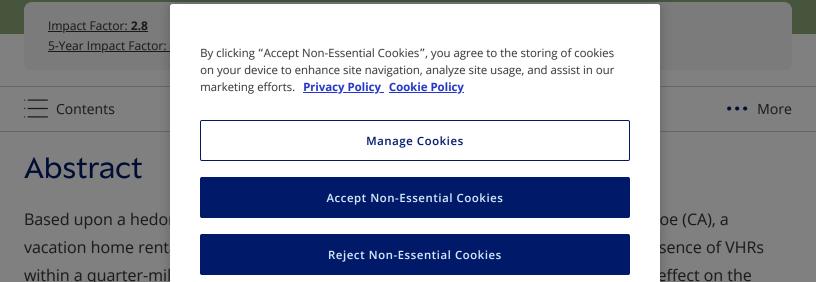
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owners and neighbors near them, but overall reduce the city's residential property values. These findings offer a logical basis for the heated discussions often observed over planning activities that restrict the presence of VHRs and/or attempt to mitigate their neighborhood effects. The paper concludes with implications for planning policy directed at VHRs.

ve. VHRs benefit



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