


1995

Build Out Analysis and Fiscal Assessment for Mansfield, Massachusetts

UMass Amherst Center Economic Development

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UMass Amherst Center Economic Development, "Build Out Analysis and Fiscal Assessment for Mansfield, Massachusetts" (1995).
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**BUILD OUT ANALYSIS
AND FISCAL ASSESSMENT
MANSFIELD, MASSACHUSETTS**

June 1995

**Principal Investigator:
John R. Mullin, Ph.D., AICP**

The Center for Economic Development at the University of Massachusetts, in Amherst, is part of the Landscape Architecture and Regional Planning Department, and is funded by the Economic Development Administration of the U.S. Department of Commerce, and the University of Massachusetts.



Municipal Management Systems

P.O. Box 34 Dover, MA 02030

Telephone (508) 785-2566

Community Profile

The following data results for the Per Capita and Service Forecast Methods highlight the key FY 93 - 95 data entry factors Municipal Management Systems obtained from the Massachusetts Department of Revenue for the Town of Mansfield, MA. This information serves as the basis for the following fiscal impact assessments for a "build-out" of the Town of Mansfield over a 35 year period. We have also provided the data output portion of the Per Capita Method for your use which indicates the various demographic and financial factors we applied to establish our results. This brief community profile highlights the impact which Single Family Residential Development (R-1,R-2) will have on various department revenues and expenditures on the Town of Mansfield in future years. We have adjusted each successive 5-year interval at a "present value" rate of 4% per annum.

Brief Municipal Financial Profile

	<u>Amount</u>	<u>%</u>
Nonschool share municipal expenses:	\$20,098,016	57%
School share municipal expenses:	\$14,964,005	43%
Total Municipal Expenses:	\$35,062,021	100%

Per Capita Forecast Method: *an average costing method*

Data Entry:

Nonschool Municipal Expenses:	\$20,098,016
Nonresidential Property Value:	\$392,109,000
Total Property (equalized) Value:	\$1,258,658,000
Number of Land Parcels:	7,260
Number of Nonresidential Parcels:	900
Municipal Population:	17,782
Pupil Population:	2,929
School District Expenses:	\$14,964,005
Average Assessed Residential Property Value:	\$170,614
Tax Rate:	15.15 res./16.54 comm./in.

Revenues:

Estimated Annual New Growth	\$497,000
Motor Vehicle Excise Tax	\$6,222,000
Local Aid Revenue:	\$4,474,000

Data Output

Nonresidential Share of Local Property Value:	30%
Average Value of all Local Nonresidential Property:	\$435,706.54
Average Value of all Local Property:	\$170,614.05
Nonresidential Portion of Municipal Expenses:	\$6,485,483
Residential Portion of Municipal Expenses:	\$12,825,217
Annual Municipal per capita outlays:	\$721.00
Annual School per capita outlays:	\$5,108.91
Average Tax Bill:	\$2,584.80

Service Forecast Method
a marginal costing method

Data Entry:

Municipal Expense Chart

	Operating Costs	Capital Costs
General Government	\$1,903,976	\$354,000
Public Safety	\$3,807,951	\$520,000
Public Works	\$2,538,634	\$399,491
Health/Welfare	\$951,988	\$120,000
Recreation/Culture	\$1,269,317	\$266,327
School District	\$14,964,005	\$1,754,000

Data Entry:

Population:	17,782
Pupil Population:	2929
Property Value:	\$1,238,658,000
Number of Land Parcels:	7260
Tax Rate:	15.15

Revenue:

Estimated New Growth:	\$497,000
Motor Vehicle Excise Tax:	\$6,222,000
Local Aid:	\$4,474,000

Demographic Multipliers

In our attempt to provide accurate population (Municipal & School District) projections in our assessment, we have used the following set of demographic multipliers. The multipliers displayed represent 1990 census figures for the Northeast Region, as reported by the U.S. Census of Governments.

	<u>3 Bedroom</u>	<u>4 Bedroom</u>
Total Population:	3.345	4.141
School District:	0.793	1.47
K6:	0.536	0.845
JHS:	0.148	0.343
HS:	0.109	0.281



Municipal Management Systems

Per Capita Forecast

The "Per Capita Forecast" is an *average costing method* designed to project a detailed impact of population change and thus actual costs and revenues a proposed residential development will have on a municipal and school district budgets. This method relies on detailed demographic information by housing types and average cost per person and pupil of municipal and school district operating expenses (including amortization of capital expenditures). U.S. Census Data and region specific multipliers are utilized in order to project credible population (school district & municipal) estimates. The program also proceeds with a Municipal Revenue Growth Factor (MRGF) analysis. This factor compares prior development cost of service figures against post development costs of service figures to predict actual growth in municipal service costs induced by the proposed development. This method provides a reasonably predictable "snapshot" of just how fiscally significant a proposed development will be for a given community.

Method

Municipal Management Systems will provide all data input necessary for results which will closely reflect your community type. This data will be automatically entered into your program in a "customized" format performed by Municipal Management Systems. We simply download the required information from town records or from other sources such as data provided by your state. This will keep to a minimum the amount of data entry required by you. All you will have to do is input the details known to you about a proposed residential development such as the total number of units, unit types, etc. **It is important, however, that you verify the data which MMS has provided to ensure that this information is current and accurate!** Upon completing your input of the number of development units, the program proceeds to automatically express all local Municipal and School District costs and revenues associated with the proposed development and automatically projects a total bottom line fiscal impact figure! A phased pupil and population analysis is also provided, expressing total pupil (by grade category) and total population figures based on the time it takes for the development to be fully completed and occupied.

Per Capita Forecast Method

Community	Mansfield
Planned Development	1790 Single Fam./3 bedroom
Years of Dev.	1
Value/unit:	\$170,000
Number of Units/Year:	51

Development Population Projections

Total Population	171	
Total Pupil Population	40	
School District	K-6	27
	JHS	8
	HS	6

Phased population impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population:	171	School Dist. Pop:	K6:	27
			JHS:	8
			HS:	6

Proposed Impact on Municipal Services

Total Annual Municipal Expense:	\$123,041.58
Total Annual School District Expense:	\$206,620.32
Total Annual Municipal/School Dist. Exp.:	\$329,661.90

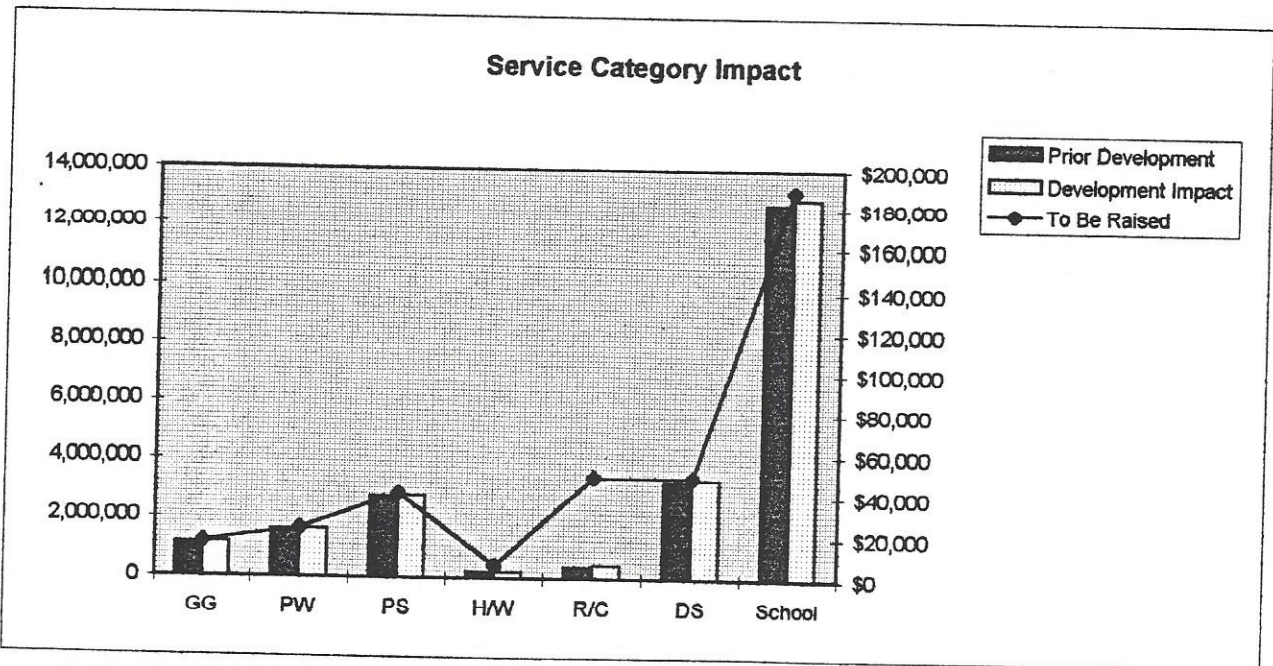
Proposed Impact on Municipal Revenues

Expected Annual Revenue Generation:	\$238,733
Total Annual Municipal Costs:	\$329,662
Net Fiscal Impact:	(\$90,929)

>>>> Property Tax:	\$131,350.50
MVET:	\$59,691.99
Est. New Growth:	\$4,768.07
Local Aid:	\$42,922.21

Municipal Revenue Generation Factor Analysis

Prior Development MRGF Factor:	6.62%
Development Induced MRGF Factor:	1.00



Community: Mansfield
 Planned Development: 1790 Single Fam. /3 bedroom
 Value/Unit: \$170,000
 (Base Year/Adjusted @ 4%)
 Planned Development: 35 year build out
 Units per 5 Year Interval: 256

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	856	1713	2569	3425	4282	5138	5994
Pupil Population:	203	406	609	812	1015	1218	1421
Phased Population:							
Total Pop.	171	171	171	171	171	171	171
K6	27	27	27	27	27	27	27
JHS	8	8	8	8	8	8	8
HS	6	6	6	6	6	6	6
Municipal Expense:	\$2,918,318	\$10,633,925	\$21,865,421	\$35,635,648	\$51,203,970	\$68,013,025	\$85,646,932
School Dist. Expense:	\$4,617,211	\$16,824,443	\$34,594,331	\$56,380,867	\$81,012,258	\$107,606,670	\$135,506,120
Total Expense:	\$7,535,529	\$27,458,368	\$56,459,751	\$92,016,515	\$132,216,228	\$175,619,695	\$221,153,053
Total Revenues:	\$5,334,818	\$19,439,300	\$39,970,986	\$65,143,589	\$93,603,193	\$124,330,912	\$156,566,499
Property Tax	\$2,935,211	\$10,695,481	\$21,991,992	\$35,841,931	\$51,500,374	\$68,406,730	\$86,142,715
MVET	\$1,333,900	\$4,860,538	\$9,994,213	\$16,288,288	\$23,404,234	\$31,087,291	\$39,147,371
Est New Growth	\$106,549	\$388,249	\$798,316	\$1,301,073	\$1,869,480	\$2,483,186	\$3,127,008
Local Aid	\$959,156	\$3,495,026	\$7,186,453	\$11,712,279	\$16,829,081	\$22,353,671	\$28,149,363
Net Fiscal Impact:	(\$2,200,710)	(\$8,019,068)	(\$16,488,765)	(\$26,872,926)	(\$38,613,035)	(\$51,288,783)	(\$64,586,554)

Per Capita Forecast Method

Community	Mansfield
Planned Development	1790 Single Fam./4 bedroom
Years of Dev.	1
Value/unit:	\$180,000
Number of Units/Year:	51

Development Population Projections

Total Population	211	
Total Pupil Population		75
School District	K-6	43
	JHS	17
	HS	14

Phased population Impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population:	211	School Dist. Pop:	K6:	43
			JHS:	17
			HS:	14

Proposed Impact on Municipal Services

Total Annual Municipal Expense:	\$152,321.32
Total Annual School District Expense:	\$383,015.71
Total Annual Municipal/School Dist. Exp.:	\$535,337.04

Proposed Impact on Municipal Revenues

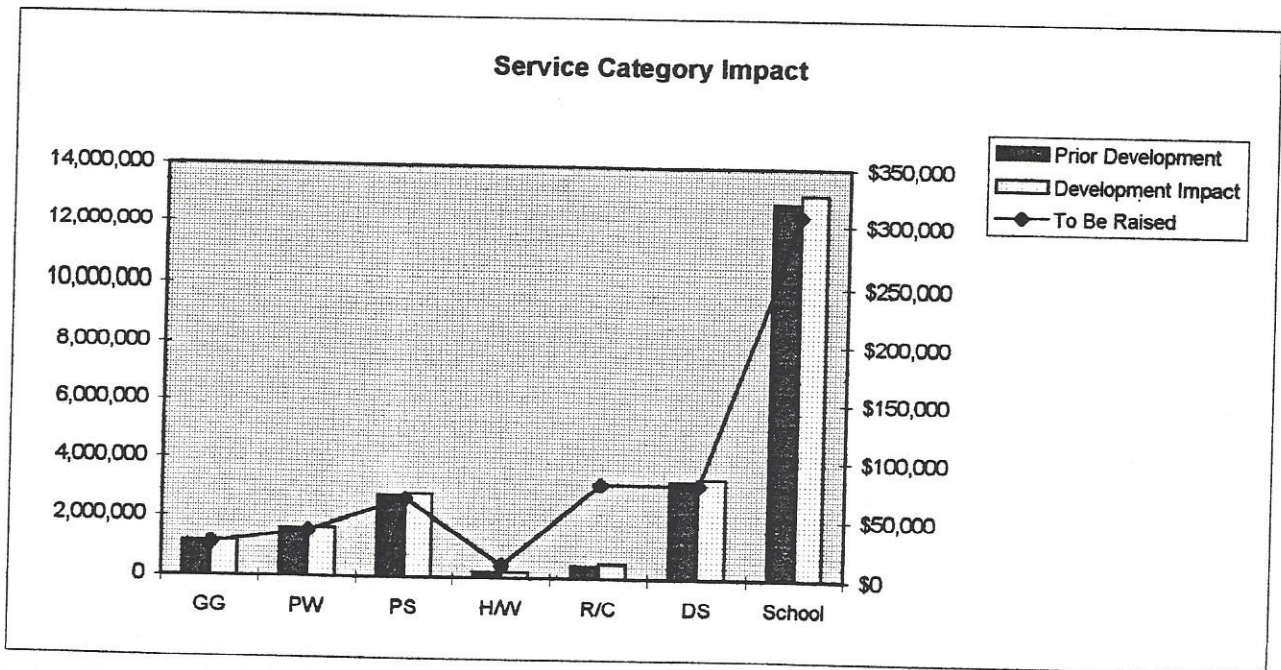
Expected Annual Revenue Generation:	\$272,013
Total Annual Municipal Costs:	\$535,337

