



Massachusetts
Taxpayers Foundation

MTF Presentation: At Home in Greater Lowell Fall Summit

November 2024





The Theoretical Case Against Growth

Thinking Through the Property Value Theory

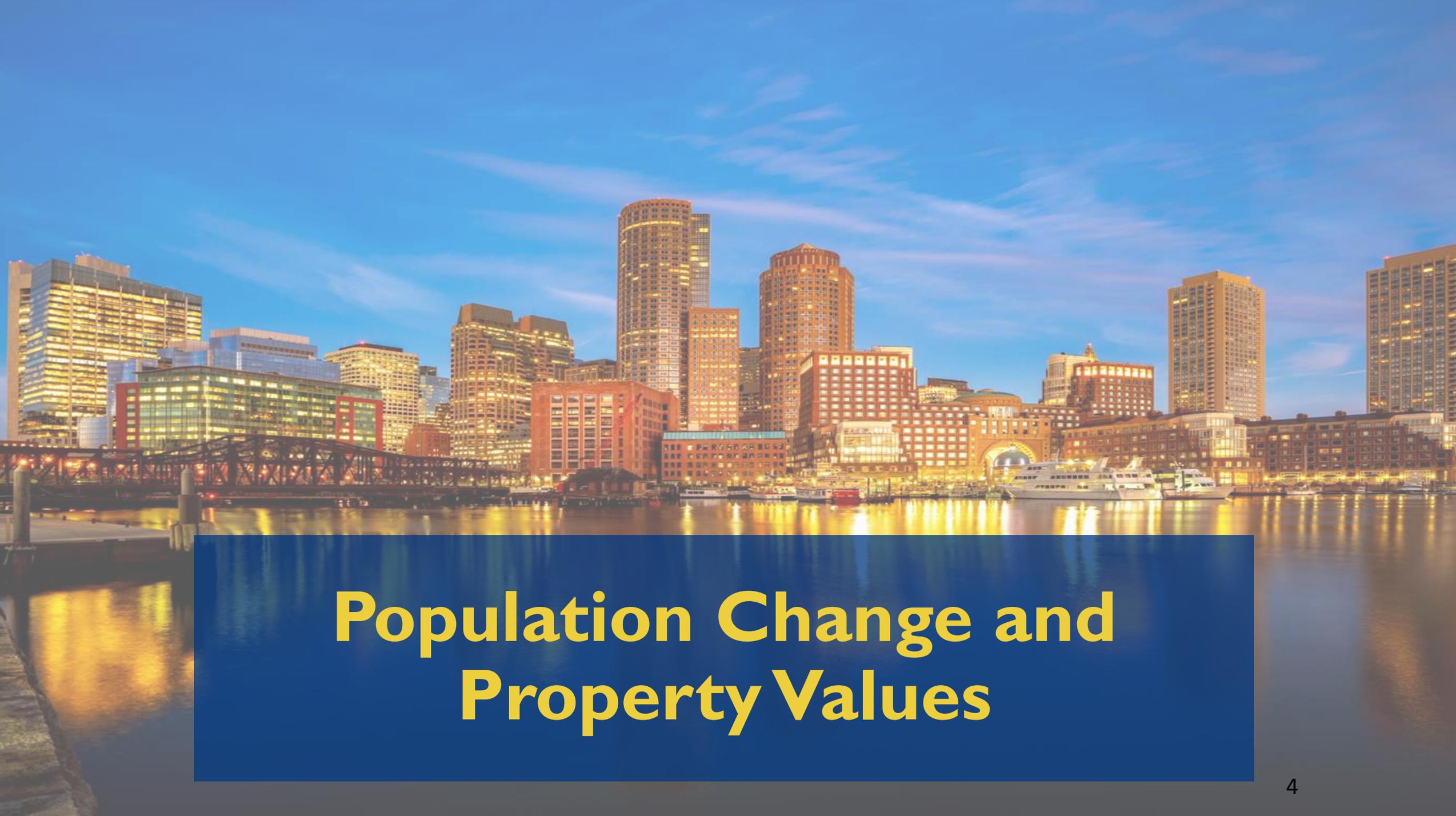
The Theory Against Residential Development:

Adding additional residential development, especially multifamily units, will:

- Negatively impact the property values of current residents;
- Result in local cost growth that outweighs new revenue growth; and
- Put a strain on the school budget.

Assessing the Theory:

