

# Municipal Impact Analysis Annotated Bibliography

## The Reserve at Ashworth Hill “The Reserve”

This annotated bibliography is intended to be used as a guide through the PowerPoint. The slide numbers on the either top-right or bottom-right correspond with the paragraphs below. The slide descriptions offer the sources used and a short description of how these sources relate to the topic or question at hand. Some of the information in the presentation can be difficult to understand and digest, this background information/explanation will fill in gaps between the lines of the PowerPoint and make things easier to understand.

### Supplemental Info

Please keep an open mind when reviewing the documents below, these studies are done by people and groups who are not developers. They have a vested interest in providing good data and making fact-based claims to support their hypotheses. They gain no direct economic benefit with the development of multi-family housing. Providing data from groups other than developers is another effort to limit confirmation bias as described below. We are all in this together, we hope you find this presentation and annotated bibliography as a productive view of housing issues and solutions in the Auburn. Let's build a better future for ourselves, our children and the Commonwealth of Massachusetts.

- ON THE GROUND: 40B Controversies Before and After
  - [https://community-wealth.org/sites/clone.community-wealth.org/files/downloads/report-de\\_genova-et-al.pdf](https://community-wealth.org/sites/clone.community-wealth.org/files/downloads/report-de_genova-et-al.pdf)
- The Waning Influence of Housing Production on Public School Enrollment in Massachusetts
  - [http://www.mapc.org/wp-content/uploads/2017/10/MAPC\\_HousingEnrollment\\_Final.pdf](http://www.mapc.org/wp-content/uploads/2017/10/MAPC_HousingEnrollment_Final.pdf)
- Fiscal Impact of New Housing Development in Massachusetts
  - [https://www.mhp.net/writable/resources/documents/Fiscal-impacts\\_2003.pdf](https://www.mhp.net/writable/resources/documents/Fiscal-impacts_2003.pdf)
- The Property Value Myth
  - [http://www.psychousing.org/files/HC-PropertyValues\\_0.pdf](http://www.psychousing.org/files/HC-PropertyValues_0.pdf)
- Overcoming Opposition to Multi-Family Housing
  - [https://www.jchs.harvard.edu/sites/default/files/rr07-14\\_obrinsky\\_stein.pdf](https://www.jchs.harvard.edu/sites/default/files/rr07-14_obrinsky_stein.pdf)

### Slide 1-2

The first slides in the presentation are an overview of the topics and impacts discussed. These categories come from conversations with town officials and the three main subjects (School, Traffic and Safety) tend to be the most costly and contentious issues through review of other impact analyses. This impact analysis is an “Objective Review” of current and future conditions in Auburn. Meaning the information provided is fact-based from reputable sources. Being objective focuses on hard facts, limiting bias and personal opinions. The start of the presentation shows renderings for the actual apartment buildings. The different unit types by bedroom are shown. The Reserve is a Workforce Housing Community. Meaning 25% of the total units are offered to households at or below 80% of

the area median income (AMI) in Auburn. This is currently \$74,174, meaning households making just under \$60,000 per year will qualify.

- Objective vs Subjective Explanation
  - <http://www.businessdictionary.com/article/966/objective-vs-subjective-d1113/>

### **Slide 3-4**

This is the data used to project Econsult Solutions, Inc. (ESI) is an Urban Economics company with a Community Data Analytics team. Their mission is to provide bias-free data for a variety of uses including “Residential Demographic Multipliers”. Taking information from this source as opposed to other developer commissioned studies ensures that data will lack a “confirmation bias” or a twist of information to confirm a hypothesis. ESI uses the most current (2015) Massachusetts PUMS data or “Public Use Microdata Sample” to keep data consistent and representative of local conditions. Many impact studies for other housing developments cite multiplier data from a 2003 study, using updated figures from ESI is more representative of projected conditions.

- Econsult Solutions, Inc.
  - <https://econsultsolutions.com/wp-content/uploads/2018/04/MA.pdf>

### **Slide 5-6**

This data is the main factor used to determine the per pupil cost and relate it to current conditions in the school system. This data was confirmed during a lengthy conversation with Superintendent Maryellen Brunelle and some of her staff. Using this data along with the Multipliers from ESI will gain an accurate cost projection of school age children (SAC) associated with the Reserve. Looking at the Chapter 70 State Aid trends in recent years provides insights on how the schools can accommodate new students. State Aid numbers have been rising as a percentage of Net School Spending (NSS) identifying more state investment in the Auburn school system.