Net Fiscal Impact: (\$263,324)

>>>> Property Tax:	\$139,077.00
MVET:	\$73,896.71
Est. New Growth:	\$5,902.71
Local Aid:	\$53,136.27

Municipal Revenue Generation Factor Analysis

Prior Development MRGF Factor:	6.62%
Development Induced MRGF Factor:	0.99



Community: Mansfield
 Planned Development: 1790 Single Fam. /4 bedroom
 Value/Unit: \$180,000
 (Base Year/Adjusted @ 4%)
 Planned Development: 35 year build out
 Units per 5 Year Interval: 256

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	1060	2120	3180	4240	5300	6361	7421
Pupil Population:	376	753	1129	1505	1882	2258	2634
<i>Phased Population:</i>							
Total Pop.	212	212	212	212	212	212	212
K6	43	43	43	43	43	43	43
JHS	18	18	18	18	18	18	18
HS	14	14	14	14	14	14	14
Municipal Expense:	\$3,612,781	\$13,164,447	\$27,068,667	\$44,115,753	\$63,388,821	\$84,197,875	\$106,028,069
School Dist. Expense:	\$8,559,014	\$31,187,798	\$64,128,187	\$104,514,315	\$150,174,004	\$199,472,584	\$251,190,341
Total Expense:	\$12,171,795	\$44,352,246	\$91,196,854	\$148,630,067	\$213,562,826	\$283,670,459	\$357,218,410
Total Revenues:	\$6,078,505	\$22,149,186	\$45,543,039	\$74,224,763	\$106,651,706	\$141,662,942	\$178,392,249
Property Tax	\$3,107,871	\$11,324,627	\$23,285,639	\$37,950,280	\$54,529,807	\$72,430,656	\$91,209,933
MVET	\$1,651,325	\$6,017,186	\$12,372,507	\$20,164,364	\$28,973,670	\$38,485,042	\$48,463,156
Est New Growth	\$131,904	\$480,640	\$988,289	\$1,610,686	\$2,314,355	\$3,074,103	\$3,871,133
Local Aid	\$1,187,404	\$4,326,726	\$8,896,592	\$14,499,416	\$20,833,848	\$27,673,108	\$34,847,984
Net Fiscal Impact:	(\$6,093,290)	(\$22,203,060)	(\$45,653,815)	(\$74,405,304)	(\$106,911,120)	(\$142,007,517)	(\$178,826,161)

Per Capita Forecast Method

Community	Mansfield
Planned Development	1948 Single Fam./3 bedroom
Years of Dev.	1
Value/unit:	\$170,000
Number of Units/Year:	56

Development Population Projections

Total Population	187	
Total Pupil Population	44	
School District	K-6	30
	JHS	8
	HS	6

Phased population Impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population:	187	School Dist. Pop:	K6:	30
			JHS:	8
			HS:	6

Proposed Impact on Municipal Services

Total Annual Municipal Expense:	\$135,104.44
Total Annual School District Expense:	\$226,877.16
Total Annual Municipal/School Dist. Exp.:	\$361,981.60

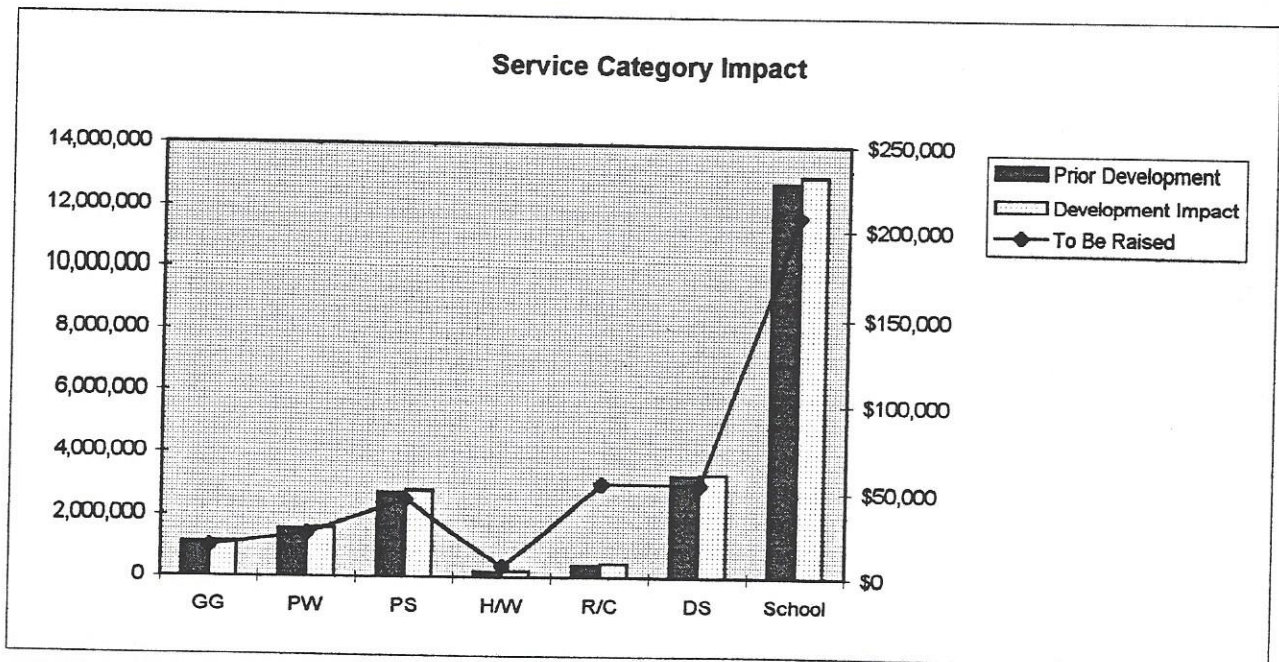
Proposed Impact on Municipal Revenues

Expected Annual Revenue Generation:	\$262,138
Total Annual Municipal Costs:	\$361,982
Net Fiscal Impact:	(\$99,843)

>>>> Property Tax:	\$144,228.00
MVET:	\$65,544.14
Est. New Growth:	\$5,235.53
Local Aid:	\$47,130.26

Municipal Revenue Generation Factor Analysis

Prior Development MRGF Factor:	6.62%
Development Induced MRGF Factor:	0.99



Community: Mansfield
 Planned Development: 1948 Single Fam. /3 bedroom
 Value/Unit: \$170,000
 (Base Year/Adjusted @ 4%)
 Planned Development: 35 year build out
 Units per 5 Year Interval: 278

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	930	1860	2790	3720	4650	5579	6509
Pupil Population:	220	441	661	882	1102	1323	1543
<i>Phased Population:</i>							
Total Pop.	186	186	186	186	186	186	186
K6	30	30	30	30	30	30	30
JHS	8	8	8	8	8	8	8
HS	6	6	6	6	6	6	6
Municipal Expense:	\$3,169,111	\$11,547,777	\$23,744,479	\$38,698,084	\$55,604,308	\$73,857,890	\$93,007,210
School Dist. Expense:	\$5,014,002	\$18,270,293	\$37,567,279	\$61,226,095	\$87,974,245	\$116,854,112	\$147,151,171
Total Expense:	\$8,183,113	\$29,818,070	\$61,311,758	\$99,924,179	\$143,578,553	\$190,712,002	\$240,158,381
Total Revenues:	\$5,793,279	\$21,109,864	\$43,405,992	\$70,741,864	\$101,647,215	\$135,015,596	\$170,021,428
Property Tax	\$3,187,456	\$11,614,624	\$23,881,929	\$38,922,097	\$55,926,187	\$74,285,434	\$93,545,604
MVET	\$1,448,532	\$5,278,241	\$10,853,091	\$17,688,063	\$25,415,535	\$33,758,854	\$42,511,597
Est New Growth	\$115,706	\$421,615	\$866,922	\$1,412,884	\$2,030,138	\$2,696,585	\$3,395,735
Local Aid	\$1,041,584	\$3,795,379	\$7,804,039	\$12,718,803	\$18,275,330	\$24,274,689	\$30,568,448
Net Fiscal Impact:	(\$2,389,834)	(\$8,708,206)	(\$17,905,767)	(\$29,182,315)	(\$41,931,338)	(\$55,696,406)	(\$70,136,953)

Per Capita Forecast Method

Community	Mansfield
Planned Development	1948 Single Fam./4 bedroom
Years of Dev.	1
Value/unit:	\$180,000
Number of Units/Year:	56

Development Population Projections

Total Population	232	
Total Pupil Population	82	
School District	K-6	47
	JHS	19
	HS	16

Phased population Impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population:	232	School Dist. Pop:	K6:	47
			JHS:	19
			HS:	16

Proposed Impact on Municipal Services

Total Annual Municipal Expense:	\$167,254.75
Total Annual School District Expense:	\$420,566.22
Total Annual Municipal/School Dist. Exp.:	\$587,820.97

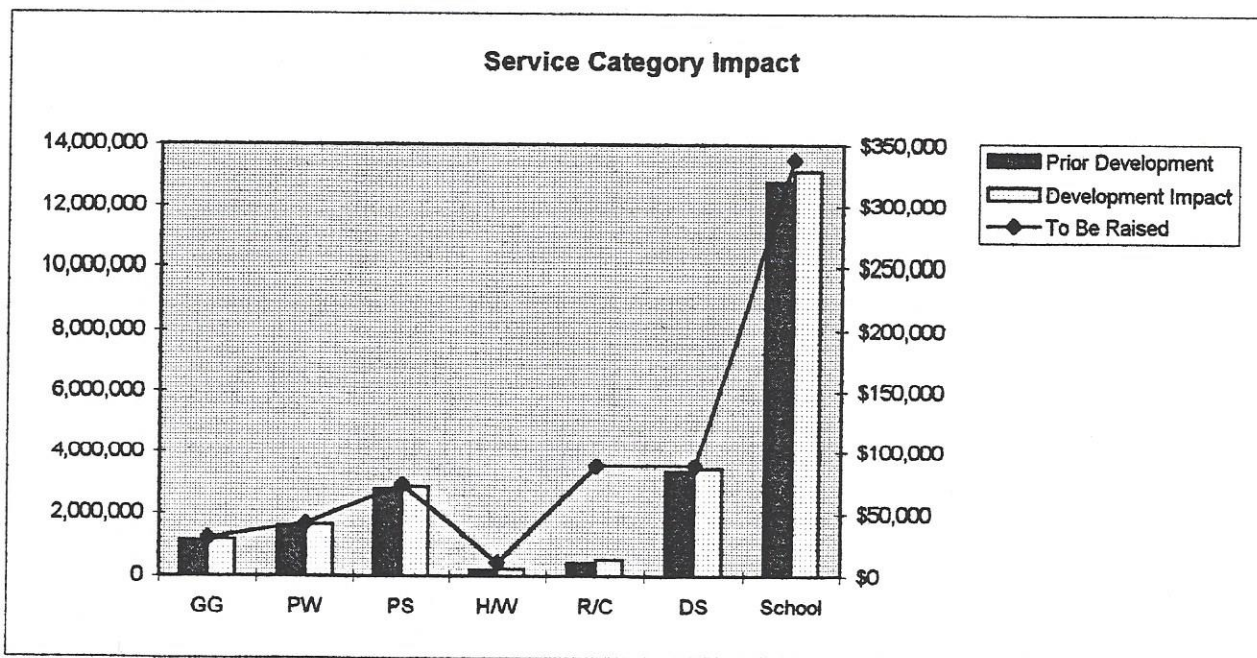
Proposed Impact on Municipal Revenues

Expected Annual Revenue Generation:	\$298,681
Total Annual Municipal Costs:	\$587,821
Net Fiscal Impact:	(\$289,140)

>>>> Property Tax:	\$152,712.00
MVET:	\$81,141.48
Est. New Growth:	\$6,481.41
Local Aid:	\$58,345.71

Municipal Revenue Generation Factor Analysis

Prior Development MRGF Factor:	6.62%
Development Induced MRGF Factor:	0.99



Community: Mansfield
 Planned Development: 1948 Single Fam. /4 bedroom
 Value/Unit: \$180,000
 (Base Year/Adjusted @ 4%)
 Planned Development: 35 year build out
 Units per 5 Year Interval: 278

