

Exercise 3: Obstacles

- Taxes & Tax Rate
inflex. B.I.T.Y
(defer taxes until sale)
- Housing Affordability
is lacking
in resources
(not state funded)
to meet the needs
of renewably
diverse residents.
- Town does not
have it own
services - electric,
cable
(cablema escape).
- Services not scalable
for "rapid" growth -
water
- residents resistance
to change

Group 1

- Intentions of Developers
to make money vs.
Building what the town
needs/wants.
- Community Awareness of
company's issues separate
advantages / E distribution
Economics
- What is buildable.
- By laws which allow
huge debits.
- City Sprawl (?)
- Road planning for
drive thru traffic
from Franklin.
(traffic)
- Look at set backs.
- Developers vs. expanding
home owners.

Main obstacles

- ① Too Nice of town → demand desirable prices increase → Housing Glunch
- Victims of market forces
- Because of schools → Schools

- ② Canabaltzing small houses into "McMansions" → special permits → various

- "I narrative for homeowners" → Builders Tax → Housing preservation
- Need to overpaying for property → goal in turn → trying to increase

- ③ Commercial tax → revenue base → create

- diverse affordable housing at times → those forces seem of odds → heavy emphasis on commercial
- Town to commit it → to put this vision of diverse housing in place

Exercise 3: Obstacles

Group 5

8:03pm

suburban mentality of big house w/ yard + garage + pool

builders build for biggest profit

housing production industry no incentive to build a 1200 sq house

not enough buildable land

zoning to encourage smaller houses - current zoning is 2 acre lots

- if we add 2000 units concern that home price would drop; town would explode

- could we use land more efficiently?

- public resistance to density

- resistance to different people moving to westwood