

5 Myths of Density

MYTH

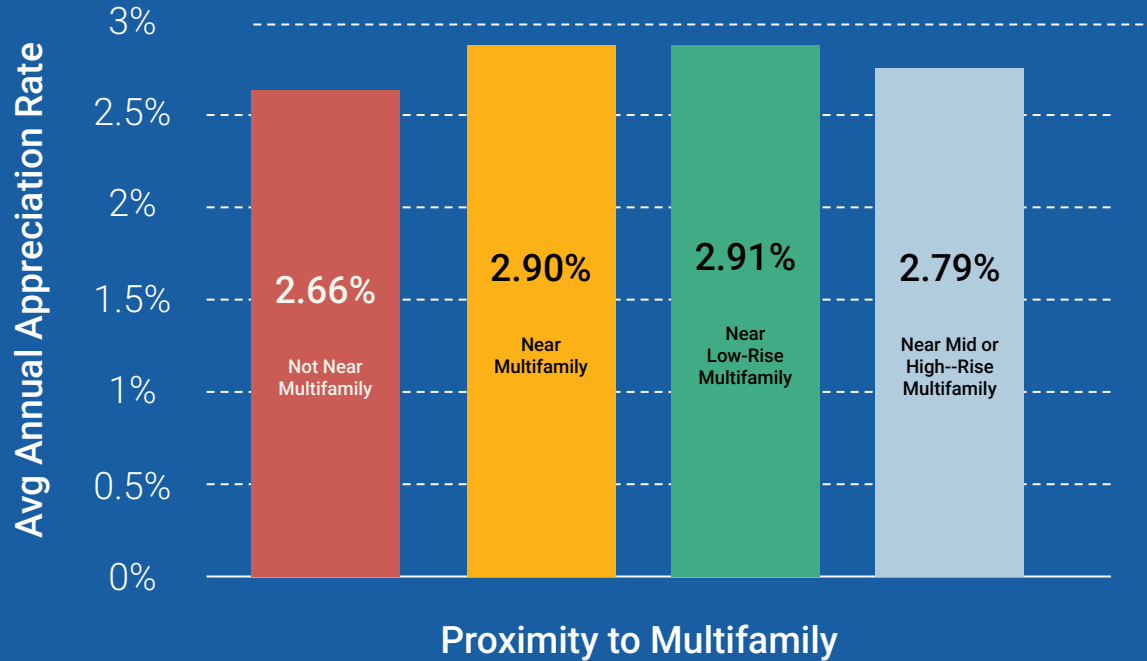
“Higher density housing will reduce property values of nearby homes.”

FACT

No discernible difference exists in the appreciation rate of properties located near higher-density development and those that are not.

Some research shows that higher-density development can increase nearby property values.

Average Annual Appreciation for Single-Family Detached Homes by Nearness to Multifamily Buildings:



MYTH

“Higher density housing creates more regional traffic congestion and parking problems than low-density housing.”

FACT

Higher-density developments make for more walkable neighborhoods and bring together the population required to support public transportation.

Residents in higher-density housing make fewer and shorter auto trips than those living in low-density housing.



MYTH

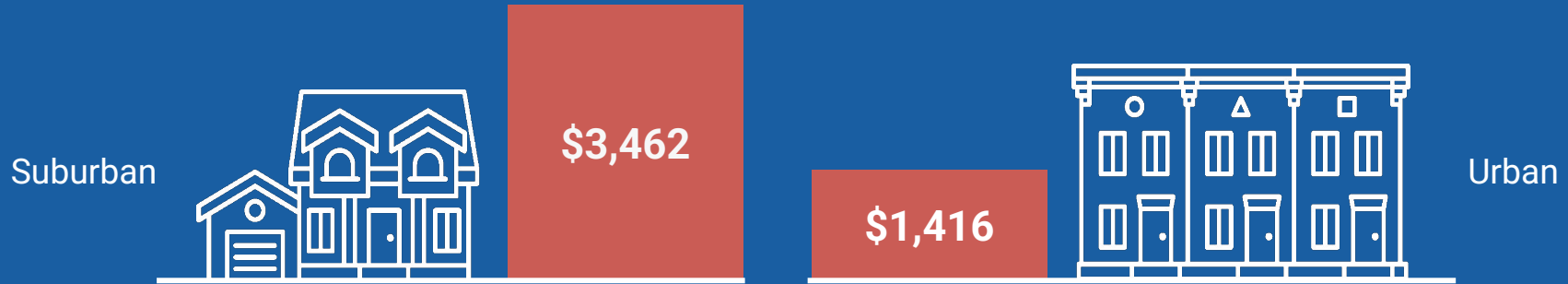
“Higher density housing will strain local services.”

FACT

Higher density generates significantly more taxable value per acre and per frontage foot of infrastructure.