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	1151	2302	3454	4605	5756	6907	8058
Pupil Population:	409	817	1226	1635	2043	2452	2861
Phased Population:							
Total Pop.	230	230	230	230	230	230	230
K6	47	47	47	47	47	47	47
JHS	19	19	19	19	19	19	19
HS	16	16	16	16	16	16	16
Municipal Expense:	\$3,923,254	\$14,295,766	\$29,394,879	\$47,906,948	\$68,836,295	\$91,433,625	\$115,139,850
School Dist. Expense:	\$9,294,554	\$33,867,999	\$69,639,201	\$113,496,011	\$163,079,579	\$216,614,754	\$272,777,005
Total Expense:	\$13,217,808	\$48,163,765	\$99,034,080	\$161,402,959	\$231,915,874	\$308,048,380	\$387,916,855
Total Revenues:	\$6,600,876	\$24,052,631	\$49,456,892	\$80,603,452	\$115,817,084	\$153,837,098	\$193,722,828
Property Tax	\$3,374,953	\$12,297,838	\$25,286,749	\$41,211,632	\$59,215,963	\$78,655,165	\$99,048,287
MVET	\$1,793,235	\$6,534,288	\$13,435,769	\$21,897,239	\$31,463,595	\$41,792,350	\$52,627,957
Est New Growth	\$143,240	\$521,945	\$1,073,220	\$1,749,104	\$2,513,244	\$3,338,283	\$4,203,808
Local Aid	\$1,289,446	\$4,698,555	\$9,661,143	\$15,745,459	\$22,624,256	\$30,051,266	\$37,842,732
Net Fiscal Impact:	(\$6,616,932)	(\$24,111,135)	(\$49,577,188)	(\$80,799,507)	(\$116,098,790)	(\$154,211,282)	(\$194,194,027)

Per Capita Forecast Method

Community	Mansfield
Planned Development	2531 Single Fam./3 bedroom
Years of Dev.	1
Value/unit:	\$170,000
Number of Units/Year:	72

Development Population Projections

Total Population	241	
Total Pupil Population		57
School District	K-6	39
	JHS	11
	HS	8

Phased population Impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population:	241	School Dist. Pop:	K6:	39
			JHS:	11
			HS:	8

Proposed Impact on Municipal Services

Total Annual Municipal Expense:	\$173,705.59
Total Annual School District Expense:	\$291,699.04
Total Annual Municipal/School Dist. Exp.:	\$465,404.63

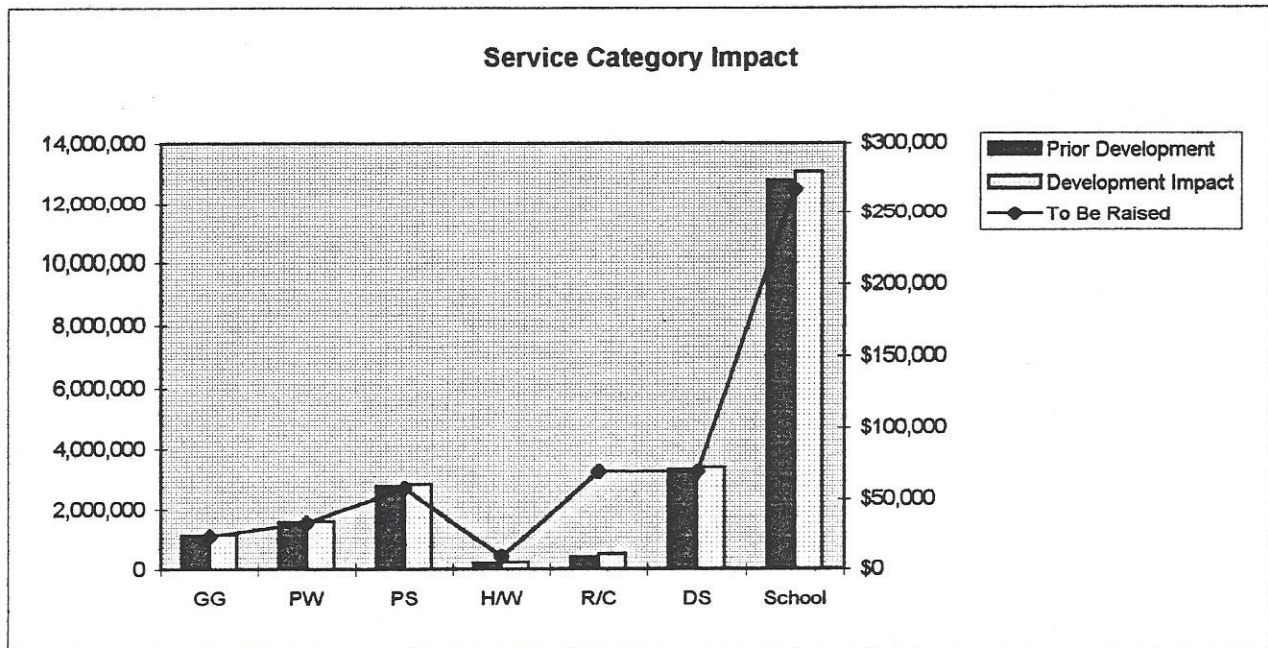
Proposed Impact on Municipal Revenues

Expected Annual Revenue Generation:	\$337,035
Total Annual Municipal Costs:	\$465,405
Net Fiscal Impact:	(\$128,370)

>>>> Property Tax:	\$185,436.00
MVET:	\$84,271.03
Est. New Growth:	\$6,731.39
Local Aid:	\$60,596.04

Municipal Revenue Generation Factor Analysis

Prior Development MRGF Factor:	6.62%
Development Induced MRGF Factor:	0.99



Community: Mansfield
 Planned Development: 2531 Single Fam. /3 bedroom
 Value/Unit: \$170,000
 (Base Year/Adjusted @ 4%)
 Planned Development: 35 year build out
 Units per 5 Year Interval: 362

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	1211	2422	3633	4844	6054	7265	8476
Pupil Population:	287	574	861	1148	1435	1722	2009
<i>Phased Population:</i>							
Total Pop.	242	242	242	242	242	242	242
K6	39	39	39	39	39	39	39
JHS	11	11	11	11	11	11	11
HS	8	8	8	8	8	8	8
Municipal Expense:	\$4,126,683	\$15,037,031	\$30,919,064	\$50,391,021	\$72,405,598	\$96,174,646	\$121,110,087
School Dist. Expense:	\$6,529,024	\$23,790,810	\$48,918,538	\$79,726,057	\$114,556,377	\$152,162,530	\$191,614,091
Total Expense:	\$10,655,706	\$38,827,841	\$79,837,602	\$130,117,078	\$186,961,974	\$248,337,176	\$312,724,178
Total Revenues:	\$7,543,766	\$27,488,382	\$56,521,467	\$92,117,097	\$132,360,752	\$175,811,662	\$221,394,792
Property Tax	\$4,150,572	\$15,124,079	\$31,098,052	\$50,682,730	\$72,824,747	\$96,731,392	\$121,811,183
MVET	\$1,886,218	\$6,873,105	\$14,132,442	\$23,032,656	\$33,095,047	\$43,959,370	\$55,356,826
Est New Growth	\$150,667	\$549,009	\$1,128,869	\$1,839,799	\$2,643,561	\$3,511,380	\$4,421,784
Local Aid	\$1,356,307	\$4,942,184	\$10,162,093	\$16,561,894	\$23,797,371	\$31,609,486	\$39,804,957
Net Fiscal Impact:	(\$3,111,941)	(\$11,339,459)	(\$23,316,135)	(\$37,999,981)	(\$54,601,222)	(\$72,525,514)	(\$91,329,386)

Per Capita Forecast Method

Community	Mansfield
Planned Development	2531 Single Fam./4 bedroom
Years of Dev.	1
Value/unit:	\$180,000
Number of Units/Year:	72

Development Population Projections

Total Population	298
Total Pupil Population	106
School District	
K-6	61
JHS	25
HS	20

Phased population Impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population:	298	School Dist. Pop:	K6:	61
			JHS:	25
			HS:	20

Proposed Impact on Municipal Services

Total Annual Municipal Expense:	\$215,041.70
Total Annual School District Expense:	\$540,727.85
Total Annual Municipal/School Dist. Exp.:	\$755,769.55

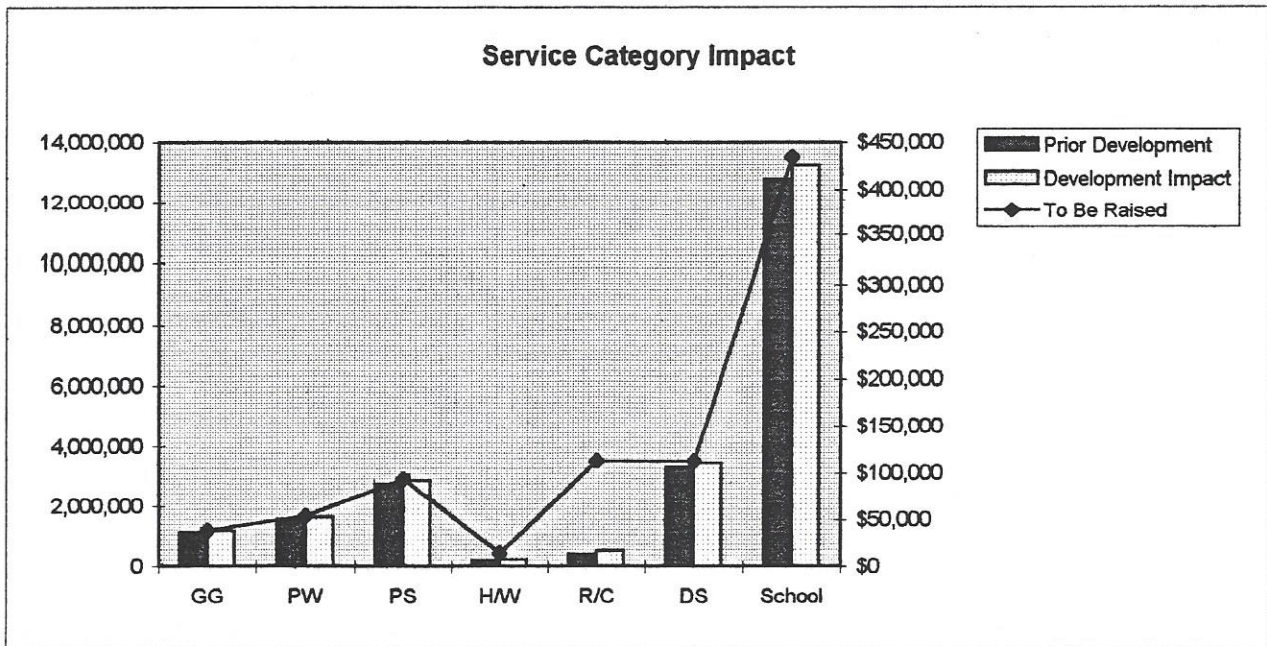
Proposed Impact on Municipal Revenues

Expected Annual Revenue Generation:	\$384,018
Total Annual Municipal Costs:	\$755,770
Net Fiscal Impact:	(\$371,751)

>>>> Property Tax:	\$196,344.00
MVET:	\$104,324.74
Est. New Growth:	\$8,333.24
Local Aid:	\$75,015.90

Municipal Revenue Generation Factor Analysis

Prior Development MRGF Factor:	6.62%
Development Induced MRGF Factor:	0.99



Community: Mansfield
 Planned Development: 2531 Single Fam. /4 bedroom
 Value/Unit: \$180,000
 (Base Year/Adjusted @ 4%)
 Planned Development: 35 year build out
 Units per 5 Year Interval: 362

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	1499	2998	4497	5996	7495	8994	10493
Pupil Population:	532	1064	1596	2129	2661	3193	3725
<i>Phased Population:</i>							
Total Pop.	300	300	300	300	300	300	300
K6	61	61	61	61	61	61	61
JHS	25	25	25	25	25	25	25
HS	20	20	20	20	20	20	20
Municipal Expense:	\$5,108,697	\$18,615,348	\$38,276,780	\$62,382,420	\$89,635,738	\$119,061,035	\$149,930,288
School Dist. Expense:	\$12,102,979	\$44,101,492	\$90,681,256	\$147,789,761	\$212,355,410	\$282,066,677	\$355,198,811
Total Expense:	\$17,211,677	\$62,716,840	\$128,958,036	\$210,172,180	\$301,991,148	\$401,127,712	\$505,129,099
Total Revenues:	\$8,595,385	\$31,320,330	\$64,400,697	\$104,958,445	\$150,812,164	\$200,320,237	\$252,257,767
Property Tax	\$4,394,723	\$16,013,731	\$32,927,349	\$53,664,067	\$77,108,556	\$102,421,474	\$128,976,546
MVET	\$2,335,076	\$8,508,677	\$17,495,498	\$28,513,670	\$40,970,579	\$54,420,253	\$68,529,928
Est New Growth	\$186,521	\$679,655	\$1,397,503	\$2,277,611	\$3,272,642	\$4,346,973	\$5,474,024
Local Aid	\$1,679,063	\$6,118,261	\$12,580,337	\$20,503,079	\$29,460,362	\$39,131,503	\$49,277,226
Net Fiscal Impact:	(\$8,616,292)	(\$31,396,510)	(\$64,557,339)	(\$105,213,735)	(\$151,178,984)	(\$200,807,475)	(\$252,871,333)

