

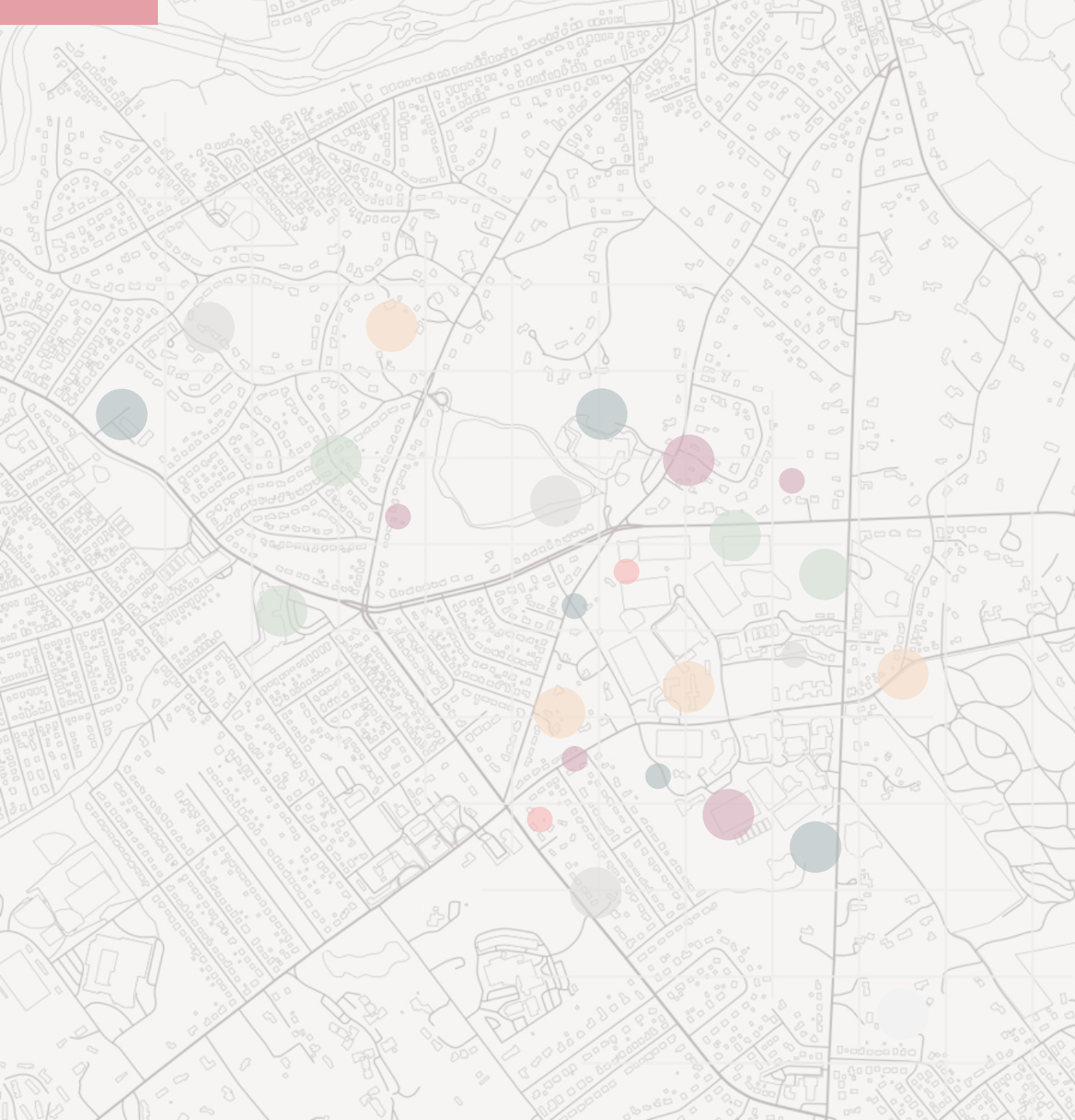


Town of Brookline, MA

Fiscal Impact Analysis

Analysis Update & Scenario Results
March 2025

DRAFT



Fiscal Impact Analysis Updates

FISCAL IMPACT MODEL UPDATES

1. RKG worked closely with the Town's Assessor to check assumptions on the income-based assessed valuation model to ensure consistency with the town's own approach. This resulted in some changes to the assumptions in the model including OPEX adjustments and the inclusion of the residential exemption on for-sale units.
2. RKG worked closely with planning staff to develop an updated set of student generation rates for the model. The per unit ratios were adjusted to reflect three school years' worth of student data from several residential projects in Brookline that reflect a range in the number of units and unit mix.
3. RKG worked closely with the Deputy Town Administrator to review and incorporate benefit and retirement costs associated with both town and school employees. The fiscal impact model now accounts for 35% of the benefit costs for current employees as well as those who have retired.

ESTIMATING MUNICIPAL COSTS – RESIDENTIAL

Incremental Costs by Town Department (FY25)

Use Category	Town Budget	Incremental Budget	% of Total
General Gov't	\$14,849,278	\$1,703,720	11%
Public Works	\$18,813,557	\$1,440,730	8%
Police	\$19,167,445	\$13,413,431	70%
Fire	\$19,144,688	\$15,934,820	83%
Facilities	\$12,261,034	\$79,966	1%
Recreation	\$1,207,130	\$69,420	6%
Library	\$4,082,166	\$581,557	14%