**Most of the time, higher density neighborhoods
subsidize low-density suburbs. [Link](#)**



City's Annual Cost per Household

Suburban

Urban

\$129	Parks & Rec	\$69
\$406	Fire Department	\$177
\$297	Governance	\$158
\$360	Police	\$192
\$171	Transit	\$91
\$72	Libraries	\$38
\$185	Solid Waste	\$185
\$87	School Bussing	\$13
\$36	Culture/Economy	\$19
\$280	Roads	\$26
\$194	Sidewalks & Curbs	\$27
\$613	Storm & Waste Water	\$147
\$197	Water	\$42
\$435	Transfers to Provinces (eg. School Boards)	\$232

\$3,462

\$1,416

MYTH

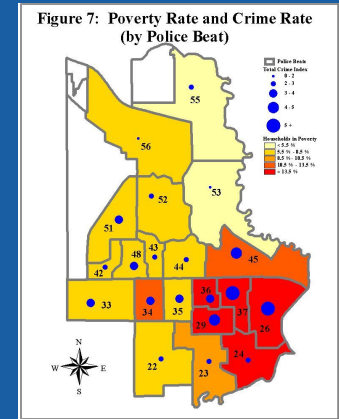
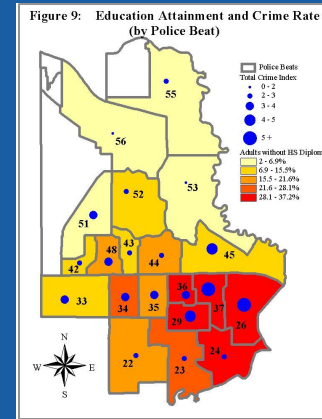
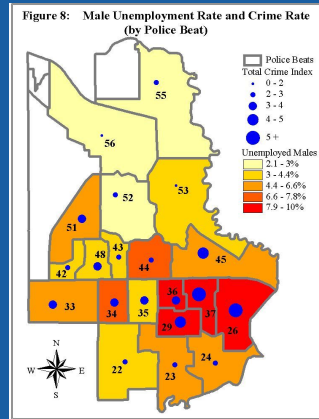
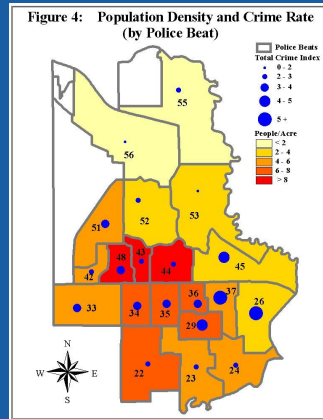
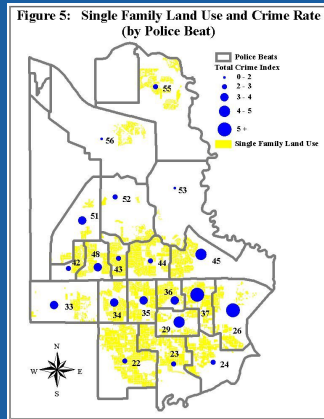
“Higher density housing leads to higher crime rates.”

FACT

The crime rates at higher-density developments are not significantly different from those at lower-density developments.

Higher density residential is actually correlated with lower crime rates.

An analysis of Irving Texas found that education, employment, and poverty rate had a higher correlation to crime than density.



Source: [The Real Picture of Land-Use Density and Crime: A GIS Application](#), Jianling Li, Ph.D. and Jack Rainwater, Senior Planner

MYTH

“Higher density will degrade the environment more than low-density housing.”

FACT

Low-density housing consumes far more land and has a much greater negative impact on the environment and natural areas than does higher density housing.

When we spread things out, we need more land. This also requires more (and longer) trips by car to reach local destinations.

Proximity. Proximity. Proximity.

Density in isolation does not add value. Amenities are what make density enjoyable.

Higher density neighborhoods should always be paired with strong access to **place-based amenities** like schools, libraries, shops, restaurants, parks, playgrounds and employment opportunities.



MYTH

“Higher density housing will reduce property values of nearby homes.”

FACT

No discernible difference exists in the appreciation rate of properties located near higher-density development and those that are not.

Some research even shows that higher-density development can increase nearby property values.

[LINK](#)

MYTH

“Higher density housing creates more regional traffic congestion and parking problems than low-density housing.”

FACT

Higher-density developments make for more walkable neighborhoods and bring together the concentration of population required to support public transportation.

Residents in higher-density housing make fewer and shorter auto trips than those living in low-density housing.

MYTH

“Higher density housing will strain local services.”

FACT

Higher density generates significantly more taxable value per acre and per frontage foot of infrastructure.

Most of the time, higher density neighborhoods subsidize low-density suburbs.

[LINK](#)

MYTH

“Higher density housing leads to higher crime rates.”

FACT

The crime rates at higher-density developments are not significantly different from those at lower-density developments.

Higher density residential is actually correlated with lower crime rates.

[LINK](#)

MYTH

“Higher density will degrade the environment more than low-density housing.”

FACT

Low-density housing consumes far more land and has a much greater negative impact on the environment and natural areas than does higher density housing.

