

## Deliverable 0

<b>Project Name</b>	State Surplus Land Assessment V3
<b>Project Description</b>	<p>This project is aimed to address the critical shortage of affordable housing.</p> <p>For lands owned by cities and towns, Representative Nika Elugardo filed legislation that would enable public housing authorities to borrow against real estate equity of municipal-owned properties to raise funds for maintenance and building of additional affordable housing units.</p> <p>For lands owned by the state commonwealth, the bill would enable the state to sell its unused lands to make this land more readily available to developers to either create affordable land or to generate capital for building or renovating affordable housing elsewhere.</p> <p>Based on work done previous, this project aims to better understand the volume and attributes of lands owned by cities and towns and the market value of lands owned by the State Department of Housing and the State Department of Transportation.</p> <p>Those unused lands will be divided into two categories: ones that can be used in the develop of affordable housing and ones worthwhile selling to raise funds. We are to decide how to divide those lands based on several attributes, including but not limited to transit friendliess and value of surrounding land</p>
<b>Questions to be answered</b>	<p>1. What land owned by municipal housing authorities is most attractive for the development of affordable housing? Attributes:</p> <ul style="list-style-type: none"><li>○ Proximity to public transport</li><li>○ Existing availability of affordable housing units (percentage of all housing and per 100 low income families)</li></ul>

	<p>2. What land owned by municipal housing authorities is most attractive for sale? Attribute:</p> <ul style="list-style-type: none"> <li>• The value of the surrounding land</li> </ul> <p>3. Which legislative districts have the most opportunity to benefit from this legislation? Attributes:</p> <ul style="list-style-type: none"> <li>• Greatest need</li> <li>• Greatest amount of money to be made based on land value or largest number of parcels + land size to be developed for affordable housing</li> </ul> <p>4. What is the “opportunity cost” of not selling the most valuable land? Attributes:</p> <ul style="list-style-type: none"> <li>• How much does the land cost to maintain</li> <li>• How much revenue is the state potentially sacrificing based on the market value of nearby land</li> </ul>
<p><b>Extra questions to be answered if time permits</b></p>	<p>1. What state land owned by the Mass Department of Housing and the Mass Department of Transportation is most attractive for the development of affordable housing? Attributes:</p> <ul style="list-style-type: none"> <li>• Proximity to public transport</li> <li>• Existing availability of affordable housing units (percentage of all housing and per 100 low income families)</li> <li>• Existing buildings</li> </ul> <p>2. What state land owned by the Mass Department of Housing and the Mass Department of Transportation is most attractive for sale? Attribute:</p> <ul style="list-style-type: none"> <li>• The value of the surrounding land</li> </ul> <p>3. Which legislative districts have the most opportunity to benefit from this legislation? Attributes:</p>

	<ul style="list-style-type: none"> <li>• Greatest need</li> <li>• Greatest amount of money to be made based on land value or largest number of parcels + land size to be developed for affordable housing</li> </ul> <p>4. What is the “opportunity cost” of not selling the most valuable land?</p> <p>Attributes:</p> <ul style="list-style-type: none"> <li>• How much does the land cost to maintain</li> <li>• How much revenue is the state potentially sacrificing based on the market value of nearby land</li> </ul>
<b>Work done previously</b>	<ul style="list-style-type: none"> <li>• Filtered out stated owned surplus land and determined which was useful surplus land.</li> <li>• Assess values of those lands</li> <li>• Grouped lands by ownership.</li> </ul>
<b>Useful Datasets</b>	<p><a href="#">Processed Data from the Summer and Last Semester</a></p> <p><a href="#">Municipal Housing Authority Dataset</a></p> <p><a href="#">State Owned Land Data District Summary</a></p> <p><a href="#">State Dept. of Housing Owned Land District Summary</a></p> <p><a href="#">Available Affordable land Data (and Report) by Boston Federal Reserve</a></p> <p><a href="#">Affordable housing thresholds in Mass</a></p>
<b>Approach</b>	<p>1. Review work done and extract useful datasets. (See the appendix of the report last semester)</p> <ul style="list-style-type: none"> <li>• Datasets processed last semester:</li> </ul> <p><a href="#">no_usable_land_towns.csv</a></p>

[no\\_usable\\_land\\_districts.csv](#)

[all\\_district\\_data.csv](#)

[all\\_district\\_data\\_housing.csv](#)

[all\\_town\\_data.csv](#)

2. Figure out how to use real estate APIs and which data to use on. Identify market value of each parcel.

3. Establish the percentage of affordable housing for each district.

4. Assign a relative “transit friendly” score for each parcel according to proximity to public transport. (Some has already been done)

5. Do analysis of subsets of DOT and geographic concentrations, particularly around major towns and cities and regionally.

6. Generate visualizations