Council on Aging	\$1,250,256	\$34,826	3%
Other	\$142,032,792	\$7,841,107	6%
TOTALS	\$232,808,346	\$41,099,577	18%

Source: Town of Brookline FY25 Budget, RKG Associates.

Incremental Cost per Unit

Cost Category	Residential Incremental Budget	Cost per Unit
General Gov't	\$1,546,978	\$57
Public Works	\$1,308,183	\$48
Police	\$12,179,395	\$448
Fire	\$14,468,817	\$532
Facilities	\$72,609	\$3
Recreation	\$63,033	\$2
Library	\$528,054	\$19
Council on Aging	\$31,622	\$1
Other	\$7,119,725	\$262
TOTALS	\$37,318,416	\$1,371

Source: Town of Brookline FY25 Budget, RKG Associates.

ESTIMATED MUNICIPAL COSTS – NON-RESIDENTIAL

Incremental Costs by Town Department (FY25)

Use Category	Total Budget	Incremental Budget	% of Total
General Gov't	\$14,849,278	\$1,703,720	11%
Public Works	\$18,813,557	\$1,440,730	8%
Police	\$19,167,445	\$13,413,431	70%
Fire	\$19,144,688	\$15,934,820	83%
Facilities	\$12,261,034	\$79,966	1%
Recreation	\$1,207,130	\$69,420	6%
Library	\$4,082,166	\$581,557	14%
Council on Aging	\$1,250,256	\$34,826	3%
Other	\$142,032,792	\$7,841,107	6%
TOTALS	\$232,808,346	\$41,099,577	18%

Source: Town of Brookline FY25 Budget, RKG Associates.

Incremental Cost per Unit

Cost Category	Non-Residential Incremental Budget	Cost per Employee
General Gov't	\$156,742	\$9
Public Works	\$132,547	\$8
Police	\$1,234,036	\$72
Fire	\$1,466,003	\$85
Facilities	\$7,357	\$0
Recreation	\$6,387	\$0
Library	\$53,503	\$3
Council on Aging	\$3,204	\$0
Other	\$721,382	\$42
TOTALS	\$3,781,161	\$219

Source: Town of Brookline FY25 Budget, RKG Associates.