MYTH

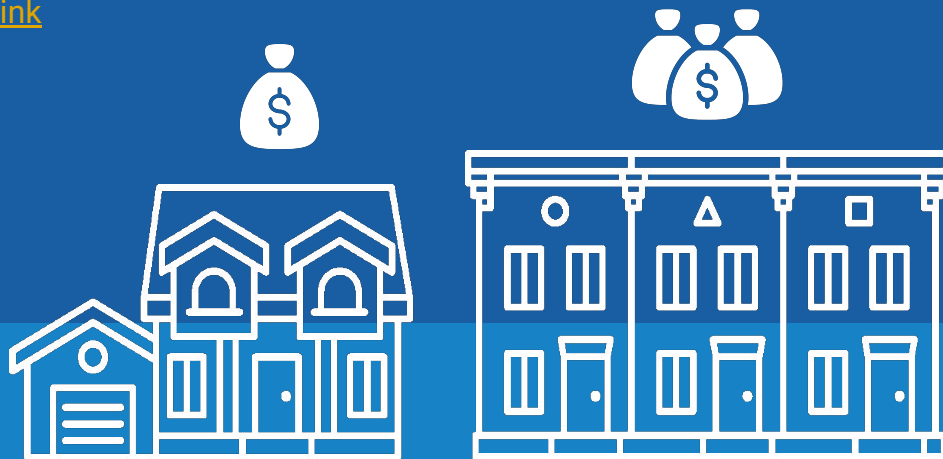
“Higher density housing will strain local services.”

FACT

Higher density generates significantly more taxable value per acre and per frontage foot of infrastructure.

Most of the time, higher density neighborhoods subsidize low-density suburbs.

[Link](#)



MYTH

“Higher density housing leads to higher crime rates.”

FACT

The crime rates at higher-density developments are not significantly different from those at lower-density developments.

Higher density residential is actually correlated with lower crime rates.



MYTH

“Higher density will degrade the environment more than low-density housing.”

FACT

Low-density housing consumes far more land and has a much greater negative impact on the environment and natural areas than does higher density housing.

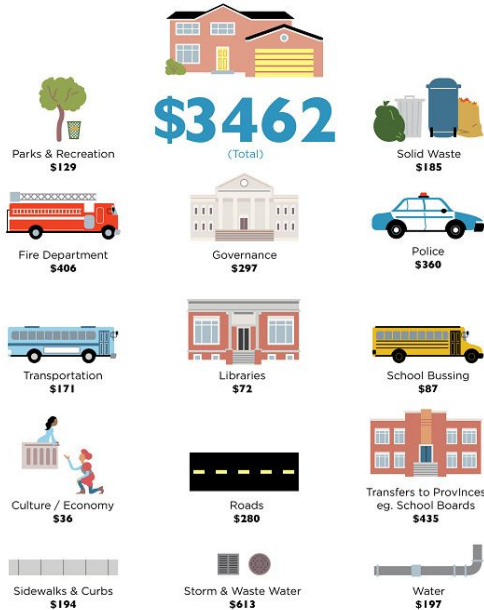


vs



Suburban

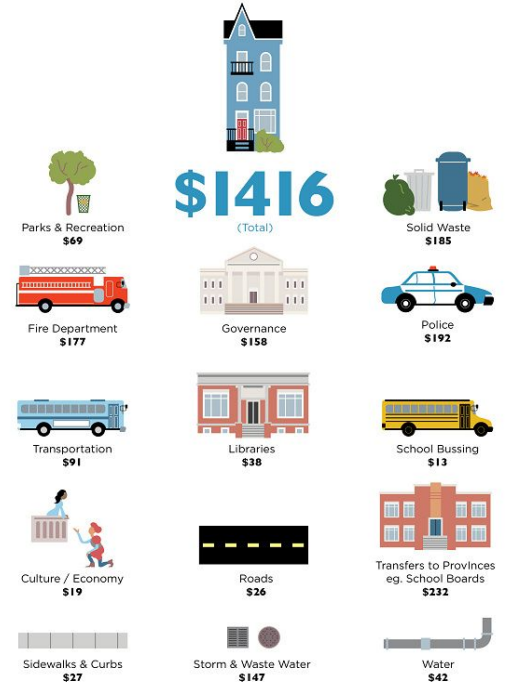
City's Annual Cost, per



SP Sustainable Prosperity

For more data and more reports, visit thecostofsprawl.com
Data based on Halifax Regional Municipality

\$129	Parks & Rec	\$69
\$406	Fire Dept	\$177
\$297	Governance	\$158
\$360	Police	\$192
\$171	Transit	\$91
\$72	Libraries	\$38
\$185	Solid Waste	\$185
\$87	School Bussing	\$13
\$36	Culture/Economy	\$19
\$280	Roads	\$26
\$194	Sidewalks & Curbs	\$27
\$613	Storm & Waste Water	\$147
\$197	Water	\$42
\$435	Transfers to Provinces (eg. School Boards)	\$232



SP Sustainable Prosperity

For more data and more reports, visit thecostofsprawl.com
Data based on Halifax Regional Municipality