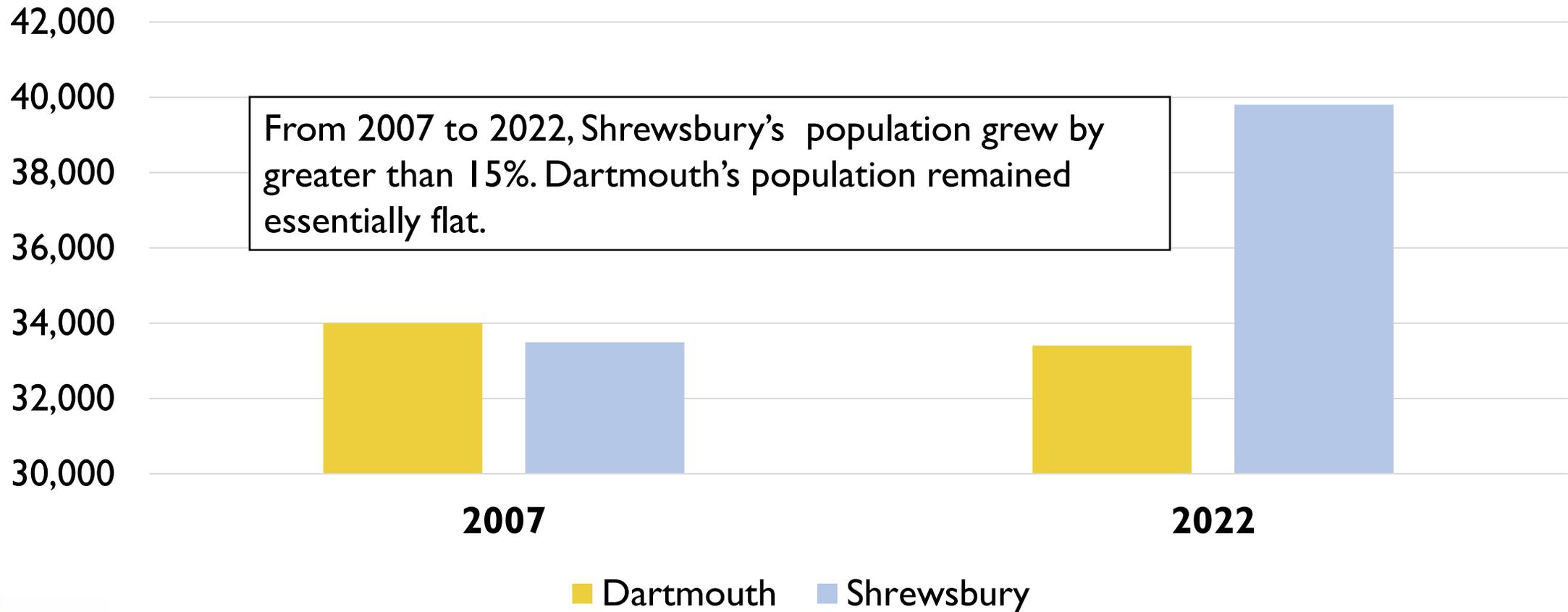
Compare communities that started from similar places, but went in different population and development directions over the last 15 years and look at the impact on the communities.



Population Change and Property Values

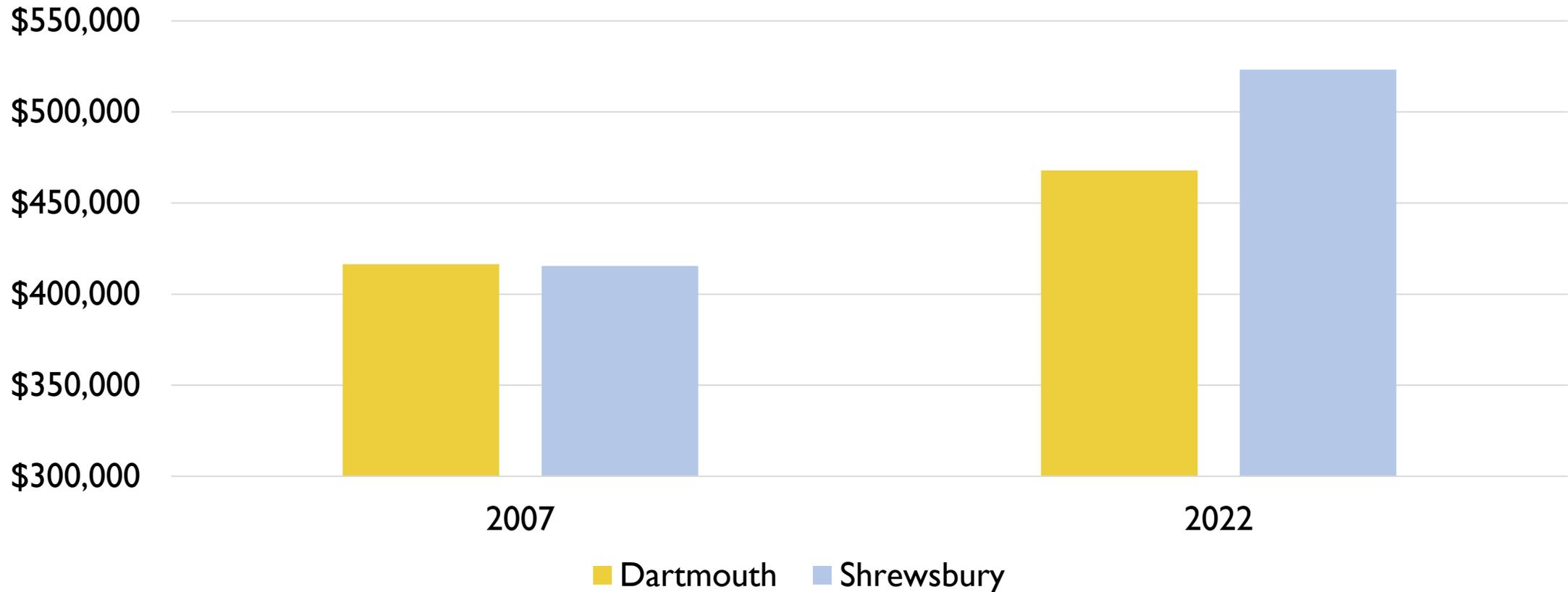
Comparing Two Towns with Different Growth Patterns

Population: 2007 & 2022



Assessed Value Per Single Family Home

Average Single Family Home Assessed Value





Looking at Large Towns & Small Cities

Background

To look more deeply into the relationship between growth, public finance, and resident wellbeing, we:

