

MEDFIELD STATE HOSPITAL REDEVELOPMENT

RESIDENTIAL REUSE PROGRAM

FISCAL IMPACT ANALYSIS

Prepared For: Trinity Acquisitions, LLC
June 15, 2022



FOUGERE PLANNING & DEVELOPMENT, Inc.

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FISCAL IMPACT ANALYSIS

Medfield State Hospital Redevelopment: Residential

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I. Introduction

Fougere Planning and Development has been engaged by Trinity Acquisitions, LLC to estimate the net fiscal impact to the Town of Medfield, MA from the proposed redevelopment of 36 existing historic buildings located on the grounds of the former Medfield State Hospital into 334 apartment units, with 25% set aside as affordable. Table One outlines the apartment mix contemplated by the development proposal, with 59.8% of the units will be studio and one bedroom.

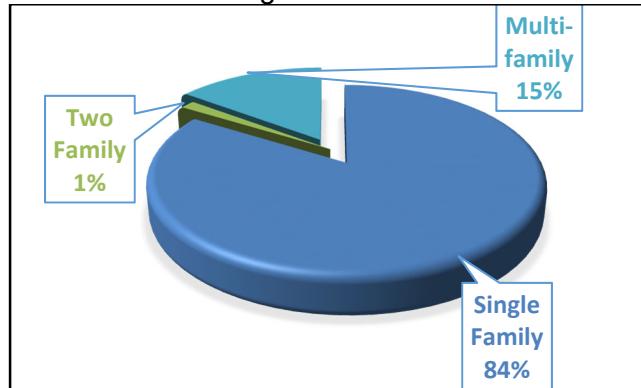
Table One
Apartment Unit Mix

	Units
Studio - Market	34
Studio - Affordable	11
One Bed - Market	116
One Bed - Affordable	39
Two Bed - Market	74
Two Bed - Affordable	26
Three Bed - Market	25
Three Bed - Affordable	9
Total	334

II. Local Trends

Census figures report that from 2010 to 2020 Medfield's population increased from 12,024 to 12,273, representing a 2% growth rate over the 10-year period. A majority of Medfield's housing stock consists of single family homes, with the most recent Census data (2017) reporting 3,720 units out of a total housing stock of 4,440 units as outlined in Figure 1.

Figure 1
Housing Unit Breakdown



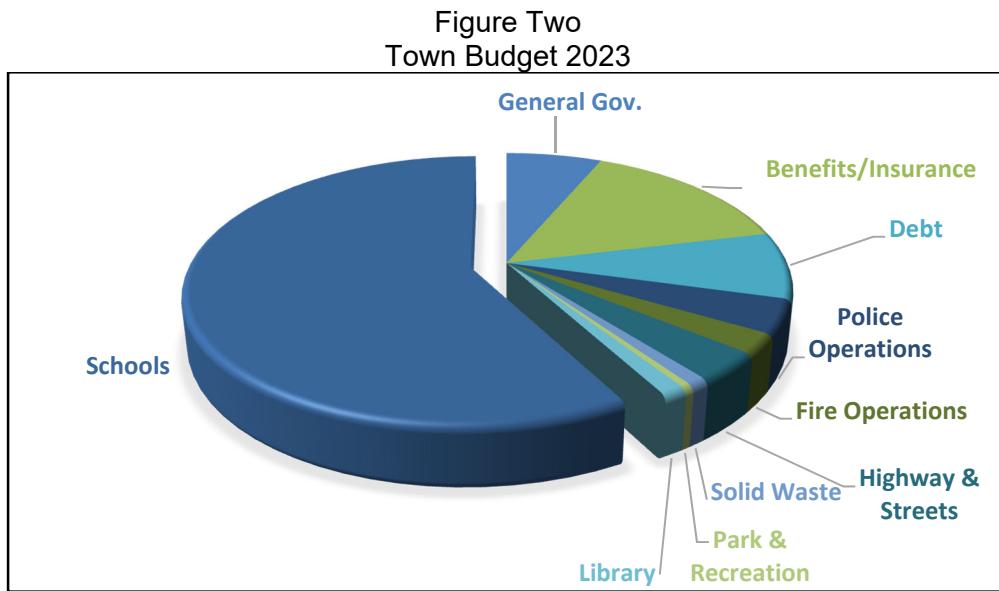
The reuse proposal is consistent with the residential goals of the Medfield State Hospital Strategic Reuse Master Plan. In addition, this project proposal is consistent with a number of Housing Goals outlined in the Housing Production Plan, including:

