

Co-opting Frames or: How to Stop a Housing Development

Michael Hankinson, Government & Social Policy

Abstract

Liberal municipalities are more likely to limit housing supply elasticity by facilitating the expansion of neighborhood-level conflicts to citywide debates through a co-optation of liberal ideological frames.

Motivation

- Since 1970, the dispersion of housing prices in the US has increased, disproportionately at the top end.
- Rent inflation not only burdens citizens but hinders the socio-economic mobility of those priced-out.
- Divergence stems from the elasticity of housing supply, with regulations controlling the density of new development.

Analytical Strategy

- Longitudinal analysis of ideology v. elasticity markers
- Public opinion survey of ideology and development attitudes
- Real-time survey of public opinion during development conflicts

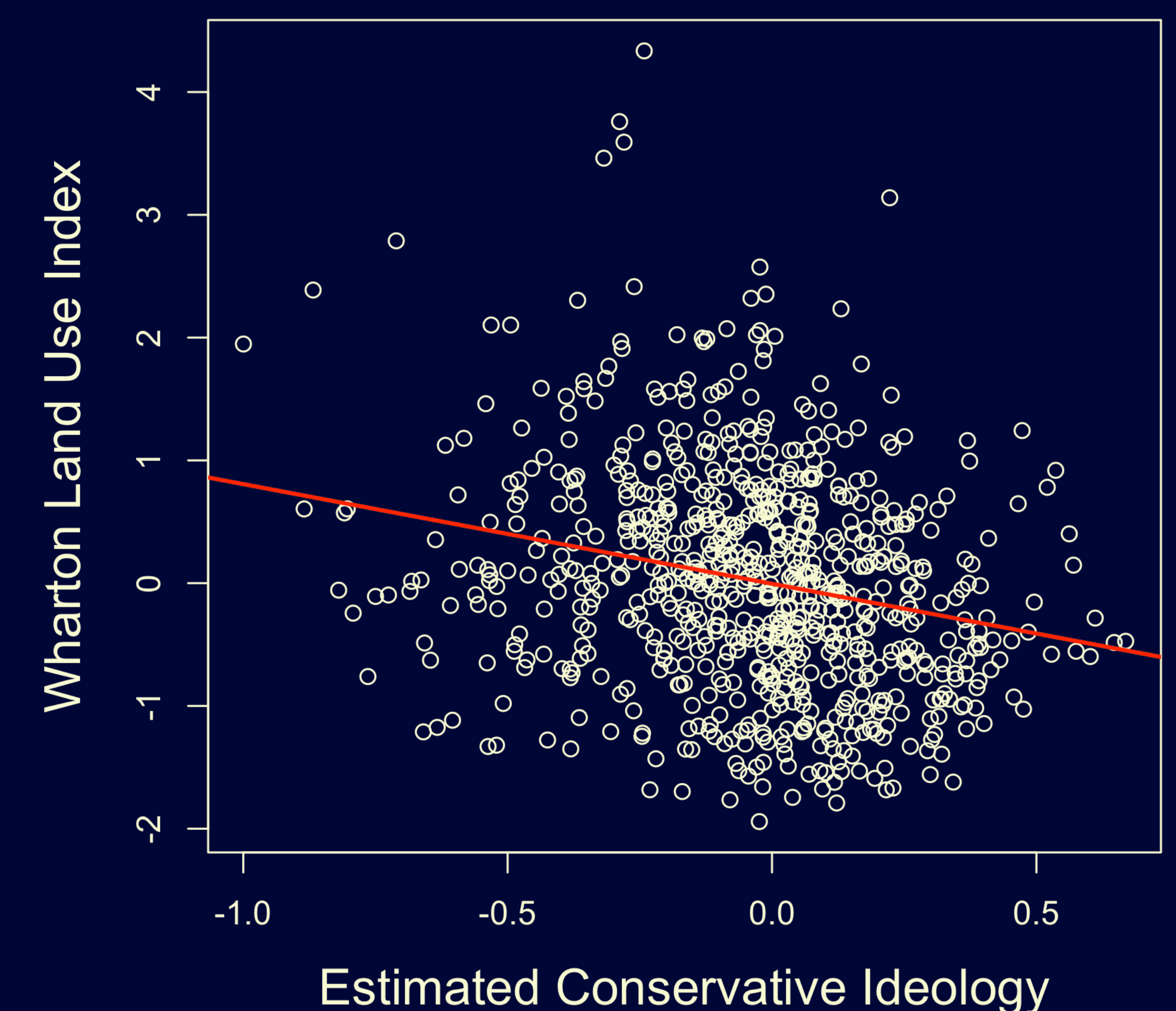
Theory



Relationship

- OV: Survey of regulatory environment (Gyourko et al. 2008)
- IV: MRP estimates of municipal ideology (Warshaw and Tausanovitch 2014)
- Controls: median income, city pop., % Black, median housing value, MSA fixed effects
- Results: One sd **increase** in conservative ideology is correlated with a 0.2 sd **decrease** in regulation.

Ideology v. Regulation (n=789)



Seeking Feedback

- Causal identification (e.g. city-county forced consolidation)
- Alternative strategies of analysis
- Data sources (municipal-level data)