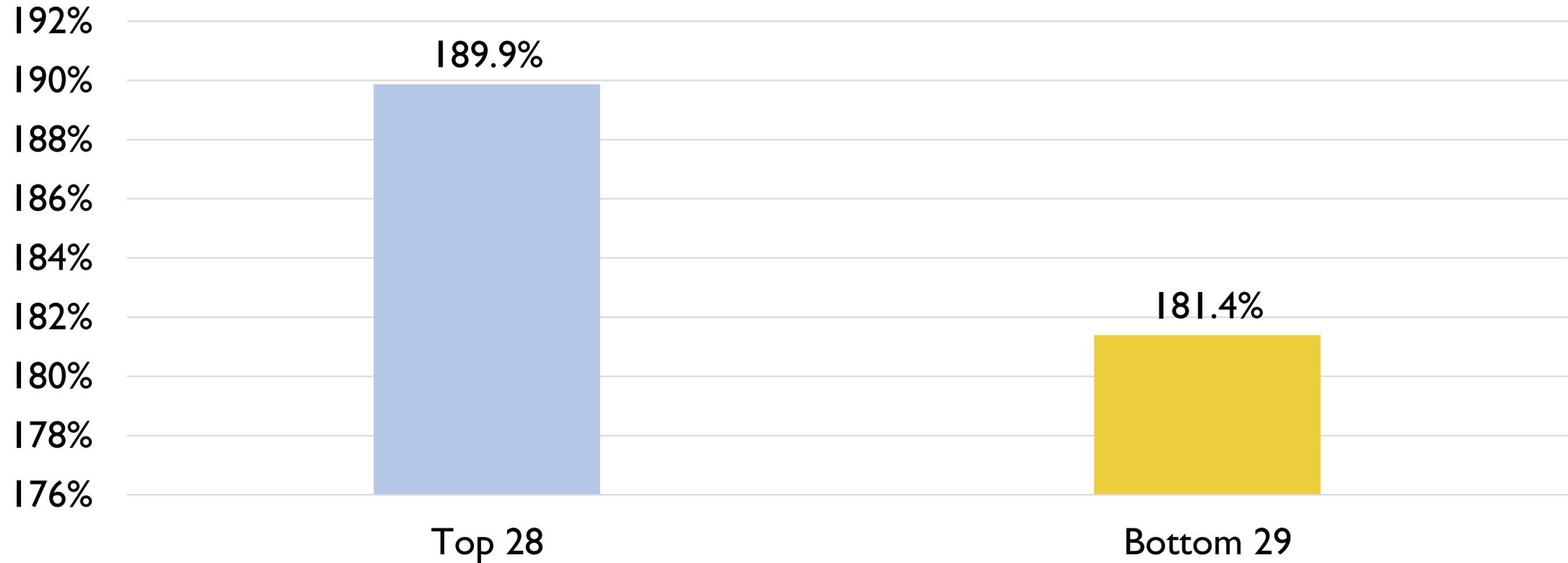
- Identified **57 Massachusetts communities** with a population of between 20-40K in 2007
- Put the half with the largest population growth into one category (top 28)
- Put the half with the smallest growth into another category (bottom 29)

We compared the communities in terms of:

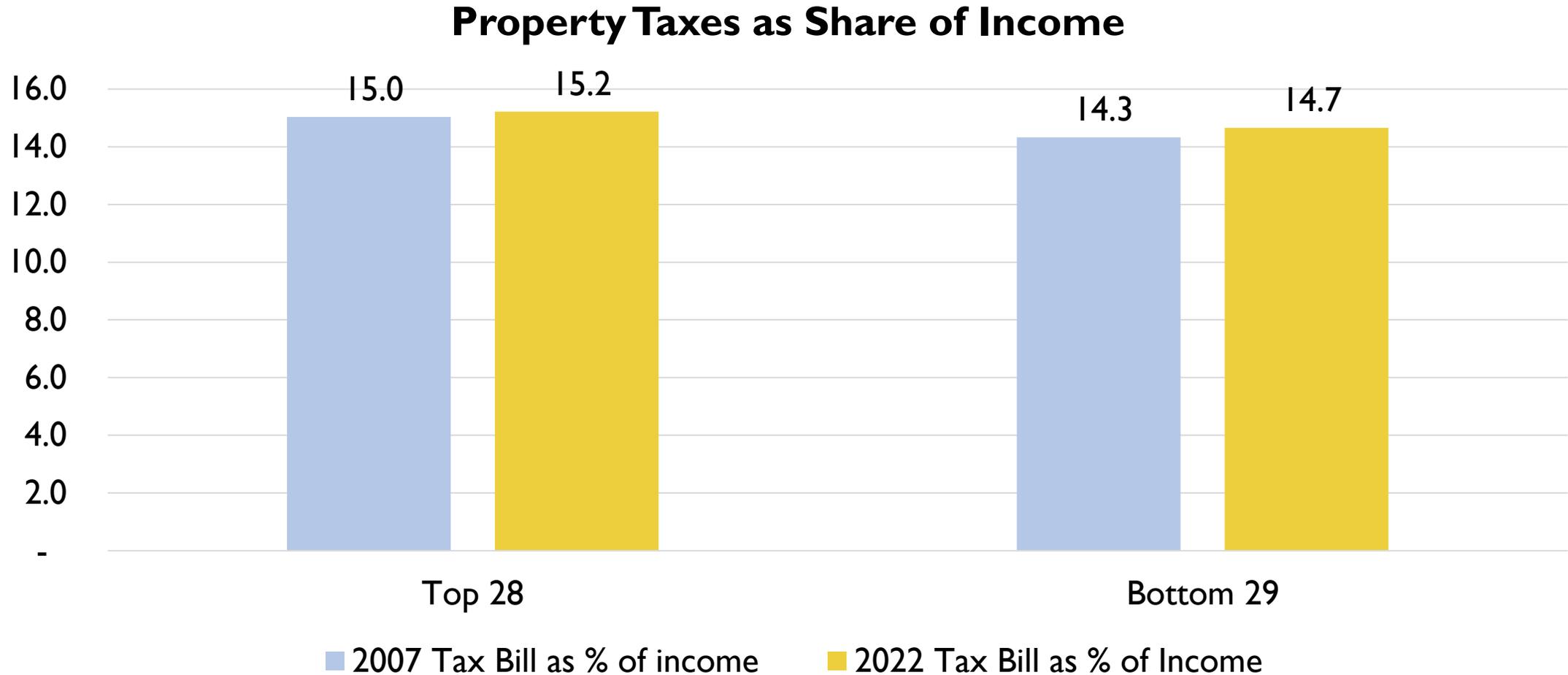
- Tax levy
- Home value
- Taxes as % of income
- Non-property tax revenue sources