- Auburn DOE Profile Info
  - Instructions on how to access the charts mentioned below is listed at the end of this document. The series of pictures describe how to download the files and select information for Auburn. Feel free to email me at [cwilliams@eastlandpartners.com](mailto:cwilliams@eastlandpartners.com) if any issues are present.
- <http://www.doe.mass.edu/finance/chapter70/>
  - Auburn Chapter 70 Profile
  - Trends in Chapter 70 Aid
    - Graphs\_Targets
    - Graphs\_Trends
    - Contribution
    - Aid

### **Slide 7**

This information offers insight into the current trends in education in the Commonwealth. The number of children in private and charter schools has been rising. The number of children being homeschooled should also be taken into consideration as parents are starting to better understand student needs and learning abilities. With changes in technology and the economy, more students could end up in vocational schools learning trade-based skills. The labor force in the skilled trade industries is aging and is looking for new young talent. Vocational/Trade schools offer a fantastic education with real world skills and experience upon graduation. Trade school graduates have a variety of other avenues for academic and professional success, while on average consuming fewer municipal services. Studies have shown that over half of the pupils living in 40B communities already attend the locality's schools. This means the some or most children within the community don't add to costs in the school system. Another important part of the equation is state government's opinion on local schools. In an article listed below, Gov. Baker has called for an increase in state funding in local schools.

- Ballotpedia "School Choice in MA"
  - [https://ballotpedia.org/School\\_choice\\_in\\_Massachusetts](https://ballotpedia.org/School_choice_in_Massachusetts)
- Auburn Private Schools
  - <https://www.privateschoolreview.com/massachusetts/auburn>
- Voc-Tech Schools are a Mass Success story
  - <https://commonwealthmagazine.org/education/voc-tech-schools-are-a-mass-success-story/>
- Gov Baker FY 2019 Budget Local Aid Increases
  - <https://www.nepr.net/post/massachusetts-budget-tease-gov-baker-details-local-aid-increases#stream/0>

### **Slide 8-11**

The Traffic Impact Analysis (TIA) for the Reserve at Ashworth Hill was completed in late 2016. At the time, the study area was defined in conjunction with the Auburn Director of Public Works and the Mass Department of Transportation (massDOT) District 3 Engineer. Of the 7 intersections studied, all retained a productive or better Level of Service (LOS) rating. When looking at the data, the LOS will not change drastically under Future Conditions whether built or not. It is also important to note that the TIA was prepared for 320 units and the current proposal is 250. Oversizing the TIA ensures the area has more than adequate capacity for new vehicle trips and avoids negative potential impacts. Slide 11 discusses infrastructure at the Reserve. Since it is a private apartment community, all infrastructure within the community will be owned and maintained by the community. The DPW won't have to pay for any maintenance costs. The new traffic will have some impact on the road system, this is covered in the cost estimate on slide 19.

- Traffic Impact Analysis
  - <https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3Ascds%3AUS%3Ae110df40-31cd-4128-ad29-1e6b6965df5c>
- Glossary Definitions

- Approach – This shows the direction cars are coming from to access an intersection or piece of road
- V/C - "Volume-Demand-to-Capacity Ratio (V/C) is a measure that reflects mobility and quality of travel of a facility or a section of a facility. It compares roadway demand (vehicle volumes) with roadway supply (carrying capacity). For example, a V/C of 1.00 indicates the roadway facility is operating at its capacity.
  - <http://ngtsip.pbworks.com/w/page/12503441/V-C%20Ratio%3A%20Volume-to-Capacity%20Ratio>
- App Delay – Amount of delay when approaching an intersection
- App LOS – The Level of Service measure for approaching an intersection
- Int Sig Delay – Intersection Signal Delay, the amount of time waiting for the signal to change at an intersection
- Int LOS – Intersection Level of Service, measure that shows how well an intersection functions

### **Slide 12-13**

The Fire Department impacts were discussed with Captain Greg Morin of the Bureau of Community Risk Reduction and Chief Coleman. The main issue that needs to be addressed concerning Fire Safety is the ability for the large fire trucks and ambulances to access the property efficiently and have the ability to maneuver within the development to put out a potential fire. The typical large-scale multi-family apartment dweller is a younger more able-bodied person. This development will meet all current ADA Compliance regulations to ensure that anyone can live at The Reserve. A projected call volume of 55 calls per year was discussed with Chief Coleman based on experience from similar community. The accompanying cost estimate is shown on slide 19

