To do:

Create a sample of census tracts (or maybe blocks) that are “switchers” when the ward boundaries change for 2015.

These are tracts who over time change aldermen, and can be compared to nearby census tracts that don’t.

From this, I can estimate “ward fixed effects” or “aldermen fixed effects” of regressions of tract-level ward status on variables I am interested in, such as building permit denial rates, speed of acceptance on permits, and permit fees.

Along with those, I want to look at the change in FAR of new parcels and average property value (p tax, average val/unit or /sq ft, etc).

Use these parameters to estimate some developer location choice model and simulate counterfactual of no aldermanic privilege.

Also for elasticity of property tax w.r.t. density angle of this idea, estimate the elasticity on the entire parcel dataset.

But use the switcher sample for getting ward/aldermen fixed effects for density and then look at counterfactual municipal revenues if no local control.