Per Capita Forecast Method

Community	Mansfield
Planned Development	2744 Single Fam./3 bedroom
Years of Dev.	1
Value/unit:	\$170,000
Number of Units/Year:	78

Development Population Projections

Total Population	261	
Total Pupil Population		62
School District	K-6	42
	JHS	12
	HS	9

Phased population Impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population:	261	School Dist. Pop:	K6:	42
			JHS:	12
			HS:	9

Proposed Impact on Municipal Services

Total Annual Municipal Expense:	\$188,181.02
Total Annual School District Expense:	\$316,007.25
Total Annual Municipal/School Dist. Exp.:	\$504,188.27

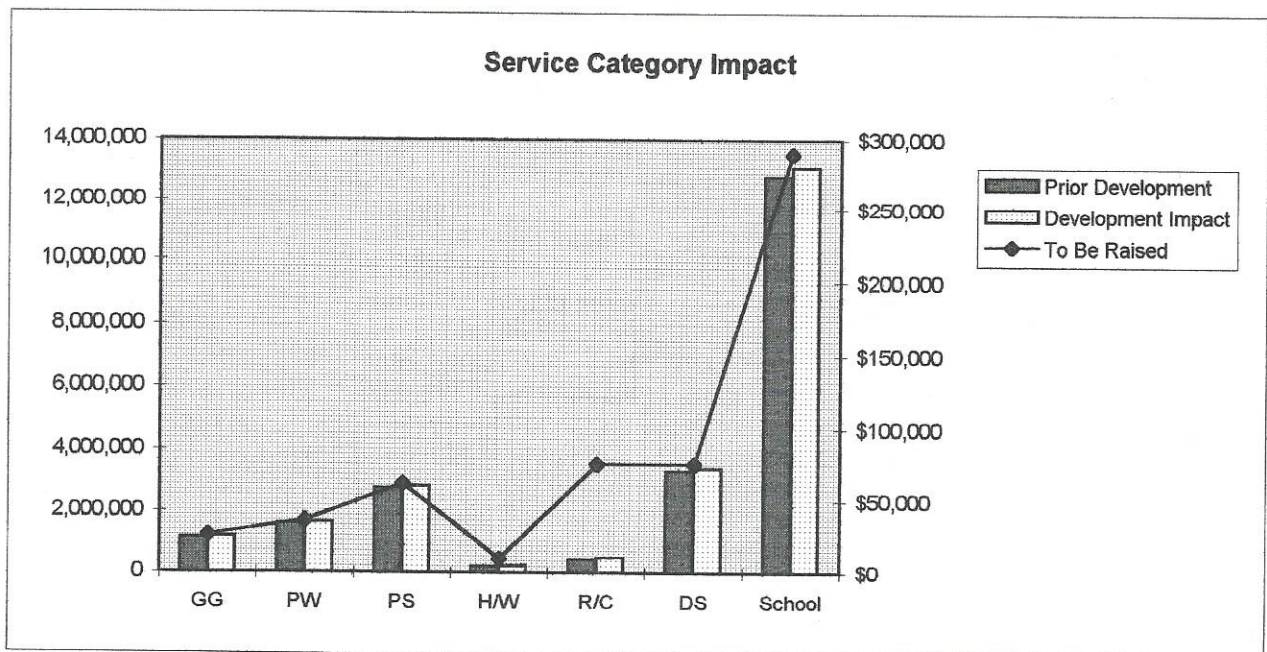
Proposed Impact on Municipal Revenues

Expected Annual Revenue Generation:	\$365,121
Total Annual Municipal Costs:	\$504,188
Net Fiscal Impact:	(\$139,067)

>>>> Property Tax:	\$200,889.00
MVET:	\$91,293.61
Est. New Growth:	\$7,292.34
Local Aid:	\$65,645.71

Municipal Revenue Generation Factor Analysis

Prior Development MRGF Factor:	6.62%
Development Induced MRGF Factor:	0.99



Community: Mansfield
 Planned Development: 2744 Single Fam. /3 bedroom
 Value/Unit: \$170,000
 (Base Year/Adjusted @ 4%)
 Planned Development: 35 year build out
 Units per 5 Year Interval: 392

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	1311	2622	3934	5245	6556	7867	9179
Pupil Population:	311	622	933	1243	1554	1865	2176
<i>Phased Population:</i>							
Total Pop.	262	262	262	262	262	262	262
K6	42	42	42	42	42	42	42
JHS	12	12	12	12	12	12	12
HS	9	9	9	9	9	9	9
Municipal Expense:	\$4,468,673	\$16,283,193	\$33,481,416	\$54,567,070	\$78,406,058	\$104,144,916	\$131,146,829
School Dist. Expense:	\$7,070,103	\$25,762,423	\$52,972,559	\$86,333,186	\$124,049,995	\$164,772,680	\$207,493,705
Total Expense:	\$11,538,776	\$42,045,616	\$86,453,975	\$140,900,256	\$202,456,053	\$268,917,596	\$338,640,534
Total Revenues:	\$8,168,939	\$29,766,425	\$61,205,565	\$99,751,109	\$143,329,873	\$190,381,686	\$239,742,422
Property Tax	\$4,494,542	\$16,377,456	\$33,675,238	\$54,882,956	\$78,859,947	\$104,747,806	\$131,906,032
MVET	\$2,042,535	\$7,442,699	\$15,303,638	\$24,941,440	\$35,837,730	\$47,602,411	\$59,944,408
Est New Growth	\$163,153	\$594,507	\$1,222,422	\$1,992,269	\$2,862,641	\$3,802,378	\$4,788,231
Local Aid	\$1,468,708	\$5,351,758	\$11,004,256	\$17,934,426	\$25,769,528	\$34,229,056	\$43,103,709
Net Fiscal Impact:	(\$3,369,836)	(\$12,279,192)	(\$25,248,409)	(\$41,149,148)	(\$59,126,181)	(\$78,535,910)	(\$98,898,112)

Per Capita Forecast Method

Community	Mansfield
Planned Development	2744 Single Fam./4 bedroom
Years of Dev.	1
Value/unit:	\$180,000
Number of Units/Year:	78

Development Population Projections

Total Population	323	
Total Pupil Population	115	
School District	K-6	66
	JHS	27
	HS	22

Phased population Impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population:	323	School Dist. Pop:	K6:	66
			JHS:	27
			HS:	22

Proposed Impact on Municipal Services

Total Annual Municipal Expense:	\$232,961.81
Total Annual School District Expense:	\$585,788.46
Total Annual Municipal/School Dist. Exp.:	\$818,750.26

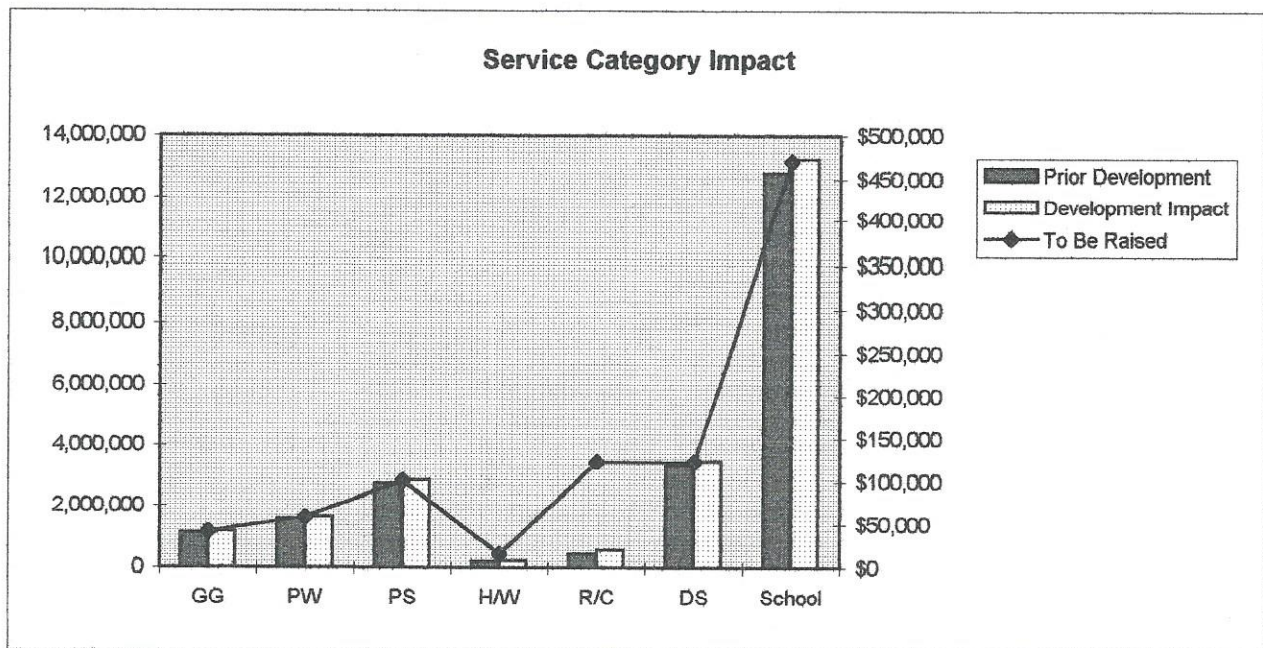
Proposed Impact on Municipal Revenues

Expected Annual Revenue Generation:	\$416,020
Total Annual Municipal Costs:	\$818,750
Net Fiscal Impact:	(\$402,730)

>>>> Property Tax:	\$212,706.00
MVET:	\$113,018.47
Est. New Growth:	\$9,027.67
Local Aid:	\$81,267.22

Municipal Revenue Generation Factor Analysis

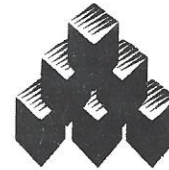
Prior Development MRGF Factor:	6.62%
Development Induced MRGF Factor:	0.99



Community: Mansfield
 Planned Development: 2744 Single Fam. /4 bedroom
 Value/Unit: \$180,000
 (Base Year/Adjusted @ 4%)
 Planned Development: 35 year build out
 Units per 5 Year Interval: 392

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	1623	3247	4870	6493	8116	9740	11363
Pupil Population:	576	1152	1729	2305	2881	3457	4034
<i>Phased Population:</i>							
Total Pop.	325	325	325	325	325	325	325
K6	66	66	66	66	66	66	66
JHS	27	27	27	27	27	27	27
HS	22	22	22	22	22	22	22
Municipal Expense:	\$5,532,070	\$20,158,056	\$41,448,888	\$67,552,231	\$97,064,111	\$128,927,967	\$162,355,445
School Dist. Expense:	\$13,105,988	\$47,756,311	\$98,196,276	\$160,037,528	\$229,953,921	\$305,442,364	\$384,635,171
Total Expense:	\$18,638,058	\$67,914,367	\$139,645,163	\$227,589,760	\$327,018,032	\$434,370,331	\$546,990,615
Total Revenues:	\$9,307,710	\$33,915,937	\$69,737,770	\$113,656,657	\$163,310,407	\$216,921,358	\$273,163,102
Property Tax	\$4,758,927	\$17,340,836	\$35,656,135	\$58,111,366	\$83,498,768	\$110,909,442	\$139,665,210
MVET	\$2,528,591	\$9,213,816	\$18,945,401	\$30,876,681	\$44,365,931	\$58,930,218	\$74,209,204
Est New Growth	\$201,978	\$735,980	\$1,513,318	\$2,466,363	\$3,543,855	\$4,707,219	\$5,927,672
Local Aid	\$1,818,212	\$6,625,300	\$13,622,906	\$22,202,229	\$31,901,828	\$42,374,445	\$53,360,973
Net Fiscal Impact:	(\$9,330,349)	(\$33,998,430)	(\$69,907,393)	(\$113,933,103)	(\$163,707,625)	(\$217,448,973)	(\$273,827,513)



Municipal Management Systems

Service Forecast Method

An easy to use marginal fiscal impact method designed to project the true cost borne by a municipality from a proposed residential, commercial or industrial development. This method recognizes the relationship of expenditure levels and the growth rate introduced by a proposed development. Upon the completion of entering the number of units proposed, a detailed analysis is provided as to the development's impact on your respective service delivery categories. The future annual growth rate introduced by a proposed development is integral in determining the future municipal service costs associated with a proposed development.

Method

Municipal Management Systems will provide all necessary demographic and related data input necessary for an accurate net fiscal impact analysis. The only data entry which you need to perform is to input of the type and number of development units proposed. The program will then proceed to forecast total capital and operating municipal costs (school dist, municipal), total revenue generation, future annual growth rates, total municipal and school district populations, including a phased population analysis, which can be reasonably projected by the proposed development. A formal summary presentation document is automatically formatted as the program proceeds with its assessment, and can be easily produced. Such a document allows for immediate reference and presentation.