- *"Medfield's housing stock is relatively homogenous, and there is a need for more diverse housing options in town suitable for households of all ages, sizes, and incomes. Increasing the diversity of housing options in Medfield will enable seniors, younger adults, and people who work in town to establish and maintain long-term residence in the community."*
- *"There is a need for more rental housing for households of varying incomes and sizes. Demand for the existing rental properties in town is high. Conversations with social service providers in the region suggests that there is a need for rental housing for all types of households, including young adult households, single parents, traditional families, seniors, and single individuals. Also, the existing rental units in town are very small - the median number of rooms is only 3.4 – which suggests a need for larger units suitable for families, as well as rental units for seniors and small households."*
- *"Medfield's homes are large, and there are few options for seniors and empty-nesters to downsize and remain in the community. Medfield's relatively small proportion of senior households reflects the fact that many who wish to downsize cannot find housing in town that is suitable or affordable, resulting in their leaving Medfield for other communities. Smaller single family homes or*

condominiums and rental housing would allow residents an opportunity to stay in Medfield as they age.”

Budget

Education, along with the Public Safety, are some of the largest department cost centers in the community as outlined in Figure Two and therefore will be the primary focus of this analysis as they relate to the proposed development program.



III. Per Capita Methodology & Marginal Cost Approach

There are a number of methodologies that are used to estimate fiscal impacts of proposed development projects. The Per Capita Multiplier Method is the most often used analysis to determine municipal cost allocation. This method is the classic “average” costing method for projecting the impact of population growth on local spending patterns and is used to establish the costs of existing services for a new development. This method uses the current revenue/cost ratios per person and/or per unit as an indicator for future revenue/cost impacts occasioned by population growth. New capital expenditures required for provision of services to a development are not added to current costs; instead, the present debt service for previous improvements is included to represent ongoing capital projects. The advantage of this approach is its simplicity of implementation and its wide acceptance by both consultants and local officials. The downside of this approach is that the methodology calculates the “average” cost as being the expected cost, which is often not the case as costs are exaggerated - significantly in some instances. (For example, if

one student is added to a school system, limited cost impacts will occur; however based on an “average” cost to educate one student the cost could be noted as \$15,000/year, which includes such costs as existing debt, building maintenance, administrative and other factors, all of which will be minimally impacted by the addition of one student. The “true cost” could be significantly less, especially in those communities with declining enrollment.) Focusing on those departments where measurable impacts may occur refines this approach and its findings.

The Marginal Cost Approach is a more realistic methodology that can be used to estimate and measure developmental impacts based on actual costs that occur in the community. At this time, a “level of service” exists in Medfield to serve the community. This existing service level, for the most part, addresses the needs of the community through existing tax collections. As new development occurs, pressures are placed on some departments to address increased demands, while other departments experience negligible, if any impacts. In reviewing the potentially impacted town departments specifically, a truer picture of anticipated cost impacts can be determined.

Meetings with larger department heads has occurred to gain an understanding of potential operational impacts from the proposed residential community. When specific new costs can be identified the Marginal Costing approach will be used; if no specific costs are highlighted, Average Costing will be applied.

Given the nature of the contemplated residential development, as will be shown by the analysis below, measurable impacts will be limited to a few Town departments. Any required off-site traffic and roadway improvements are expected to be addressed during the approval process. Solid waste generated by new buildings will be removed by a private hauler. Water and sewer expenses associated with the new apartment use will be offset through user fees. This report does not intend to infer that no costs will occur as a result of this project. Measurable impacts of the redevelopment are expected to result to a few Town departments, most notably the School Department along with the Police and Fire Departments. In addition, the DPW will be taking over maintenance of new roadways. Other Town agencies are projected to experience little or no measurable impacts from this proposal.

IV. Local Revenues from Development

1) Revenue

Local property taxes provide the bulk of general fund revenues for the Town, with fiscal year 2023 figures showing that 72.7% will be generated from this revenue source, with the remaining income being received from state aid, local receipts and other financing sources. The 2022 Residential Tax Rate for the Town is \$17.42.

Table Two outlines the estimated municipal tax revenue that may be generated by the redevelopment, based upon the anticipated assessed value¹ Based upon these values, the new apartment complex is estimated to generate \$1,201,904 in annual property tax revenue.