Tax Levy Change, 2007 - 2022

Tax Levy Change

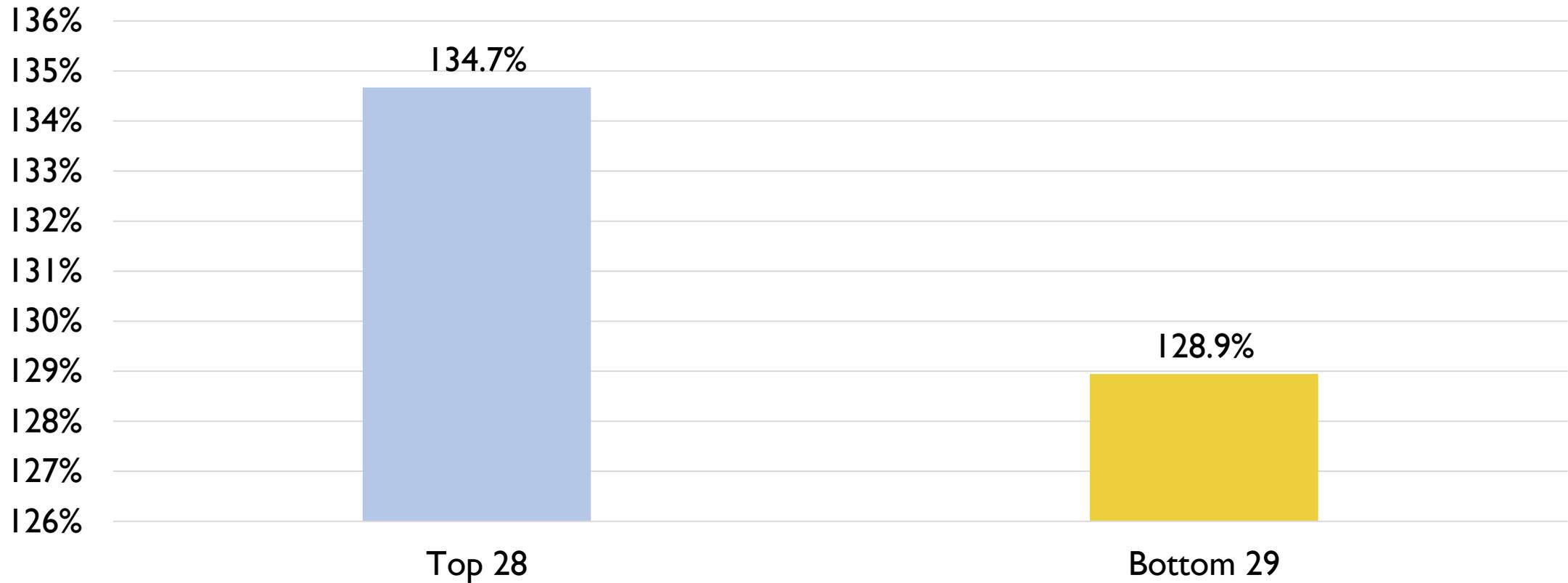


Property Taxes as Share of Income, 2007 & 2022



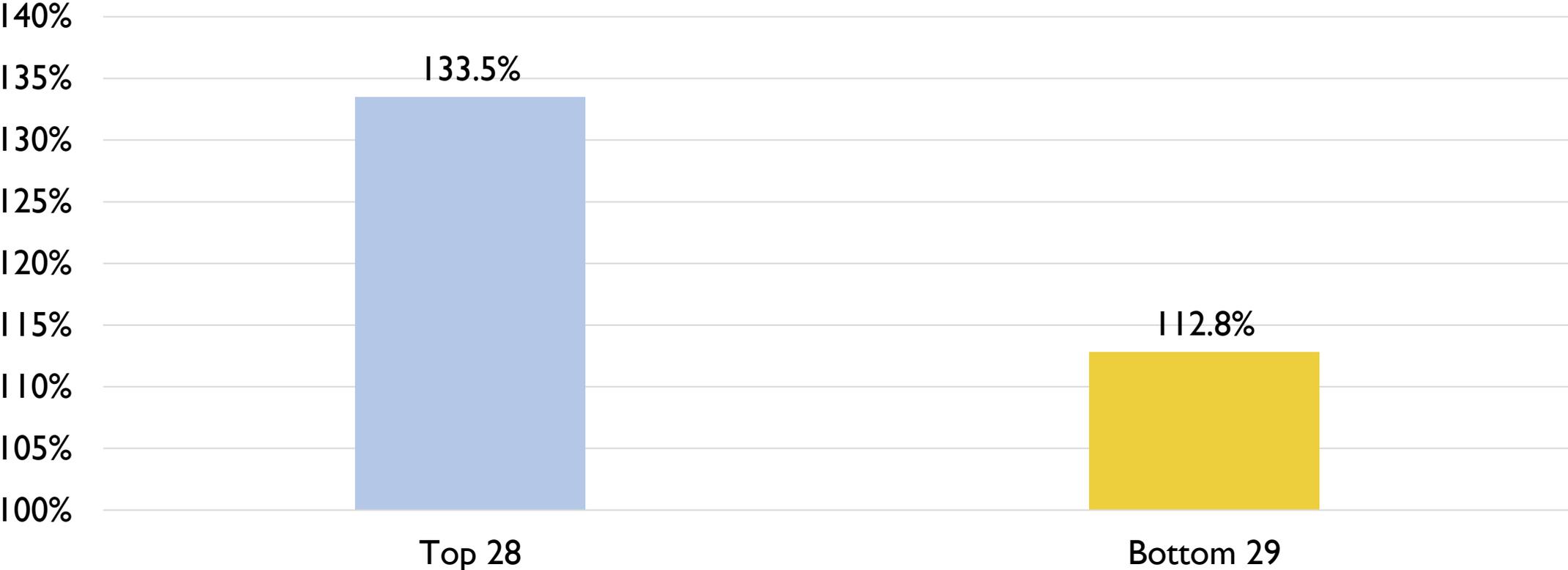
Single Family Home Value Change, 2007 – 2022