Community:	Mansfield
Planned Development:	1948 Single Fam../3 bedroom
Years Dev. is Proposed:	1
Value/Unit:	\$170,000
Dev. as % of Current Pop.:	1.05%
Future Annual Growth rate:	1.05%
Number of Units/Year:	56

Development Population Projections

Total Population	187	
Total Pupil Population	44	
School District	K-6	30
	JHS	8
	HS	6

Phased population impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population	187	School Dist. Pop:	K6:	30
			JHS:	8
			HS:	6

Proposed Impact on Municipal Services

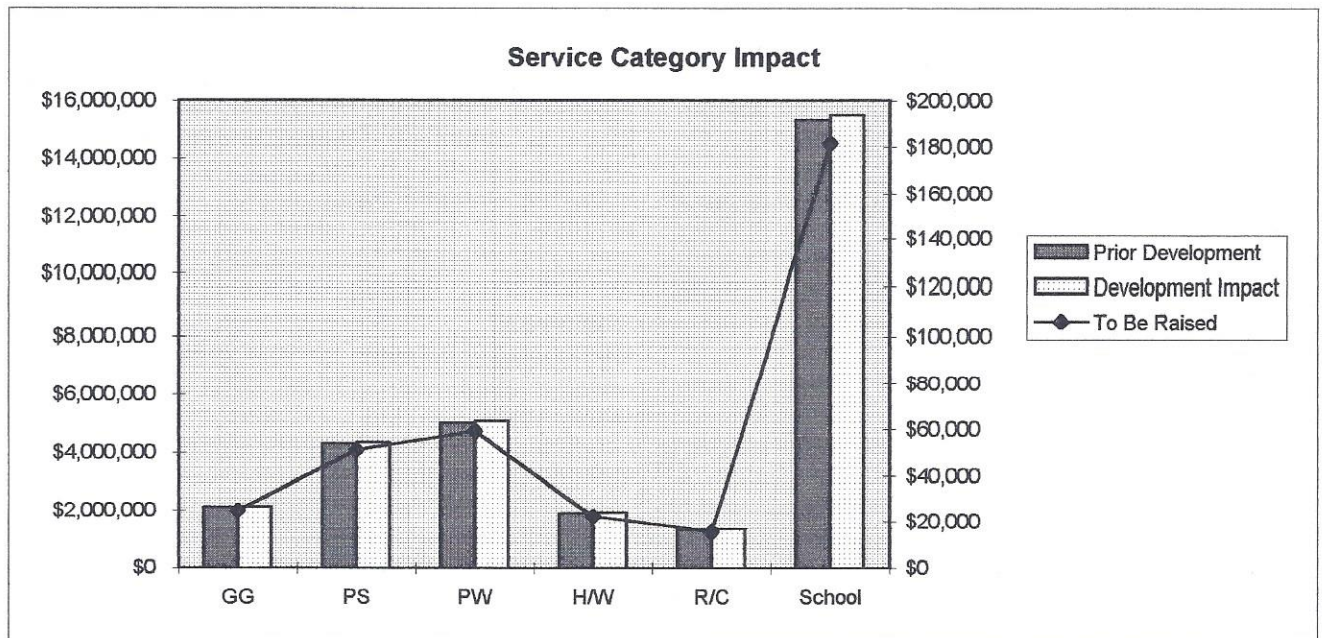
Total Annual Municipal Expense:	\$120,147
Total Annual School District Expense:	\$234,802
Total Annual Municipal/School Dist. Ex	\$354,949

Proposed Impact on Municipal Revenues

Expected Annual Revenue Generation:	\$262,138
Total Annual Municipal Costs:	\$354,949
Net Fiscal Impact:	(\$92,811)

Revenue Projections:

Property Tax:	\$144,228
MVET:	\$65,544
Est. New Growth:	\$5,236
Local Aid:	\$47,130



Community: Mansfield
 Planned Development: 1948 Single Fam./ 3 bedroom
 Value/Unit: \$170,000
 (Base Year / Adjusted @ 4%)
 Proposed Development: 35 Year Build Out
 Units per 5 year interval: 278

Service Forecast Method

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	930	1860	2790	3720	4650	5579	6509
Pupil Population:	220	441	661	882	1102	1323	1543
Phased Population:							
Total Pop.	186	186	186	186	186	186	186
K6	30	30	30	30	30	30	30
JHS	8	8	8	8	8	8	8
HS	6	6	6	6	6	6	6
Municipal Expense:	\$2,853,895	\$10,399,178	\$21,382,734	\$34,848,979	\$50,073,626	\$55,426,346	\$83,756,249
School Dist. Expense:	\$5,213,774	\$18,998,233	\$39,064,068	\$63,665,519	\$91,479,391	\$121,509,915	\$153,014,095
Total Expense:	\$8,067,672	\$29,397,421	\$60,446,821	\$98,514,529	\$141,553,062	\$188,021,591	\$236,770,420
Total Revenues:	\$5,793,279	\$21,109,863	\$43,405,989	\$70,741,860	\$101,647,210	\$135,015,589	\$170,021,419
Property Tax	\$3,187,456	\$11,614,624	\$23,881,929	\$38,922,097	\$55,926,187	\$74,285,434	\$93,545,604
MVET	\$1,448,532	\$5,278,241	\$10,853,091	\$17,688,062	\$25,415,534	\$33,758,854	\$42,511,596
Est New Growth	\$115,706	\$421,615	\$866,922	\$1,412,884	\$2,030,138	\$2,696,585	\$3,395,735
Local Aid	\$1,041,584	\$3,795,379	\$7,804,039	\$12,718,803	\$18,275,330	\$24,274,689	\$30,568,448
Net Fiscal Impact:	(\$2,274,393)	(\$8,287,557)	(\$17,040,832)	(\$27,772,669)	(\$39,905,853)	(\$53,006,002)	(\$66,749,001)

Community:	Mansfield
Planned Development:	1948 Single Fam./4 bedroom
Years Dev. is Proposed:	1
Value/Unit:	\$180,000
Dev. as % of Current Pop.:	1.30%
Future Annual Growth rate:	1.30%
Number of Units/Year:	56

Service Forecast Method

Development Population Projections

Total Population	232	
Total Pupil Population	82	
School District	K-6	47
	JHS	19
	HS	16

Phased population Impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population	232	School Dist. Pop:	K6:	47
			JHS:	19
			HS:	16

Proposed Impact on Municipal Services

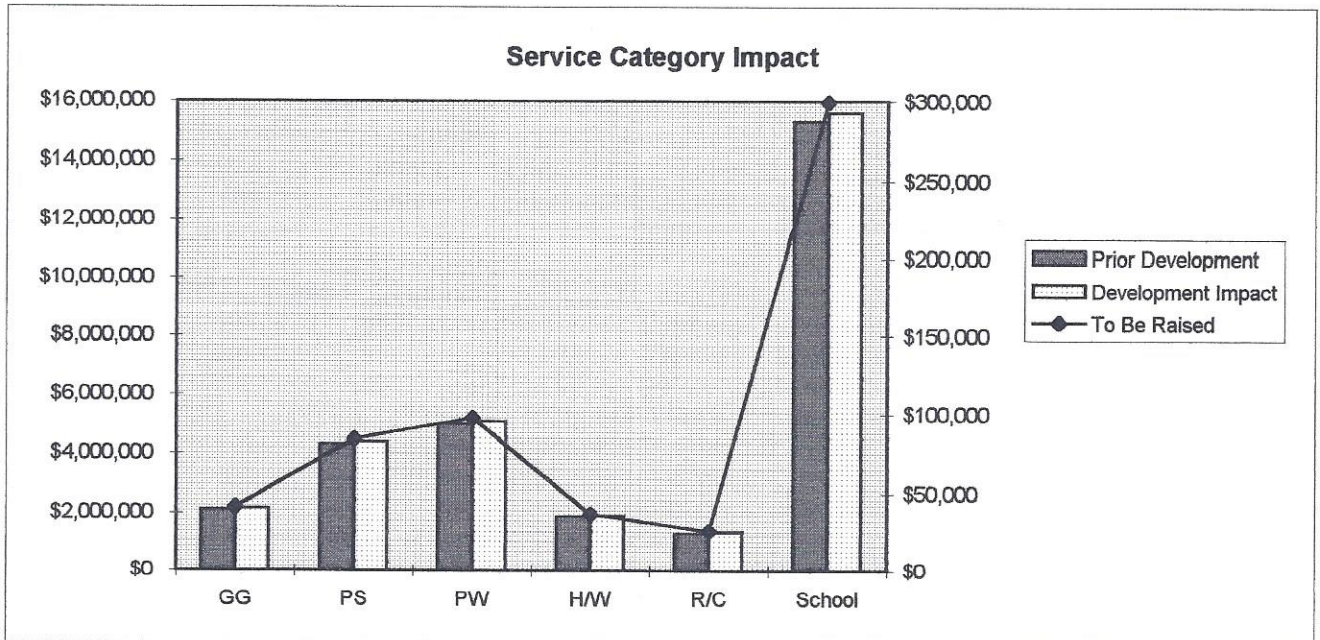
Total Annual Municipal Expense:	\$149,107
Total Annual School District Expense:	\$436,337
Total Annual Municipal/School Dist. Ex	\$585,444

Proposed Impact on Municipal Revenues

Expected Annual Revenue Generation:	\$298,681
Total Annual Municipal Costs:	\$585,444
Net Fiscal Impact:	(\$286,763)

Revenue Projections:

Property Tax:	\$152,712
MVET:	\$81,141
Est.New Growth:	\$6,481
Local Aid:	\$58,346



Community: Mansfield
 Planned Development: 1948 Single Fam./ 4 bedroom
 Value/Unit: \$180,000
 (Base Year / Adjusted @ 4%)
 Proposed Development: 35 Year Build Out
 Units per 5 year interval: 278

Service Forecast Method

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	1151	2302	3454	4605	5756	6907	8058
Pupil Population:	408	817	1225	1634	2042	2450	2859
Phased Population:							
Total Pop.	230	230	230	230	230	230	230
K6	47	47	47	47	47	47	47
JHS	19	19	19	19	19	19	19
HS	16	16	16	16	16	16	16
Municipal Expense:	\$3,541,730	\$12,905,550	\$26,536,323	\$43,248,153	\$62,142,189	\$68,785,002	\$103,942,874
School Dist. Expense:	\$9,688,683	\$35,304,148	\$72,592,202	\$118,308,730	\$169,994,854	\$225,800,151	\$284,343,922
Total Expense:	\$13,230,416	\$48,209,707	\$99,128,545	\$161,556,914	\$232,137,088	\$308,342,213	\$388,286,871
Total Revenues:	\$6,600,876	\$24,052,629	\$49,456,890	\$80,603,448	\$115,817,078	\$153,837,091	\$193,722,819
Property Tax	\$3,374,953	\$12,297,838	\$25,286,749	\$41,211,632	\$59,215,963	\$78,655,165	\$99,048,287
MVET	\$1,793,235	\$6,534,288	\$13,435,769	\$21,897,238	\$31,463,594	\$41,792,349	\$52,627,956
Est New Growth	\$143,240	\$521,945	\$1,073,220	\$1,749,104	\$2,513,244	\$3,338,283	\$4,203,808
Local Aid	\$1,289,446	\$4,698,555	\$9,661,143	\$15,745,459	\$22,624,256	\$30,051,266	\$37,842,732
Net Fiscal Impact:	(\$6,629,540)	(\$24,157,077)	(\$49,671,655)	(\$80,953,466)	(\$116,320,010)	(\$154,505,123)	(\$194,564,053)

Community:	Mansfield
Planned Development:	1790 S.F./3 bedroom
Years Dev. is Proposed:	1
Value/Unit:	\$170,000
Dev. as % of Current Pop.:	0.96%
Future Annual Growth rate:	0.96%
Number of Units/Year:	51

Development Population Projections

Total Population	171
Total Pupil Population	40
School District	
K-6	27
JHS	8
HS	6

Phased population impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population	171	School Dist. Pop:	K6:	27
			JHS:	8
			HS:	6

Proposed Impact on Municipal Services

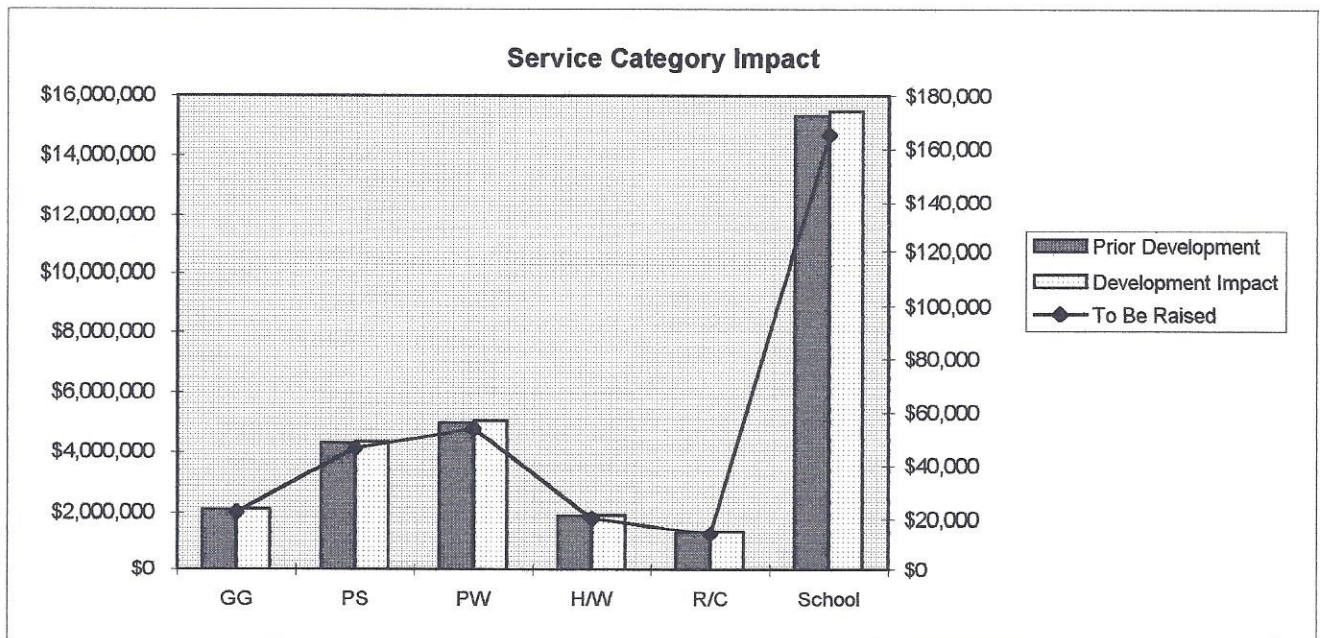
Total Annual Municipal Expense:	\$109,318
Total Annual School District Expense:	\$213,639
Total Annual Municipal/School Dist. Ex	\$322,957