ESTIMATING EDUCATION COSTS

STUDENT RATIO ASSUMPTIONS

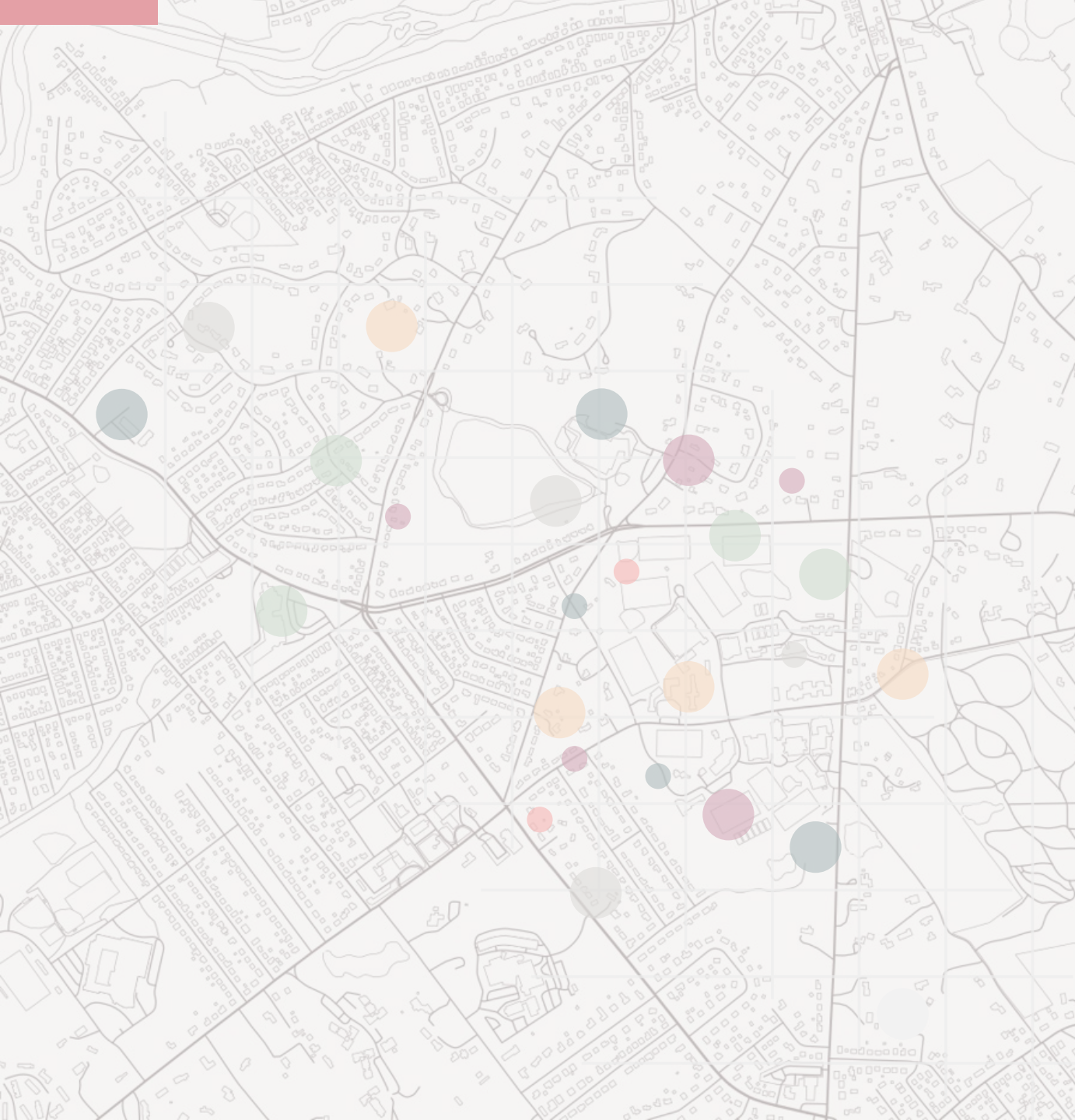
Unit Type	2025 Student Estimates Lower End	2025 Student Estimates Higher End
Studio Apt	0.00	0.00
1 Bed Apt	0.15	0.20
2 Bed Apt	0.15	0.20
3 Bed Apt	0.15	0.20
Condo/Townhome	0.15	0.20