Single Family Home Value Change



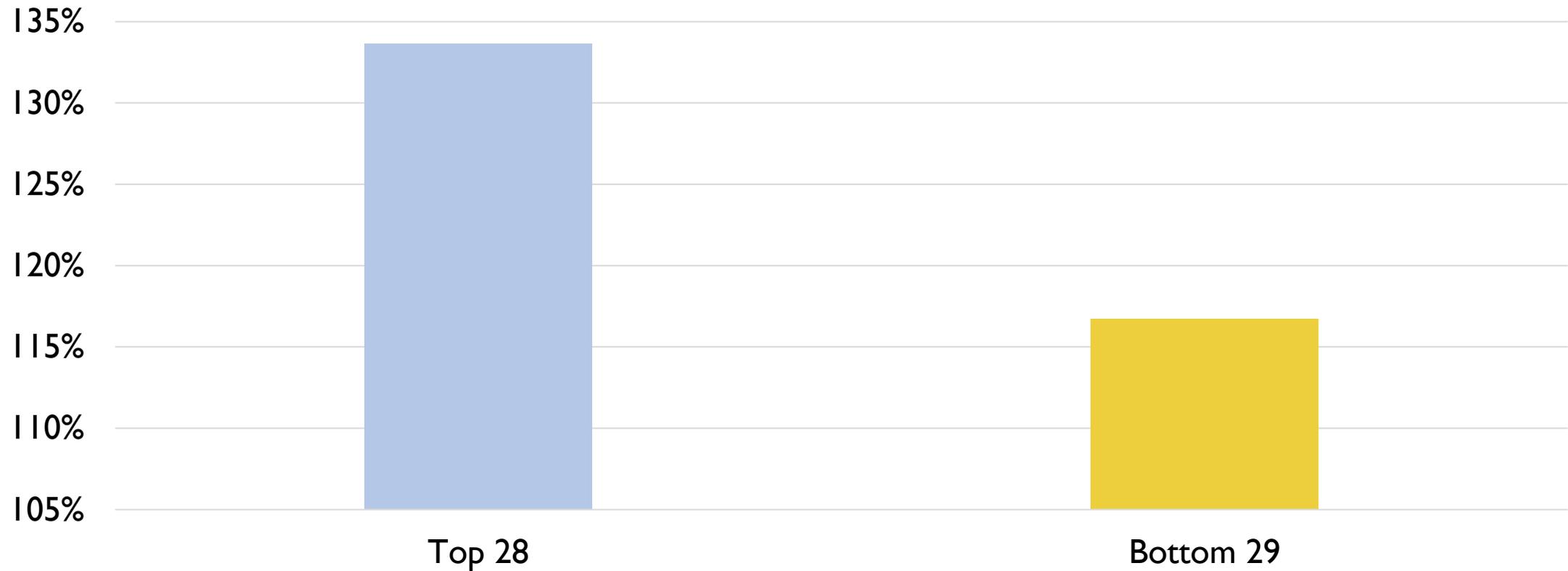
Growth In Local Receipts, 2007 – 2022

Growth in Local Receipts



Growth in State Aid, 2007 - 2022

Growth in State Aid





Enrollment and Education Funding – Big Picture

Education Aid Formula Benefits Enrollment Growth, FY 2024 to FY 205

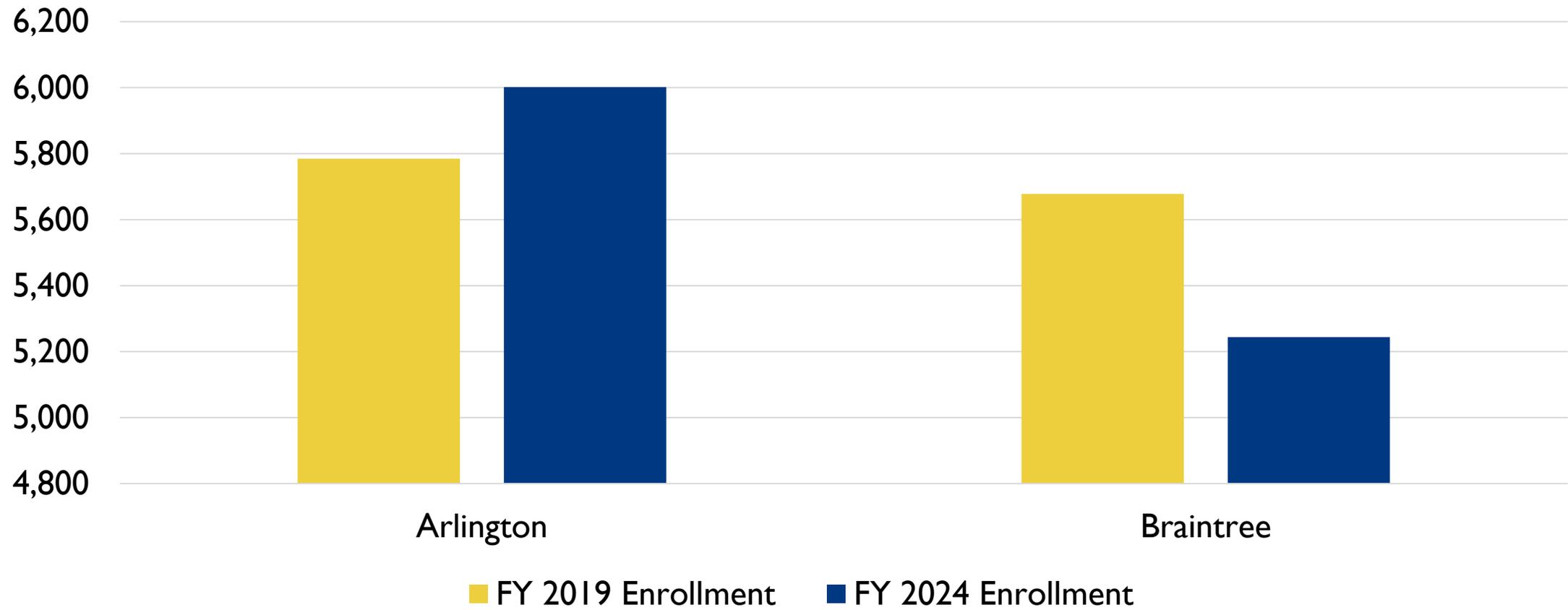
| | Minimum Aid Districts | Non Minimum Aid Districts |
|---------------------------------------|-----------------------|---------------------------|
| Number of districts | 212 | 107 |
| Change in enrollment | -3,888 | 4,156 |
| Increase in state aid | \$14,359,885 | \$249,314,681 |
| Change in required local contribution | \$256,732,771 | \$146,140,009 |