Proposed Impact on Municipal Revenues

Expected Annual Revenue Generation:	\$238,733
Total Annual Municipal Costs:	\$322,957
Net Fiscal Impact:	(\$84,223)

Revenue Projections:

Property Tax:	\$131,351
MVET:	\$59,692
Est. New Growth:	\$4,768
Local Aid:	\$42,922



Community: Mansfield
 Planned Development: 1790 Single Fam./ 3 bedroom
 Value/Unit: \$170,000
 (Base Year / Adjusted @ 4%)
 Proposed Development: 35 Year Build Out
 Units per 5 year interval: 256

Service Forecast Method

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	856	1713	2569	3425	4282	5138	5994
Pupil Population:	203	406	609	812	1015	1218	1421
Phased Population:							
Total Pop.	171	171	171	171	171	171	171
K6	27	27	27	27	27	27	27
JHS	8	8	8	8	8	8	8
HS	6	6	6	6	6	6	6
Municipal Expense:	\$2,625,895	\$9,568,377	\$19,674,447	\$32,064,860	\$46,073,195	\$50,998,281	\$77,064,880
School Dist. Expense:	\$4,797,241	\$17,480,446	\$35,943,201	\$58,579,218	\$84,171,013	\$111,802,370	\$140,789,650
Total Expense:	\$7,423,138	\$27,048,833	\$55,617,667	\$90,644,110	\$130,244,254	\$173,000,367	\$217,854,606
Total Revenues:	\$5,334,818	\$19,439,299	\$39,970,984	\$65,143,585	\$93,603,188	\$124,330,905	\$156,566,490
Property Tax	\$2,935,211	\$10,695,481	\$21,991,992	\$35,841,931	\$51,500,374	\$68,406,730	\$86,142,715
MVET	\$1,333,900	\$4,860,538	\$9,994,213	\$16,288,288	\$23,404,233	\$31,087,290	\$39,147,370
Est New Growth	\$106,549	\$388,249	\$798,316	\$1,301,073	\$1,869,480	\$2,483,186	\$3,127,008
Local Aid	\$959,156	\$3,495,026	\$7,186,453	\$11,712,279	\$16,829,081	\$22,353,671	\$28,149,363
Net Fiscal Impact:	(\$2,088,320)	(\$7,609,534)	(\$15,646,683)	(\$25,500,524)	(\$36,641,066)	(\$48,669,462)	(\$61,288,116)

Community:	Mansfield
Planned Development:	1790 S.F./4 bedroom
Years Dev. is Proposed:	1
Value/Unit:	\$180,000
Dev. as % of Current Pop.:	1.19%
Future Annual Growth rate:	1.19%
Number of Units/Year:	51

Service Forecast Method

Development Population Projections

Total Population	211	
Total Pupil Population	75	
School District	K-6	43
	JHS	17
	HS	14

Phased population impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population	211	School Dist. Pop:	K6:	43
			JHS:	17
			HS:	14

Proposed Impact on Municipal Services

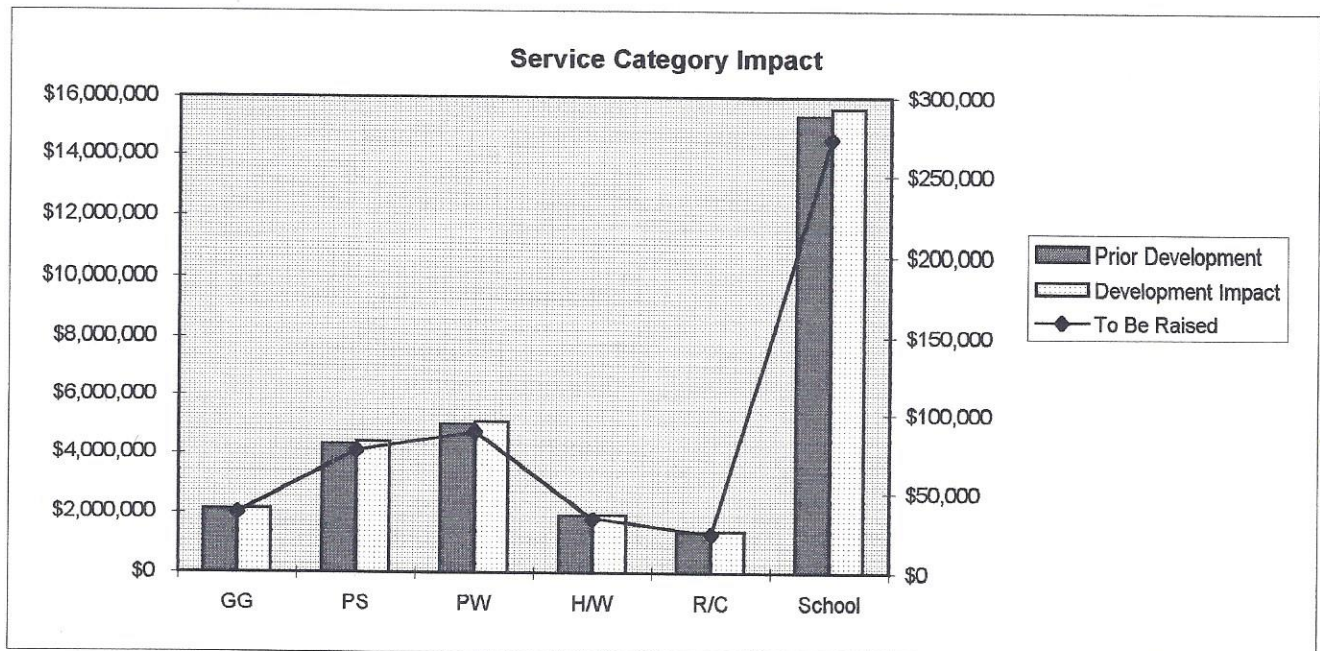
Total Annual Municipal Expense:	\$135,638
Total Annual School District Expense:	\$396,922
Total Annual Municipal/School Dist. Ex	\$532,559

Proposed Impact on Municipal Revenues

Expected Annual Revenue Generation:	\$272,013
Total Annual Municipal Costs:	\$532,559
Net Fiscal Impact:	(\$260,546)

Revenue Projections:

Property Tax:	\$139,077
MVET:	\$73,897
Est. New Growth:	\$5,903
Local Aid:	\$53,136



Community: Mansfield
 Planned Development: 1790 Single Fam./ 4 bedroom
 Value/Unit: \$180,000
 (Base Year / Adjusted @ 4%)
 Proposed Development: 35 Year Build Out
 Units per 5 year interval: 256

Service Forecast Method

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	1060	2120	3180	4240	5300	6361	7421
Pupil Population:	376	752	1128	1504	1880	2256	2632
Phased Population:							
Total Pop.	212	212	212	212	212	212	212
K6	43	43	43	43	43	43	43
JHS	18	18	18	18	18	18	18
HS	14	14	14	14	14	14	14
Municipal Expense:	\$3,258,151	\$11,872,226	\$24,411,608	\$39,785,352	\$57,166,577	\$63,277,512	\$95,620,357
School Dist. Expense:	\$8,912,928	\$32,477,408	\$66,779,876	\$108,835,964	\$156,383,674	\$207,720,742	\$261,577,019
Total Expense:	\$12,171,081	\$44,349,643	\$91,191,503	\$148,621,347	\$213,550,295	\$283,653,816	\$357,197,451
Total Revenues:	\$6,078,505	\$22,149,184	\$45,543,036	\$74,224,760	\$106,651,700	\$141,662,935	\$178,392,239
Property Tax	\$3,107,871	\$11,324,627	\$23,285,639	\$37,950,280	\$54,529,807	\$72,430,656	\$91,209,933
MVET	\$1,651,325	\$6,017,186	\$12,372,507	\$20,164,364	\$28,973,670	\$38,485,041	\$48,463,155
Est New Growth	\$131,904	\$480,640	\$988,289	\$1,610,686	\$2,314,355	\$3,074,103	\$3,871,133
Local Aid	\$1,187,404	\$4,326,726	\$8,896,592	\$14,499,416	\$20,833,848	\$27,673,108	\$34,847,984
Net Fiscal Impact:	(\$6,092,576)	(\$22,200,459)	(\$45,648,467)	(\$74,396,588)	(\$106,898,595)	(\$141,990,880)	(\$178,805,212)

Community:	Mansfield
Planned Development:	2531 Single Fam../3 bedroom
Years Dev. is Proposed:	1
Value/Unit:	\$170,000
Dev. as % of Current Pop.:	1.35%
Future Annual Growth rate:	1.35%
Number of Units/Year:	72

Development Population Projections

Total Population	241	
Total Pupil Population	57	
School District	K-6	39
	JHS	11
	HS	8

Phased population Impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population	241	School Dist. Pop:	K6:	39
			JHS:	11
			HS:	8

Proposed Impact on Municipal Services

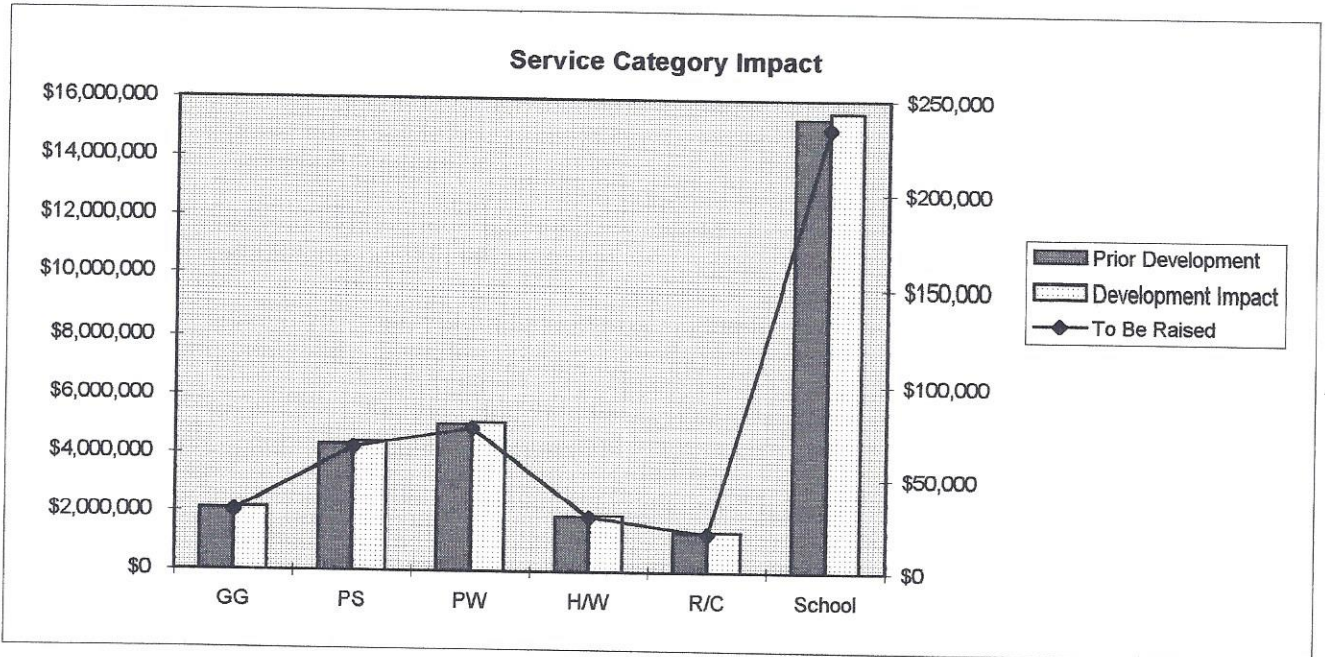
Total Annual Municipal Expense:	\$154,935
Total Annual School District Expense:	\$302,788
Total Annual Municipal/School Dist. Ex	\$457,722

Proposed Impact on Municipal Revenues

Expected Annual Revenue Generation:	\$337,035
Total Annual Municipal Costs:	\$457,722
Net Fiscal Impact:	(\$120,688)

Revenue Projections:

Property Tax:	\$185,436
MVET:	\$84,271
Est.New Growth:	\$6,731
Local Aid:	\$60,596



Community: Mansfield
 Planned Development: 2531 Single Fam./ 3 bedroom
 Value/Unit: \$170,000
 (Base Year / Adjusted @ 4%)
 Proposed Development: 35 Year Build Out
 Units per 5 year interval: 362

