MUST ADD POSTAGE) BY FEBRUARY 26, **TO:**

Planning/Communications • 1035 Dobson • Evanston, IL 60202