Community Comparison: Arlington & Braintree

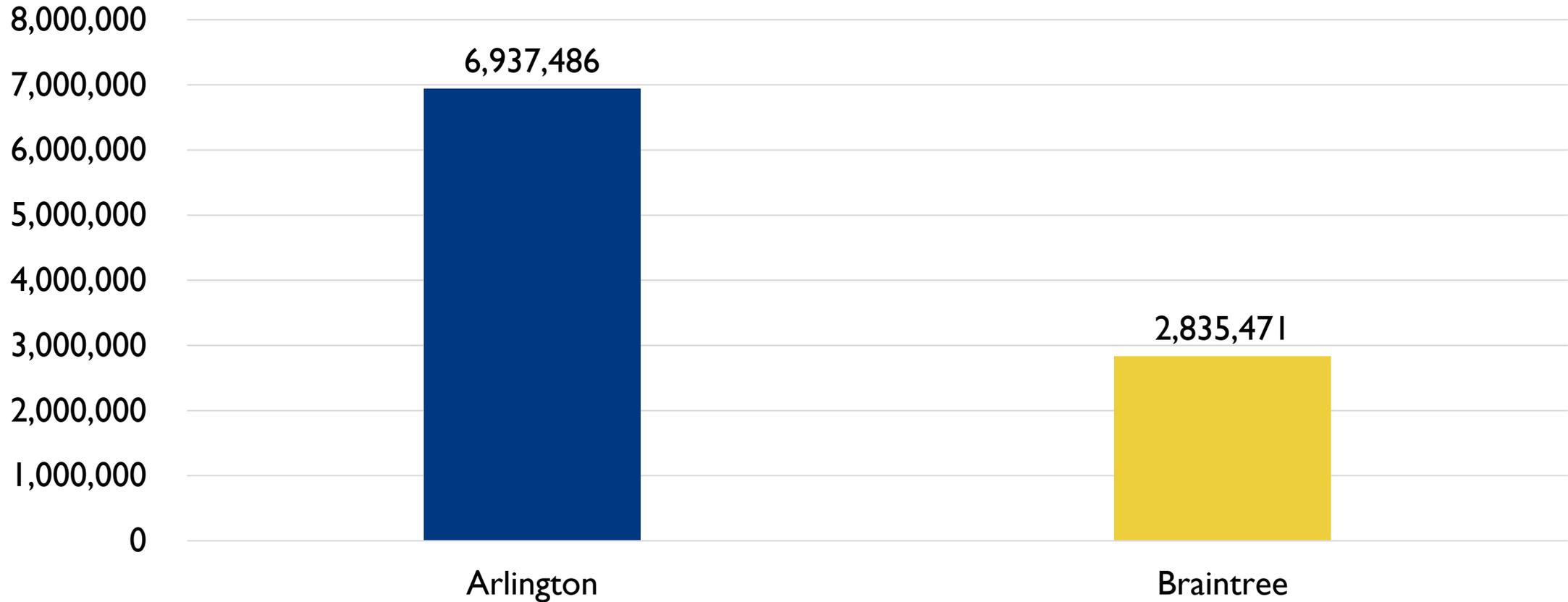
Community Comparison 2 - Enrollment

District Enrollment, FY 2019 & FY 2024



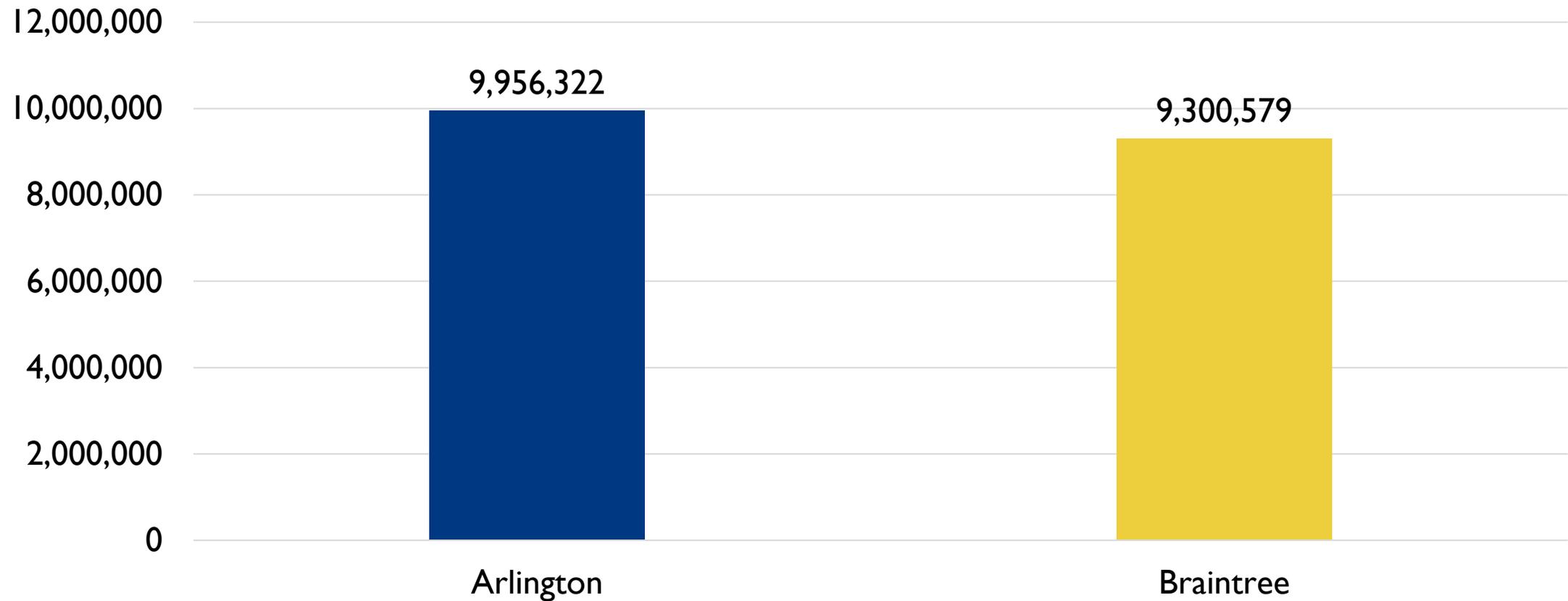
Community Comparison 2 – State Aid

Change in State Aid