Service Forecast Method

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	1211	2422	3633	4844	6054	7265	8476
Pupil Population:	287	574	861	1148	1435	1722	2009
Phased Population:							
Total Pop.	242	242	242	242	242	242	242
K6	39	39	39	39	39	39	39
JHS	11	11	11	11	11	11	11
HS	8	8	8	8	8	8	8
Municipal Expense:	\$3,727,846	\$13,583,726	\$27,930,786	\$45,520,810	\$65,407,713	\$72,399,601	\$109,404,993
School Dist. Expense:	\$6,810,393	\$24,816,078	\$51,026,688	\$83,161,861	\$119,493,197	\$158,719,993	\$199,871,723
Total Expense:	\$10,538,241	\$38,399,813	\$78,957,494	\$128,682,702	\$184,900,956	\$245,599,574	\$309,276,791
Total Revenues:	\$7,543,765	\$27,488,381	\$56,521,465	\$92,117,093	\$132,360,747	\$175,811,655	\$221,394,783
Property Tax	\$4,150,572	\$15,124,079	\$31,098,052	\$50,682,730	\$72,824,747	\$96,731,392	\$121,811,183
MVET	\$1,886,218	\$6,873,105	\$14,132,441	\$23,032,656	\$33,095,047	\$43,959,369	\$55,356,825
Est New Growth	\$150,667	\$549,009	\$1,128,869	\$1,839,799	\$2,643,561	\$3,511,380	\$4,421,784
Local Aid	\$1,356,307	\$4,942,184	\$10,162,093	\$16,561,894	\$23,797,371	\$31,609,486	\$39,804,957
Net Fiscal Impact:	(\$2,994,475)	(\$10,911,432)	(\$22,436,029)	(\$36,565,609)	(\$52,540,209)	(\$69,787,919)	(\$87,882,008)

Community:	Mansfield
Planned Development:	2531 Single Fam../4 bedroom
Years Dev. is Proposed:	1
Value/Unit:	\$180,000
Dev. as % of Current Pop.:	1.68%
Future Annual Growth rate:	1.68%
Number of Units/Year:	72

Service Forecast Method

Development Population Projections

Total Population	298	
Total Pupil Population	106	
School District	K-6	61
	JHS	25
	HS	20

Phased population Impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population	298	School Dist. Pop:	K6:	61
			JHS:	25
			HS:	20

Proposed Impact on Municipal Services

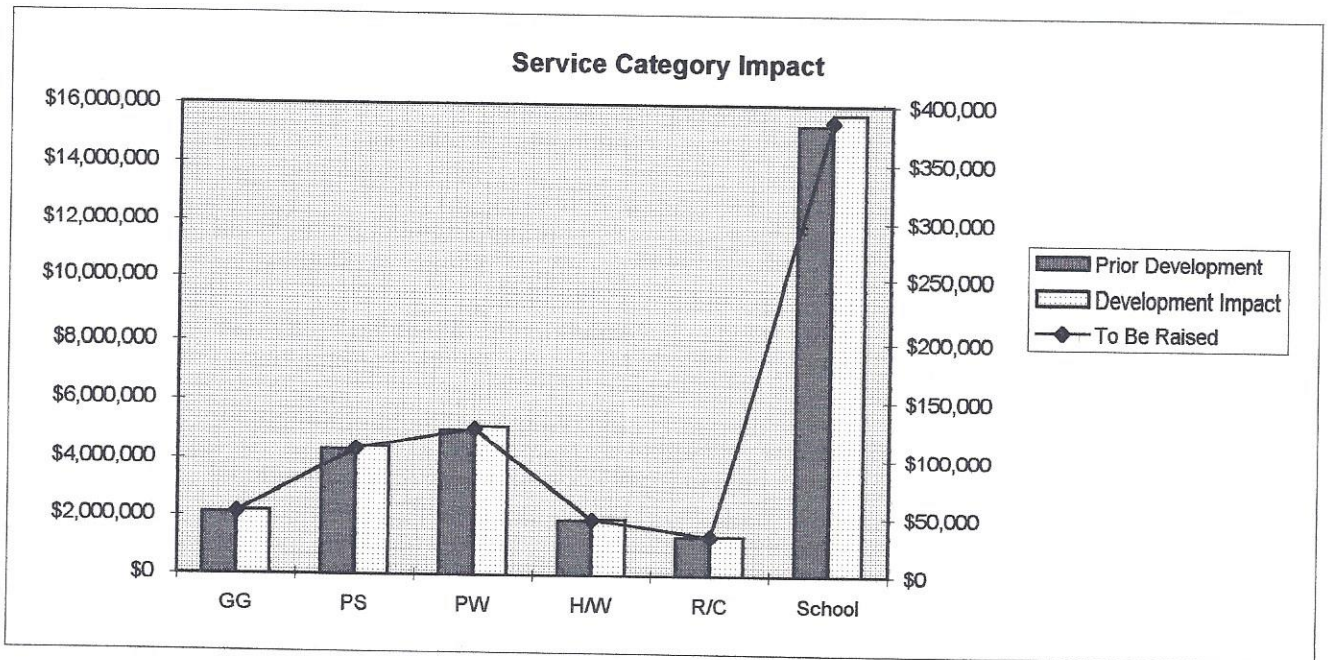
Total Annual Municipal Expense:	\$192,414
Total Annual School District Expense:	\$563,068
Total Annual Municipal/School Dist. Ex	\$755,482

Proposed Impact on Municipal Revenues

Expected Annual Revenue Generation:	\$384,018
Total Annual Municipal Costs:	\$755,482
Net Fiscal Impact:	(\$371,464)

Revenue Projections:

Property Tax:	\$196,344
MVET:	\$104,325
Est. New Growth:	\$8,333
Local Aid:	\$75,016



Community: Mansfield
 Planned Development: 2531 Single Fam./ 4 bedroom
 Value/Unit: \$180,000
 (Base Year / Adjusted @ 4%)
 Proposed Development: 35 Year Build Out
 Units per 5 year interval: 362

Service Forecast Method

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	1499	2998	4497	5996	7495	8994	10493
Pupil Population:	532	1064	1595	2127	2659	3191	3722
Phased Population:							
Total Pop.	300	300	300	300	300	300	300
K6	61	61	61	61	61	61	61
JHS	25	25	25	25	25	25	25
HS	20	20	20	20	20	20	20
Municipal Expense:	\$4,629,706	\$16,869,974	\$34,687,952	\$56,533,448	\$81,231,497	\$89,914,900	\$135,872,833
School Dist. Expense:	\$12,664,926	\$46,149,143	\$94,891,625	\$154,651,702	\$222,215,161	\$295,163,153	\$371,690,843
Total Expense:	\$17,294,634	\$63,019,127	\$129,579,596	\$211,185,181	\$303,446,704	\$403,061,092	\$507,563,752
Total Revenues:	\$8,595,385	\$31,320,329	\$64,400,695	\$104,958,441	\$150,812,158	\$200,320,230	\$252,257,757
Property Tax	\$4,394,723	\$16,013,731	\$32,927,349	\$53,664,067	\$77,108,556	\$102,421,474	\$128,976,546
MVET	\$2,335,076	\$8,508,677	\$17,495,497	\$28,513,670	\$40,970,578	\$54,420,252	\$68,529,927
Est New Growth	\$186,521	\$679,655	\$1,397,503	\$2,277,611	\$3,272,642	\$4,346,973	\$5,474,024
Local Aid	\$1,679,063	\$6,118,261	\$12,580,337	\$20,503,079	\$29,460,362	\$39,131,503	\$49,277,226
Net Fiscal Impact:	(\$8,699,250)	(\$31,698,798)	(\$65,178,901)	(\$106,226,740)	(\$152,634,545)	(\$202,740,863)	(\$255,305,994)

Service Forecast Method

Community:	Mansfield
Planned Development:	2744 Single Fam./3 bedroom
Years Dev. is Proposed:	1
Value/Unit:	\$170,000
Dev. as % of Current Pop.:	1.47%
Future Annual Growth rate:	1.47%
Number of Units/Year:	78

Development Population Projections

Total Population	261	
Total Pupil Population	62	
School District	K-6	42
	JHS	12
	HS	9

Phased population Impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population	261	School Dist. Pop:	K6:	42
			JHS:	12
			HS:	9

Proposed Impact on Municipal Services

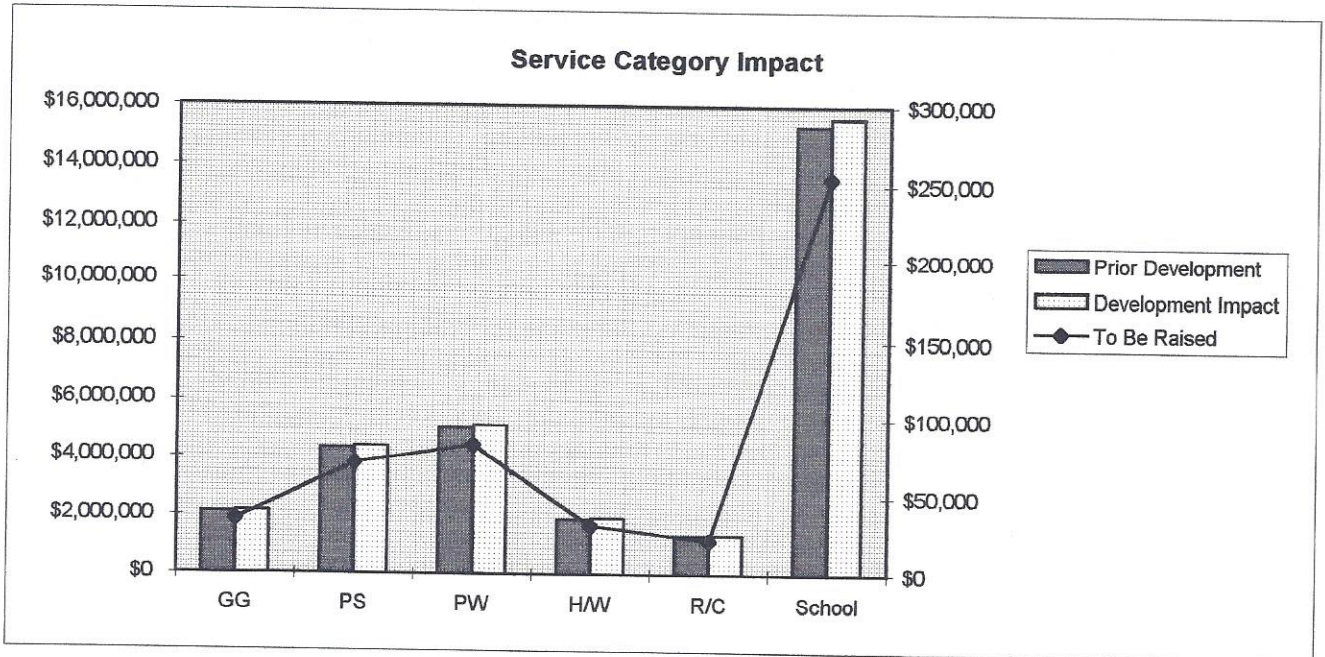
Total Annual Municipal Expense:	\$168,033
Total Annual School District Expense:	\$328,385
Total Annual Municipal/School Dist. Ex:	\$496,418

Proposed Impact on Municipal Revenues

Expected Annual Revenue Generation:	\$365,121
Total Annual Municipal Costs:	\$496,418
Net Fiscal Impact:	(\$131,297)

Revenue Projections:

Property Tax:	\$200,889
MVET:	\$91,294
Est. New Growth:	\$7,292
Local Aid:	\$65,646



Community: Mansfield
 Planned Development: 2744 Single Fam./ 3 bedroom
 Value/Unit: \$170,000
 (Base Year / Adjusted @ 4%)
 Proposed Development: 35 Year Build Out
 Units per 5 year interval: 392

Service Forecast Method

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	1311	2622	3934	5245	6556	7867	9179
Pupil Population:	311	622	933	1243	1554	1865	2176
Phased Population:							
Total Pop.	262	262	262	262	262	262	262
K6	42	42	42	42	42	42	42
JHS	12	12	12	12	12	12	12
HS	9	9	9	9	9	9	9
Municipal Expense:	\$4,041,278	\$14,725,828	\$30,279,171	\$49,348,141	\$70,907,109	\$78,486,866	\$118,603,622
School Dist. Expense:	\$7,383,001	\$26,902,581	\$55,316,945	\$90,154,002	\$129,540,030	\$172,064,963	\$216,676,677
Total Expense:	\$11,424,282	\$41,628,419	\$85,596,135	\$139,502,174	\$200,447,184	\$266,249,262	\$335,280,375
Total Revenues:	\$8,168,939	\$29,766,423	\$61,205,563	\$99,751,105	\$143,329,867	\$190,381,678	\$239,742,413
Property Tax	\$4,494,542	\$16,377,456	\$33,675,238	\$54,882,956	\$78,859,947	\$104,747,806	\$131,906,032
MVET	\$2,042,535	\$7,442,699	\$15,303,638	\$24,941,439	\$35,837,730	\$47,602,410	\$59,944,407
Est New Growth	\$163,153	\$594,507	\$1,222,422	\$1,992,269	\$2,862,641	\$3,802,378	\$4,788,231
Local Aid	\$1,468,708	\$5,351,758	\$11,004,256	\$17,934,426	\$25,769,528	\$34,229,056	\$43,103,709
Net Fiscal Impact:	(\$3,255,343)	(\$11,861,995)	(\$24,390,573)	(\$39,751,069)	(\$57,117,317)	(\$75,867,583)	(\$95,537,962)