### **Slide 14**

Many critics of 40B cite increased crime as a byproduct of affordable housing developments. Based on a variety of studies, this is shown to be widely untrue. Please read the two articles listed below for more information. First, The Reserve is a Workforce Housing Development. This means 25% of the total number of units would be offered a reduced-rate to households with income levels at or below 80% of the Area Median Income (AMI) which is currently \$74,174 in Auburn. 80% comes out right below, \$60k in income. The Reserve will also feature the most current video surveillance technology and strict management techniques by Wingate Properties. Wingate is a national property management company based in Massachusetts and uses strict background checks to ensure residents are a good fit for the community. Larger developments like The Reserve end up self-policing within the community due to strict on-site management and the abundance of market-rate units. The previous impact study for the Southold Rd. property used a per household cost of police services. The Police Department recommended hiring an additional patrolman. This would easily be accommodated by new tax revenue.

- Wingate Management Bio
  - <http://www.wingatecompanies.com/>
- Myths and Stereotypes of Affordable Housing
  - <http://www.bpichicago.org/documents/MythsStereotypesevenmoreimproved.doc>
- Fear of Affordable Housing: Perception vs. Reality
  - [https://shelterforce.org/2012/10/10/fear\\_of\\_affordable\\_housing\\_perception\\_vs\\_reality/](https://shelterforce.org/2012/10/10/fear_of_affordable_housing_perception_vs_reality/)

## Estimated Police Costs

- ▶ Police Department appropriations in FY2015 is \$3,996,420. Using the 2010 US Census figure of 7,508 households in the town of Auburn, the cost per household for police services is approximately \$532.28. per household. This does not include reimbursement from public safety grants and other funding sources. Using figures noted above, the proposed 215 new households (190 + 25) would have an associated public safety cost of \$114,440.20.
- ▶ Police Recommendation: (1) FTE Patrolman with Masters Degree & Benefits. Total annual cost \$81,829.00.



### **Slide 15**

Local Preference is a way to ensure 40B projects integrate well with the existing community. The idea of Local Preference is a reservation of reduced-rate units to existing residents and employees of the municipality. Exemplary residents could be local police and fire, school teachers and employees of local businesses along with residents who already live elsewhere in Auburn. The Department of Housing and Community Development (DHCD) currently limits Local Preference to 70% of reduced-rate units to ensure that everyone has a chance to qualify.

- Local Preference Info
  - <https://www.mass.gov/files/documents/2016/07/py/dhcdguidelines-affirmativefairhousing.pdf> Slide 22

### **Slide 16**

This slide shows information based on review of Auburn Police Blotter records. Days were chosen throughout late April and early May to examine what kind of calls Auburn PD receives. An average of 60 calls were made during weekdays and less on the weekends. Out of these calls, only 10 of the 60 were calls related to residences. Other calls were made to businesses or responses to commercial alarms. Traffic stops recorded were almost always related to a business. Review of the article below and the police blotter shows that commercial properties

are much more likely to require police involvement. The fact that less calls are made on weekends further shows this point, as many businesses are closed.

- Public Safety Impact Fees
  - <https://www.dover.nh.gov/Assets/government/city-operations/2document/planning/outreach/ImpactFees/public%20safety%20fee%2018SEPT08.pdf>

### **Slide 17-20**

This portion of the presentation discusses the methodology for estimating costs to public services associated with 250 new homes in town. The easiest way to project costs is with a Per Household (HH) figure. This takes a total budget for a service (Police, Fire, DPW) and divides it by the number of households (from the 2017 Census ACS). This methodology has its limitations, it assumes no funding sources other than residential tax revenue. Based on information received from the Auburn Assessors office, residential property taxes account for 67% of tax revenue and commercial/industrial/personal sources make up the remaining 33%. The total per HH cost is multiplied by the residential share of tax income, then adjusted for efficiency. Services in town interact with housing and the population in different ways. One example of this is celebrations, a parade will function the same way whether 100 people or 1000 people attend.