Community Comparison 2 – Required Local Contribution

Change in Required Local Contribution

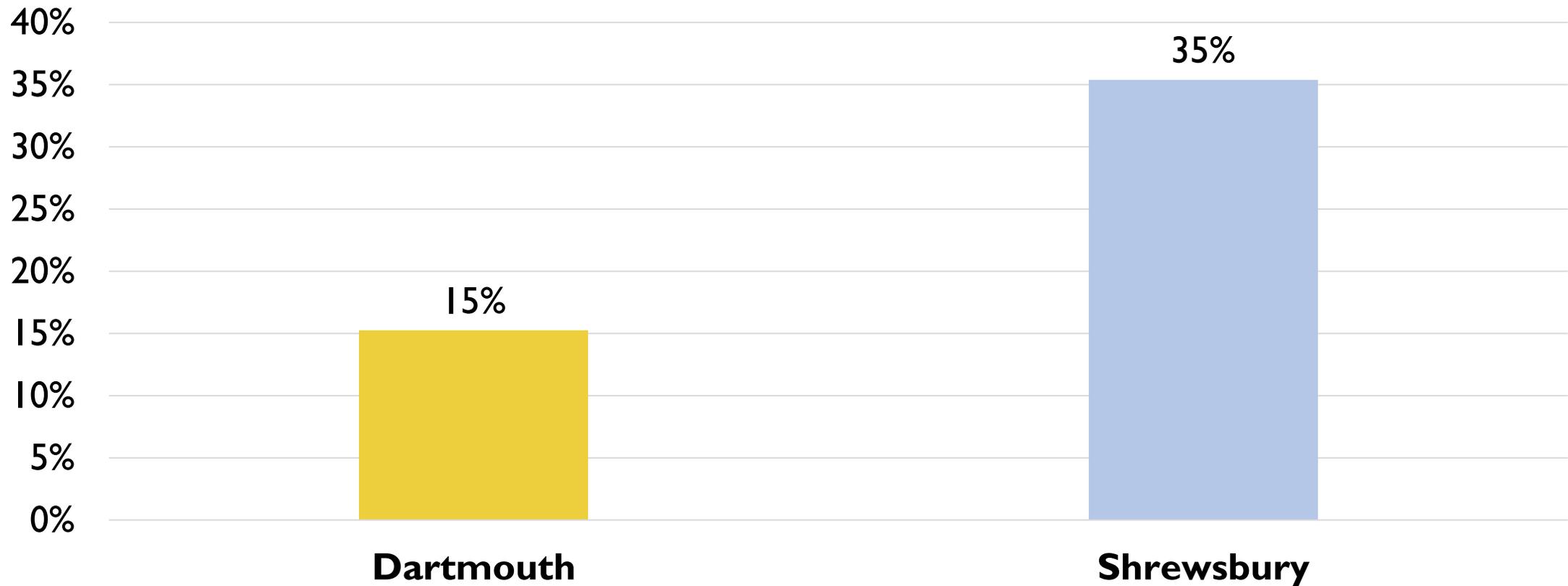




Appendix

Total Residential Property Value

Total Residential Property Value Change: 2007 to 2022

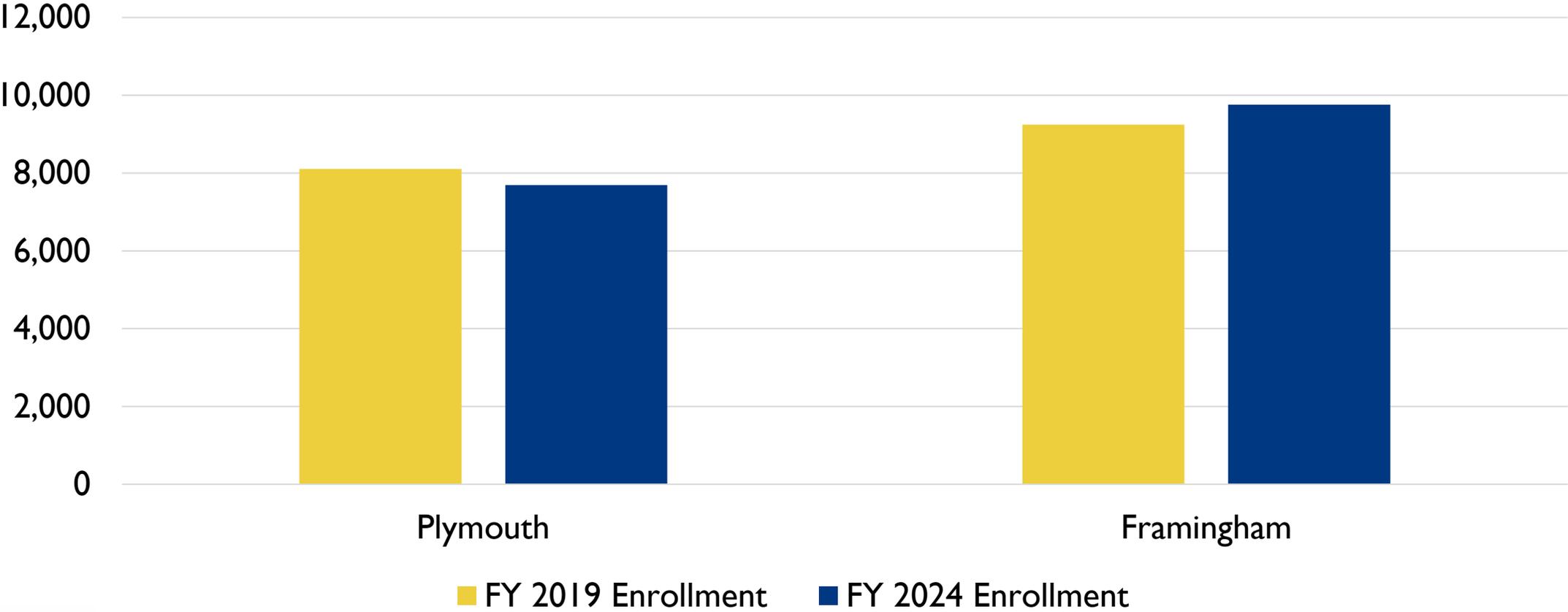




Community Comparison: Plymouth & Framingham

Community Comparison I – Enrollment

Enrollment Change, FY 2019 to FY 2024



State Aid Change, FY 2019 to FY 2024

Change in State Aid



Required Local Contribution Change, FY 2019 to FY 2024

Change in Required Local Contribution