Service Forecast Method

Community:	Mansfield
Planned Development:	2744 Single Fam./4 bedroom
Years Dev. is Proposed:	1
Value/Unit:	\$180,000
Dev. as % of Current Pop.:	1.82%
Future Annual Growth rate:	1.82%
Number of Units/Year:	78

Development Population Projections

Total Population	323	
Total Pupil Population	115	
School District		
	K-6	66
	JHS	27
	HS	22

Phased population Impact: (per year of development)

Each year of the proposed development phase, the development will result in a population increase as follows:

Total Population	323	School Dist. Pop:	K6:	66
			JHS:	27
			HS:	22

Proposed Impact on Municipal Services

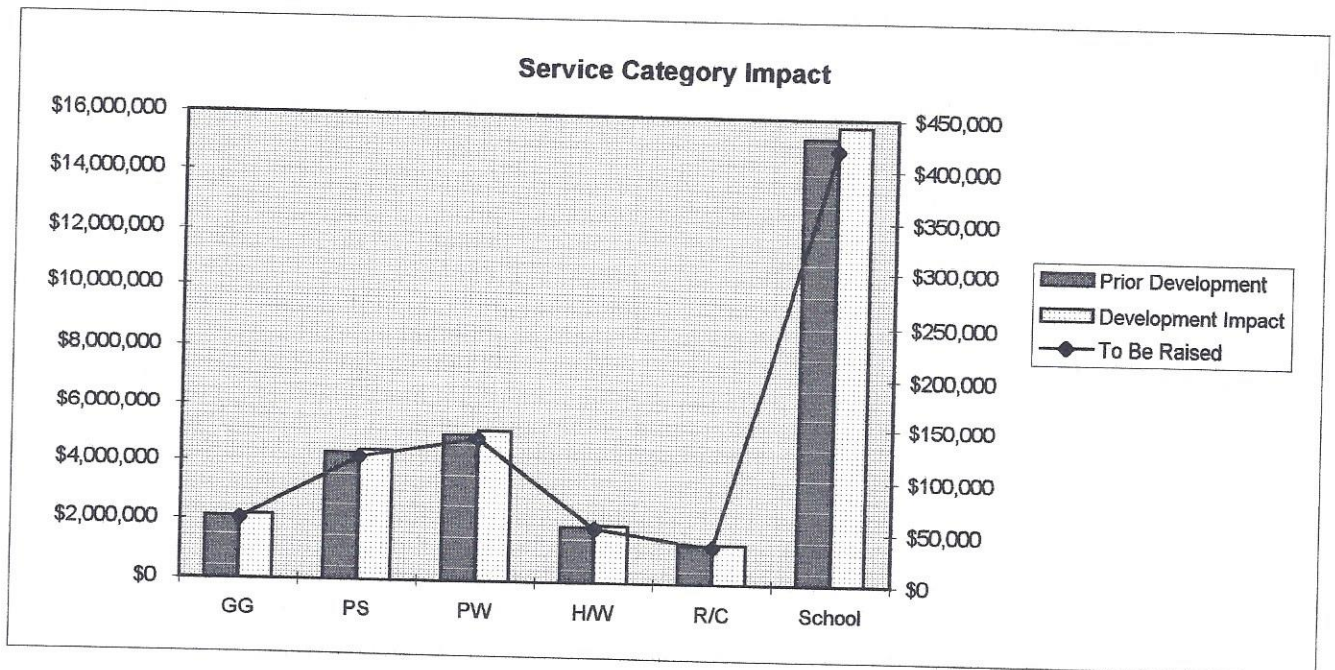
Total Annual Municipal Expense:	\$208,735
Total Annual School District Expense:	\$610,829
Total Annual Municipal/School Dist. Ex	\$819,563

Proposed Impact on Municipal Revenues

Expected Annual Revenue Generation:	\$416,020
Total Annual Municipal Costs:	\$819,563
Net Fiscal Impact:	(\$403,544)

Revenue Projections:

Property Tax:	\$212,706
MVET:	\$113,018
Est. New Growth:	\$9,028
Local Aid:	\$81,267



Community: Mansfield
 Planned Development: 2744 Single Fam./ 4 bedroom
 Value/Unit: \$180,000
 (Base Year / Adjusted @ 4%)
 Proposed Development: 35 Year Build Out
 Units per 5 year interval: 392

Service Forecast Method

Chart Assumes all figures to be Present Valued at 4%

Years	5	10	15	20	25	30	35
Total Population:	1623	3247	4870	6493	8116	9740	11363
Pupil Population:	576	1152	1728	2303	2879	3455	4031
Phased Population:							
Total Pop.	325	325	325	325	325	325	325
K6	66	66	66	66	66	66	66
JHS	27	27	27	27	27	27	27
HS	22	22	22	22	22	22	22
Municipal Expense:	\$5,020,272	\$18,293,140	\$37,614,258	\$61,302,660	\$88,084,258	\$97,500,200	\$147,335,186
School Dist. Expense:	\$13,733,350	\$50,042,326	\$102,896,767	\$167,698,256	\$240,961,429	\$320,063,377	\$403,047,011
Total Expense:	\$18,753,625	\$68,335,475	\$140,511,044	\$229,000,947	\$329,045,732	\$437,063,677	\$550,382,272
Total Revenues:	\$9,307,709	\$33,915,936	\$69,737,768	\$113,656,653	\$163,310,401	\$216,921,351	\$273,163,093
Property Tax	\$4,758,927	\$17,340,836	\$35,656,135	\$58,111,366	\$83,498,768	\$110,909,442	\$139,665,210
MVET	\$2,528,591	\$9,213,816	\$18,945,400	\$30,876,681	\$44,365,930	\$58,930,217	\$74,209,203
Est New Growth	\$201,978	\$735,980	\$1,513,318	\$2,466,363	\$3,543,855	\$4,707,219	\$5,927,672
Local Aid	\$1,818,212	\$6,625,300	\$13,622,906	\$22,202,229	\$31,901,828	\$42,374,445	\$53,360,973
Net Fiscal Impact:	(\$9,445,916)	(\$34,419,539)	(\$70,773,276)	(\$115,344,294)	(\$165,735,331)	(\$220,142,327)	(\$277,219,180)

**PLANNING CHARETTE
SUMMARY REPORT**

MANSFIELD, MASSACHUSETTS

March 1995

Principal Investigators:
John R. Mullin, Ph.D., AICP
Clare Savage
Anne Zarrella

The Center for Economic Development at the University of Massachusetts, in Amherst, is part of the Landscape Architecture and Regional Planning Department, and is funded by the Economic Development Administration of the U.S. Department of Commerce, and the University of Massachusetts.

Introduction

This report is a summary of the ideas and strategies that emerged as a result of the Charette held in Mansfield on February 18, 1995. Charette participants were a broad representation of interests ranging from public officials and various public/private associations to merchants and residents.

The report is presented in two sections:

Strengths, Weaknesses, Threats and Opportunities: This section summarizes the perceptions and realities as expressed by the Charette participants. The goal of this brainstorming exercise is to be able to articulate the good along with the bad and to build on strengths while attempting to alleviate the weaknesses.

Goals and Objectives: The preliminary goals and action steps summarized in this report are a direct outcome of the strengths, weaknesses, opportunities and threats.

I. Strengths, Weaknesses, Threats and Opportunities

The Charette process was used to bring people together and articulate and exchange ideas and issues that are of concern to the community. The purpose of this session was to brainstorm and discuss the strengths, weaknesses, opportunities and threats as seen by Mansfield residents and stake holders. This report is a summary of issues raised at the Charette.

Strengths

1. Mansfield has low taxes.
2. Mansfield has affordable housing that attracts a diversified population to the community.
3. Mansfield has adequate infrastructure for its present needs.
4. The waste water treatment plant is capable of handling more community growth.
5. Services in Mansfield include the train station, airport and busses.

Strengths, continued

6. Mansfield's quality of life is a draw to the community.
 - There is a growing cultural diversity.
 - Downtown is quaint and a focal point in the area.
 - Many churches add to its diversity.
 - Mansfield has a relatively low crime rate.
7. Town citizens have a positive attitude towards their community and are willing to invest in their community.
8. Great Woods and the industrial park draw businesses and services to the community and help boost the local economy.
9. The capital improvements plan shows this to be a progressive community that is financial committed to the future.
10. Town government is one of its assets.

Weaknesses:

1. Mansfield's leaders fail to channel growth or maximize potential in Mansfield.
 - There are insufficient state funds to match community growth.
 - Mansfield's residential population is growing too fast for services and businesses to keep up.
2. Mansfield's citizens are content with mediocrity.
3. There is a poor understanding of the breadth of the community.
4. Mansfield's population is generally overworked with a higher income base and a lack of free time to spend in the community.
5. Mansfield has a lack of a long-range plan or updates of existing plans-- particularly for the revitalization and beautification of the downtown area
6. Mansfield's infrastructure is in critical need of repair -- roads and sidewalks need replacement and improvements.
7. The leadership of Mansfield is weak and the special interest groups are the influences in town government.
8. Town meeting system is breaking down and becoming ineffective and the town's charter is outdated.

Weaknesses, continued

9. Mansfield's school system needs revamping--it lacks continuity and needs to include more special needs to help bring in more resources.
10. There is a large volume of truck traffic moving through the downtown areas and the traffic generated by Great Woods directly affects Mansfield.
11. Mansfield does not have the ability to control or protect its open spaces--there is need for more recreation space and recreation facilities.
12. There is not adequate parking downtown.
13. Mansfield has a lack of quality retail and office space.
14. Mansfield has no housing for the elderly.
15. Mansfield's fire stations location is not central for the community.
16. There are not enough restaurants for the expanding population.
17. Pedestrian access of the downtown area is difficult.

Threats

1. Mansfield has uncontrolled growth as a result of no master plan.
 - The town has outgrown its resources and is not able to develop new ones.
 - Its identity as a community on its own is lost.
 - Due to overdevelopment has suffered a loss of wetlands and open/recreational space.
2. Mansfield has a prohibitive tax rate.
3. Mansfield's public services have declined and the town suffers from a lack of state funding--it may be necessary to put special fees in place for these services.
4. Mansfield's schools are becoming overcrowded and under funded.
5. Mansfield has poor water quality.
6. Mansfield's infrastructure is in need of upgrade immediately.
7. There is concern for Routes 140/106 becoming a "Route 1".
8. Mansfield's traffic gridlock is causing many problems in the community.
9. Mansfield has lost its industrial base to other communities.

Threats, continued

10. Mansfield has a stagnation of town government boards.

Opportunities

1. Devote more resources to strategic planning--by updating and maintaining its master plan.
2. Enhance community communication and involvement of the residents and encourage diverse groups to work together for the betterment of their community.
3. Town leaders should be proactive in the community's fate and not let special interest groups make the decisions for the community by large.
 - Review and revise the Charter form of government
 - Compartmentalize issues and create task forces to deal with these issues.
 - Have fiscal reporting and accountability.
4. Concentrate on revenue enhancements like Great Woods.
5. Have flexibility in its zoning laws to allow innovative density strategies.
 - Encourage mixed use of zoning areas.
 - Limit waivers and special permitting.
 - Purchase land to protect the aquifer.
 - Obtain more open space while it is still available.
6. Attract future industrial and commercial growth to the community.
7. Revitalize the downtown area.
8. Develop a visionary plan for the railroad station such as a public transportation center.

II. Goals and Objectives

The following goals and objectives are a result of discussion within focus groups and provide a preliminary guide to issues and concerns raised by the Charette participants. Some are more realistic than others. They, non-the-less, provide tentative direction for future study.

Goals

1. To manage growth and development of Mansfield with insight to the future.
 - establish revitalization standards for the town.
 - prevent strip development.
 - increase occupancy in retail stores and services.
 - increase parking in the downtown area.
2. To maintain the quality of life by promoting
 - community diversity.
 - open lines of communication and citizen involvement for problem solving
3. To revitalize the master plan and make it a living document.
4. To create incentives for industrial development.
5. To acquire open spaces.
6. To stabilize town finances and maintain fiscal capacity.
7. To maintain and improve the quality of education.

Objectives

1. Improve the quality of life in the community by developing a strategic plan.
2. Mansfield should establish a design review board and a long range planning committee to
 - develop a marketing plan within the next twelve months.
 - update its master plan every 3 - 5 years.
 - set standards for the town.
 - have a buildout/landuse study done including expansion of infrastructure and utilities.
3. Recruit targeted companies by offering incentives to come to the community within the next 12 to 18 months.
3. Offer grant and financial incentives to renovate the existing downtown buildings.
4. Increase its industrial base to focus on small and medium businesses.
5. Identify existing spaces of open land and its availability to be purchased for community uses.
6. Have more public forums such as cable broadcast of meetings to make the residents aware of their community.

Objectives, continued

7. Expand responsibilities of the finance committee.
8. Adjust scope of capital improvements committee.
9. Assess current status of tax revenues within the next six months and increase industrial tax base by 50 percent.
10. Mansfield should update and expand its
 - educational system.
 - recreational programs.
 - cultural programs.
 - public safety programs and departments.
 - future expansion of its infrastructure.
 - its governmental structure.
11. Make the downtown more user friendly by improving parking and pedestrian traffic.

Objectives, continued

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 - educational system.
 - recreational programs.
 - cultural programs.
 - public safety programs and departments.
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11. Make the downtown more user friendly by improving parking and pedestrian traffic.