- Auburn FY 2019 Budget
  - [http://www.auburnguide.com/Pages/AuburnMA\\_Manager/TM/Town%20of%20Auburn%202018-2019%20Budget%20and%20Annual%20Town%20Meeting%20War.pdf](http://www.auburnguide.com/Pages/AuburnMA_Manager/TM/Town%20of%20Auburn%202018-2019%20Budget%20and%20Annual%20Town%20Meeting%20War.pdf)

### **Slide 21**

Now we are into the particulars of Chapter 40B. Whether known or not, the state mandates each town set aside at minimum 10% of the housing stock as affordable at some level of the Area Median Income (AMI). As of 2017 Auburn has 3.7% of its housing stock designated as affordable. Auburn is making strides towards affordable housing production with 2 school redevelopment projects underway. These projects feature an age-restriction to accommodate the aging population in Auburn. The total addition to the Auburn Subsidized Housing Inventory (SHI) will be 116 units. Since the Reserve units are rental, multi-family housing all 250 units will count towards the state mandated minimum. Single family and condo ownership projects only recognize the reduced rate units towards the SHI. All 3 projects have the capacity to raise Auburns SHI to 9.1% only needing 74 more units to breach the minimum.

- Mass Gov SHI data
  - [https://www.mass.gov/files/documents/2017/10/10/shiinventory\\_0.pdf](https://www.mass.gov/files/documents/2017/10/10/shiinventory_0.pdf)
- Auburn Senior Housing could start by next February
  - <https://www.telegram.com/news/20190325/auburn-senior-housing-construction-could-start-by-next-february>

### **Slide 22**

Auburn is lucky to have a State Approved Housing Production Plan (HPP). The Auburn Housing Plan essentially functions as an HPP and gives the town potential to unlock new benefits with the development of Affordable Housing. These benefits allow the town to take its future into its own hands. If more than 0.5% or 1% of yearly development is in Affordable Housing, the town will become temporarily appeal proof to 40B projects. This means the town has the ultimate say on where higher density and differing development type projects can be realized. The town is also given priority for certain State Grant Funds to mitigate some associated costs with new development. These two benefits are strong examples of the power a town can gain by increasing affordable housing stock and contributing to statewide goals.

- Auburn Housing Plan Excerpt
  - <https://www.mass.gov/files/documents/2017/11/07/AuburnPlan.pdf>
- HPP Info
  - <http://www.mass.gov/hed/community/40b-plan/housing-production-plan.html>

**Slide 23**

One of the many benefits associated with multi-family housing is the ability to conserve land by concentrating building footprints. The existing zoning on the parcel would only allow 25 single family homes on 1.5 acre lots, at the cost of the entire land area and ecosystem. Greenspace in Southwest corner of Auburn is fairly limited. Developing Multi-Family housing on a small portion of this site will allow Auburn to realize the Open Space benefits of Tinker Hill without having to pay for it. The proximity to the Auburn Middle School also creates opportunities for students to learn the importance of conserving Natural Ecosystems.

| LOT COVERAGE TABLE            |              |          |
|-------------------------------|--------------|----------|
| LAND USE                      | AREA (ACRES) | COVERAGE |
| TOTAL SITE AREA               | 64.8 ACRES   |          |
| TOTAL AREA OF PROJECT         | 18.55 ACRES  | 28.6%    |
| BUILDINGS AREA                | 2.34 ACRES   | 3.6%     |
| DRIVEWAY, PARKING & SIDEWALKS | 6.35 ACRES   | 9.8%     |
| TOTAL IMPERVIOUS AREA         | 8.69 ACRES   | 13.4%    |
| OPEN SPACES                   | 46.25 ACRES  | 71.4%    |
| WETLAND AREA                  | 12.38 ACRES  | 18.4%    |

- Auburn Open Space Inventory Plan
  - [http://www.auburnguide.com/Pages/AuburnMA\\_planning/Master%20Plan%20Maps/Map%2012%20Auburn\\_Open%20Space%20Inventory.pdf](http://www.auburnguide.com/Pages/AuburnMA_planning/Master%20Plan%20Maps/Map%2012%20Auburn_Open%20Space%20Inventory.pdf)

**Slide 24**

The Commonwealth has been struggling with housing for a long time. Many housing issues stem from the lack of multi-family zoning. Ambitious goals for housing production have been in effect for over a decade. The limited supply has caused prices to increase sharply. This actively prices out many residents and reinforces the “drive until you qualify” idea. Rising prices are pushing people out of their communities and creating a variety of other issues in the Commonwealth. According to the article below, over 50% of people in the eastern side of MA commute over an hour each way to work. Our economy is booming and we have some of the best and brightest coming out of our world class colleges and universities. The high cost of housing is deterring recent college grads and young hardworking families from setting roots in Massachusetts and improving our state and economy.