Source: Town of Brookline

COSTS PER STUDENT

Budget Category	FY25 Incremental School Budget	% of Total School Budget	Per Pupil Cost
All Budgeted Expenditures	\$163,529,116	67%	\$15,572
Totals	\$163,529,116	67%	\$15,572

Source: Town of Brookline FY25 Budget



Fiscal Impact Model Scenarios

ESTIMATING IMPACTS –DEVELOPMENT SCENARIOS

The table below illustrates five different scenarios provided by Town staff. Three are associated with the different iterations of the City Realty property/proposal. The fourth scenario illustrates a recent effort by the EDAB Subcommittee on a minimum viability scenario for the same property. The fifth scenario is the hypothetical development scenario presented by RKG Associates at the prior meeting.

Development Scenarios

Use Type	CR Scenario 1	CR Scenario 2	CR Scenario 3	EDAB Scenario	RKG Hypothetical Scenario
Multifamily Apartments	217 Units	291 Units	295 Units	99 Units	165 Units
For-Sale Condominiums	158 Units	133 Units	93 Units	83 Units	100 Units
Age Restricted Units	293 Units	0 Units	0 Units	0 Units	0 Units
Medical Office	79,000 SF	116,000 SF	0 SF	80,000 SF	56,000 SF
Retail	105,000 SF	97,000 SF	51,000 SF	35,000 SF	18,000 SF
Hotel	200 Rooms	225 Rooms	152 Rooms	181 Rooms	100 Rooms

SUMMARY OF RESULTS

CR SCENARIO I

Development Scenario

Use Type	CR Scenario 1
Multifamily Apartments	217 Units
For-Sale Condominiums	158 Units
Age Restricted Units	293 Units
Medical Office	79,000 SF
Retail	105,000 SF
Hotel	200 Rooms

*For the purposes of this scenario, age restricted housing was run through the model using multifamily apartment assumptions minus school costs.

Lower SAC Ratio Scenario

Higher SAC Ratio Scenario

Net Fiscal Impact Summary (2025 Dollars)

Brookline, MA

Project Estimated Residential Real Property Taxes	\$3,998,429
Project Est. Commercial Real & Personal Property Taxes	\$2,696,433
Estimated Local Rooms Tax	\$762,120
Estimated Motor Vehicle Taxes	\$250,500
NET NEW ANNUAL MUNICIPAL REVENUES	\$7,707,482
Residential Costs of Municipal Services	\$916,160
Commercial Costs of Municipal Services	\$198,250
Projected Costs of Public Schools	\$840,896
NET NEW ANNUAL MUNICIPAL COSTS	\$1,955,306
NET NEW ANNUAL MUNICIPAL SURPLUS/(DEFICIT)	\$5,752,176

Estimated CPA Taxes	\$66,949
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Net Fiscal Impact Summary (2025 Dollars)

Brookline, MA

Project Estimated Residential Real Property Taxes	\$3,998,429
Project Est. Commercial Real & Personal Property Taxes	\$2,696,433
Estimated Local Rooms Tax	\$762,120
Estimated Motor Vehicle Taxes	\$250,500
NET NEW ANNUAL MUNICIPAL REVENUES	\$7,707,482
Residential Costs of Municipal Services	\$916,160
Commercial Costs of Municipal Services	\$198,250
Projected Costs of Public Schools	\$1,121,195
NET NEW ANNUAL MUNICIPAL COSTS	\$2,235,605
NET NEW ANNUAL MUNICIPAL SURPLUS/(DEFICIT)	\$5,471,877

Estimated CPA Taxes	\$66,949
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SUMMARY OF RESULTS

CR SCENARIO 2

Development Scenario

Use Type	CR Scenario 1
Multifamily Apartments	291 Units
For-Sale Condominiums	133 Units
Age Restricted Units	0 Units
Medical Office	116,000 SF
Retail	97,000 SF
Hotel	225 Rooms

Lower SAC Ratio Scenario

Higher SAC Ratio Scenario

Net Fiscal Impact Summary (2025 Dollars)