- Real reasons Young people leave MA
  - [http://archive.boston.com/business/blogs/global-business-hub/2013/04/the\\_real\\_reason.html](http://archive.boston.com/business/blogs/global-business-hub/2013/04/the_real_reason.html)
- Housing Crisis fuels homelessness in MA
  - <https://www.telegram.com/news/20190206/housing-crisis-fuels-homelessness-in-massachusetts>
- Amidst Rising Commute Times for All
  - <https://www.bostonindicators.org/article-pages/2019/march/commute-time>
- Housing Crisis is Making the American Dream Improbable for Millennials
  - <https://easton.wickedlocal.com/news/20190402/housing-crisis-makes-american-dream-improbable-for-millennials>
- Mass Economy Booming, but Where Will Everyone Live?
  - <https://www.masslive.com/boston/2019/02/massachusetts-economy-is-booming-but-where-will-everyone-live-gov-charlie-baker-wants-to-build-135000-new-housing-units-by-2025.html>

### **Slide 25**

The Annual Auto Excise tax figure was determined using the 2018-2019 Budget and census data to determine the number of households. The ACS (listed below) noted there were 7,057 housing units in Auburn and the budget appropriated \$2.85m in excise tax revenue. Using these figures, a per household revenue was determined, then applied to the new number of households at the Reserve. The development has 1.71 parking spaces per unit, but some spots are reserved for visitors. Still, this is a commuter core so most residents would have a vehicle so a 1.5 car per unit multiplier was used.

- Census Data – 2017 American Community Survey (ACS)
  - <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bk mk>
- Auburn 2018-2019 Budget
  - [http://www.auburnguide.com/Pages/AuburnMA\\_Manager/TM/Town%20of%20Auburn%202018-2019%20Budget%20and%20Annual%20Town%20Meeting%20War.pdf](http://www.auburnguide.com/Pages/AuburnMA_Manager/TM/Town%20of%20Auburn%202018-2019%20Budget%20and%20Annual%20Town%20Meeting%20War.pdf)

### **Slide 26**

The estimated Real Estate tax value of the Reserve is calculated using Auburns Residential Tax Rate of \$18.44 per \$1000 in value. The Reserve project is valued at \$50m so the equation listed on the slide shows the expected revenue to the town of Auburn. Real Estate Taxes are annual revenue, which will

pad the yearly budget through net positive cash flow. This is one of the strongest benefits of Multi-Family housing, apartment communities generate income at much higher rates per acre of development.

- Auburn Tax Rate
  - [http://www.auburnguide.com/Pages/AuburnMA\\_Assessors/2018%20TAX%20RATES.pdf](http://www.auburnguide.com/Pages/AuburnMA_Assessors/2018%20TAX%20RATES.pdf)

### **Slide 27**

The sewer revenues associated with The Reserve create a large benefit in the completion year of the project. This is due to connection and permit fees, we will also be extending a sewer line which has an associated fee. The connection permit fees are figured at \$100 per building. Actual connection fees are figured by multiplying \$660 by the number of bedrooms. Yearly revenues will be lower than the initial permit fee revenues, but the Reserve still functions net positive in terms of Usage and Treatment. Information on permit and connection fees available below. Methodology from the Southold Rd Impact Study was used to determine these values along with current sewer fee data from the town.

- Auburn Sewer Fees
  - [http://www.auburnguide.com/pages/auburnma\\_sewer/info/guidelines](http://www.auburnguide.com/pages/auburnma_sewer/info/guidelines)

### **Slide 28**

This is the final consortium of costs. As shown by the data, The Reserve will have limited negative fiscal impacts on the Town of Auburn. Various factors such as unit design, management techniques and updated technology ensures the Reserve will function efficiently within the greater community of Auburn. Privately owned roads will limit the maintenance costs carried by the town. When added up, the cost to the town is estimated at \$597,196.18

### **Slide 29-31**

This is the total amount of revenue associated with the project. Both yearly sources and one-time fees are tabulated on this slide to give the Town of Auburn an idea of the revenues to be expected. The cost-benefit equation is run based on these numbers and yearly net revenue is determined. This part of the presentation shows the economic powerhouse Multi-Family Housing can be. The yearly net gain from the Reserve can be used for a variety of town issues like road maintenance and school funding. Investing in a municipal bond can also maximize the positive economic impact on the Town of Auburn.

### **Slide 32**

This slide talks about direct and indirect economic impact of Multi-Family Housing, The National Multi-Family Housing Council and National Apartment Association collect data on the economic impact of building apartments and of their residents. These numbers show how people who live in apartments interact with the state economy and the huge value they create. There will also be a positive impact on the local economy due to residents consuming goods and local services. This benefit of Multi-Family Housing is usually overlooked in Municipal Impact Analyses.

- Massachusetts Apartment Data
  - <https://www.weareapartments.org/data/state/Massachusetts/>
- Impact of 250 Apartment Units in MA

- <https://www.weareapartments.org/calculated#by-state-value-Massachusetts-number-250-type-new>

### **Slide 33**

Auburn as a community is very different than many towns in Massachusetts. Based on a conversation between Julie Jacobson and Tim Murray of the Worcester Regional Chamber of Commerce, it was noted the Auburn population more than doubles during the day. This is due to a variety of factors such as the regional magnet that is the Auburn Mall and a strong distribution economy. This idea of a doubling population creates a certain set of considerations and issues. Most of the people who use Auburn facilities and services on a daily basis don't pay for them. Over half of daily traffic is from those who don't live in Auburn. If an accident happens and the police are called, there's a 50% chance those involved don't pay residential taxes to support those services. Housing developments like The Reserve give Auburn a way to extract revenue from those who aren't currently paying into the system.

- Julie Jacobson and Worcester Regional Chamber of Commerce Discussion
  - <https://www.youtube.com/watch?v=jjnJAP1vCIY>
- Auburn Economic Development Plan
  - <https://www.mass.gov/files/documents/2017/10/31/Auburn%20Economic%20Development%20Plan.pdf>

### **Slide 34-35**

As part of the subdivision process, a developer usually includes a "Use by Right" or conventional zoning subdivision as part of the permit process. This is an important idea to consider for this Blaker Street parcel. Utilizing the conventional zoning, this site could support 40 units being 4-bedroom single-family homes and duplexes. Based on the multiplier info previously discussed, this type of development could create nearly the same costs as The Reserve project with around 20% of associated revenue streams. The roadways in this type of community are publicly owned. This would add over 5900 lineal feet of road the Auburn DPW would own and maintain. This could come at a cost over \$45,000 per year. This shows the true impact of Multi-Family Apartment Rental Housing. While many people associate multi-family development with vast impacts that can bankrupt a town, the opposite is true. They can offer solid revenue streams and strong other benefits to a town. Please review the supplemental info listed below, these articles discuss the current state of housing in Massachusetts and dispel some myths associated with affordable housing.

### **Slide 36-37**

- "Eye on Housing" National Association of Home Builders
  - <http://eyeonhousing.org/2015/09/lots-for-new-single-family-homes-largest-in-new-england/>

These images show the median lot size for a single-family home in 2014. As you can see, lot sizes in New England are huge compared to the rest of the country. Compared to the Midwest and West coast, New England takes up 4 times the amount land for housing development. Based on this the land costs are more than double the price in other parts of the country. This is one of the main reasons we struggle with housing affordability and why Chapter 40B is important in creating a productive future for the Commonwealth.

## **Supplemental Info**

Please keep an open mind when reviewing the documents below, these studies are done by people and groups who are not developers. They have a vested interest in providing good data and making fact-based claims to support their hypotheses. They gain no direct economic benefit with the development of multi-family housing. Providing data from groups other than developers is another effort to limit confirmation bias as described earlier. We are all in this together, I hope you find this presentation and annotated bibliography as a productive view of housing issues and solutions in the Auburn. Let's build a better future for ourselves, our children and the Commonwealth of Massachusetts.

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- The Waning Influence of Housing Production on Public School Enrollment in Massachusetts
  - [http://www.mapc.org/wp-content/uploads/2017/10/MAPC\\_HousingEnrollment\\_Final.pdf](http://www.mapc.org/wp-content/uploads/2017/10/MAPC_HousingEnrollment_Final.pdf)
- Fiscal Impact of New Housing Development in Massachusetts
  - [https://www.mhp.net/writable/resources/documents/Fiscal-impacts\\_2003.pdf](https://www.mhp.net/writable/resources/documents/Fiscal-impacts_2003.pdf)
- The Property Value Myth
  - [http://www.pschohousing.org/files/HC-PropertyValues\\_0.pdf](http://www.pschohousing.org/files/HC-PropertyValues_0.pdf)
- Overcoming Opposition to Multi-Family Housing
  - [https://www.jchs.harvard.edu/sites/default/files/rr07-14\\_obrinsky\\_stein.pdf](https://www.jchs.harvard.edu/sites/default/files/rr07-14_obrinsky_stein.pdf)