Brookline, MA

Project Estimated Residential Real Property Taxes	\$2,761,341
Project Est. Commercial Real & Personal Property Taxes	\$2,988,346
Estimated Local Rooms Tax	\$857,385
Estimated Motor Vehicle Taxes	\$159,000
NET NEW ANNUAL MUNICIPAL REVENUES	\$6,766,072
Residential Costs of Municipal Services	\$581,514
Commercial Costs of Municipal Services	\$227,033
Projected Costs of Public Schools	\$934,329
NET NEW ANNUAL MUNICIPAL COSTS	\$1,742,876
NET NEW ANNUAL MUNICIPAL SURPLUS/(DEFICIT)	\$5,023,195
Estimated CPA Taxes	\$57,497

Net Fiscal Impact Summary (2025 Dollars)

Brookline, MA

Project Estimated Residential Real Property Taxes	\$2,761,341
Project Est. Commercial Real & Personal Property Taxes	\$2,988,346
Estimated Local Rooms Tax	\$857,385
Estimated Motor Vehicle Taxes	\$159,000
NET NEW ANNUAL MUNICIPAL REVENUES	\$6,766,072
Residential Costs of Municipal Services	\$581,514
Commercial Costs of Municipal Services	\$227,033
Projected Costs of Public Schools	\$1,245,772
NET NEW ANNUAL MUNICIPAL COSTS	\$2,054,319
NET NEW ANNUAL MUNICIPAL SURPLUS/(DEFICIT)	\$4,711,752
Estimated CPA Taxes	\$57,497

SUMMARY OF RESULTS

CR SCENARIO 3

Development Scenario

Use Type	CR Scenario 1
Multifamily Apartments	295 Units
For-Sale Condominiums	93 Units
Age Restricted Units	0 Units
Medical Office	0 SF
Retail	51,000 SF
Hotel	152 Rooms

Lower SAC Ratio Scenario

Higher SAC Ratio Scenario

Net Fiscal Impact Summary (2025 Dollars)

Brookline, MA

Project Estimated Residential Real Property Taxes	\$2,330,824
Project Est. Commercial Real & Personal Property Taxes	\$1,449,349
Estimated Local Rooms Tax	\$579,211
Estimated Motor Vehicle Taxes	\$145,500
NET NEW ANNUAL MUNICIPAL REVENUES	\$4,504,885
Residential Costs of Municipal Services	\$532,141
Commercial Costs of Municipal Services	\$61,472
Projected Costs of Public Schools	\$856,468
NET NEW ANNUAL MUNICIPAL COSTS	\$1,450,081
NET NEW ANNUAL MUNICIPAL SURPLUS/(DEFICIT)	\$3,054,803
Estimated CPA Taxes	\$37,802

Net Fiscal Impact Summary (2025 Dollars)

Brookline, MA

Project Estimated Residential Real Property Taxes	\$2,330,824
Project Est. Commercial Real & Personal Property Taxes	\$1,449,349
Estimated Local Rooms Tax	\$579,211
Estimated Motor Vehicle Taxes	\$145,500
NET NEW ANNUAL MUNICIPAL REVENUES	\$4,504,885
Residential Costs of Municipal Services	\$532,141
Commercial Costs of Municipal Services	\$61,472
Projected Costs of Public Schools	\$1,136,767
NET NEW ANNUAL MUNICIPAL COSTS	\$1,730,380
NET NEW ANNUAL MUNICIPAL SURPLUS/(DEFICIT)	\$2,774,505
Estimated CPA Taxes	\$37,802

SUMMARY OF RESULTS

EDAB SCENARIO

Development Scenario

Use Type	CR Scenario 1
Multifamily Apartments	99 Units
For-Sale Condominiums	83 Units
Age Restricted Units	0 Units
Medical Office	80,000 SF
Retail	35,000 SF
Hotel	181 Rooms

Lower SAC Ratio Scenario

Higher SAC Ratio Scenario

Net Fiscal Impact Summary (2025 Dollars)

Brookline, MA

Project Estimated Residential Real Property Taxes	\$1,362,252
Project Est. Commercial Real & Personal Property Taxes	\$2,206,981
Estimated Local Rooms Tax	\$689,719
Estimated Motor Vehicle Taxes	\$68,250
NET NEW ANNUAL MUNICIPAL REVENUES	\$4,327,201
Residential Costs of Municipal Services	\$249,612
Commercial Costs of Municipal Services	\$119,779
Projected Costs of Public Schools	\$420,448
NET NEW ANNUAL MUNICIPAL COSTS	\$789,840
NET NEW ANNUAL MUNICIPAL SURPLUS/(DEFICIT)	\$3,537,362
Estimated CPA Taxes	\$35,692

Net Fiscal Impact Summary (2025 Dollars)

Brookline, MA

Project Estimated Residential Real Property Taxes	\$1,362,252
Project Est. Commercial Real & Personal Property Taxes	\$2,206,981
Estimated Local Rooms Tax	\$689,719
Estimated Motor Vehicle Taxes	\$68,250
NET NEW ANNUAL MUNICIPAL REVENUES	\$4,327,201
Residential Costs of Municipal Services	\$249,612
Commercial Costs of Municipal Services	\$119,779
Projected Costs of Public Schools	\$545,025
NET NEW ANNUAL MUNICIPAL COSTS	\$914,417
NET NEW ANNUAL MUNICIPAL SURPLUS/(DEFICIT)	\$3,412,785
Estimated CPA Taxes	\$35,692

SUMMARY OF RESULTS

RKG SCENARIO

Development Scenario

Use Type	CR Scenario 1
Multifamily Apartments	165 Units
For-Sale Condominiums	100 Units
Age Restricted Units	0 Units
Medical Office	56,000 SF
Retail	18,000 SF
Hotel	100 Rooms

Lower SAC Ratio Scenario

Higher SAC Ratio Scenario

Net Fiscal Impact Summary (2025 Dollars) Brookline, MA

Project Estimated Residential Real Property Taxes	\$1,841,088
Project Est. Commercial Real & Personal Property Taxes	\$1,317,086
Estimated Local Rooms Tax	\$381,060
Estimated Motor Vehicle Taxes	\$99,375
NET NEW ANNUAL MUNICIPAL REVENUES	\$3,638,610
Residential Costs of Municipal Services	\$363,447
Commercial Costs of Municipal Services	\$77,728
Projected Costs of Public Schools	\$591,742
NET NEW ANNUAL MUNICIPAL COSTS	\$1,032,916
NET NEW ANNUAL MUNICIPAL SURPLUS/(DEFICIT)	\$2,605,694
Estimated CPA Taxes	\$31,582

Net Fiscal Impact Summary (2025 Dollars) Brookline, MA

Project Estimated Residential Real Property Taxes	\$1,841,088
Project Est. Commercial Real & Personal Property Taxes	\$1,317,086
Estimated Local Rooms Tax	\$381,060
Estimated Motor Vehicle Taxes	\$99,375
NET NEW ANNUAL MUNICIPAL REVENUES	\$3,638,610
Residential Costs of Municipal Services	\$363,447
Commercial Costs of Municipal Services	\$77,728
Projected Costs of Public Schools	\$794,180
NET NEW ANNUAL MUNICIPAL COSTS	\$1,235,354
NET NEW ANNUAL MUNICIPAL SURPLUS/(DEFICIT)	\$2,403,256
Estimated CPA Taxes	\$31,582

FISCAL IMPACT SUMMARY TABLE BY SCENARIO

The table below illustrates the net fiscal impact of each of the five scenarios.

Scenario Name	Low SAC Ratio Scenario	Higher SAC Ratio Scenario
CR Scenario 1	\$5,752,176	\$5,471,877
CR Scenario 2	\$5,023,195	\$4,711,752
CR Scenario 3	\$3,054,803	\$2,774,505
EDAB Scenario	\$3,537,362	\$3,412,785
RKG Scenario	\$2,605,694	\$2,403,256



Brookline Fiscal Impact Analysis - Updates

Brookline, MA

March 2025