Table Two
Estimated Property Tax Revenue

Units	Total Value	Property Taxes
334	\$68,995,647	\$1,201,904

2) Miscellaneous Yearly Revenues

Another major revenue source for the community is from motor vehicle excise taxes. In fiscal year 2021, the Town received a total of \$2,445,739² from this revenue generator. Table Three outlines the projected excise tax revenue stream for the redevelopment project, which is estimated to be \$117,920 annually based upon data received from the Assessing Department.

Table Three
Motor Vehicle Excise Taxes

Vehicles ³	Tax/Vehicle	Excise Taxes ⁴
536	\$220	\$117,920

3) Total Revenues from Redevelopment

The planned development of the apartment complex is expected to generate \$1,319,824 in annual tax revenue as outlined in Table Four.

¹ Assessments are based on the Income Approach analysis, using a 7.8% Cap Rate recommended by the Assessing Department, 44% expenses,; 5% vacancy rate on market rate units & parking spaces and 3% vacancy for affordable units.

² General Bond Obligation Statement, page 36.

³ Estimated 1.6 vehicles per unit.

⁴ Assessing Office Data, April 2022: Avg. Vehicle Value \$8,839: \$25/\$1000 = \$220/vehicle.

Table Four Estimated Gross Revenues	
Property Taxes	\$1,201,904
Vehicle Excise	\$117,920
Total	\$1,319,824

Other income sources were reviewed for this analysis but not included in the income figures. The Town receives state aid from a number of sources based upon the Town's population and school enrollments (Chapter 70). Any new roads accepted by the town will be eligible for state aid. The anticipated new residents will create demand for local services, thereby creating a positive impact on the local economy. In addition, one- time building permit fees will be paid to the Town, and the construction economy will be enhanced from this new development project.

V. Town Departments

As noted above, the Police, Fire and School Departments account for a significant percentage of the Town's operating expenses. These Departments employ the largest number of personnel and have the most noticeable impact on Medfield's municipal budget.

Police & Fire

Both the Police and Fire Departments will see measurable increases in demand for services which can be attributed to the new apartment community. To assess the degree of impact this project would have on these departments, comparable apartment complex emergency call data from over 2,500 apartment complexes⁵ were analyzed. The emergency call data was obtained and averaged to determine the annual number of calls per unit. These ratios were then used to generate projected emergency calls for each Department. Extrapolating from the comparable data, increases in calls are projected for both the Town's Police and Fire Departments. Table Five and Six outline the findings from this research.

Table Five Estimated Annual Police Emergency Calls		
Units	Police Call Ratio Per Unit	Estimated Calls
334	.402	135

⁵ Complete list of emergency calls located in Appendix.

Table Six
Estimated Annual Fire

Units	Fire Call Ratio Per Unit	Estimated Calls
334	.071	24

EMS Emergency Calls

Units	EMS Call Ratio Per Unit	Estimated Calls
334	.112	38

Police Department

Police Department calls are estimated to increase by 135 calls annually or an average of 2.5 calls per week. To put the call volume into perspective, the Department received approximately 13,029 totals calls for service⁶ in 2021 (250 per week).

To gain an understanding relative to the potential impact these new calls may have on the Department, we met with Deputy Chief Larz Anderson⁷. At this time the Department has 19 full time officers on the force. Starting salary is approximately \$60,000 depending on educational background; adding in benefits brings total cost to approximately \$100,000. At this time the Deputy believes that there is adequate staffing and capacity to address the estimated increased call volume; he does not believe the proposed project will have a big impact on the Police Department. The Deputy noted that new developments in the community, in time, may together create the need to add staffing depending on what types of development occurs. Deputy Anderson stated that a similar development in Town, The Parc, has not dramatically impacted the Department. They work closely with property managers to address emerging issues in order to avoid growing problems with tenants. The Department would expect to have a close working relationship with the project manager in order to avoid any potential long term issues at the residential community.

To assign some expense to the proposed project, a cost per call was derived from reviewing total annual police calls and the Department's budget. As outlined in Table Seven, a cost of \$37,800 will be carried in this analysis. Deputy Anderson felt this was a reasonable "cost" to assign to the project.

⁶ Town Report, 2021.

⁷ The Deputy reviewed these findings with the Police Chief who concurred with these conclusions.

Table Seven
Estimated Police Cost ⁸
<u>$\\$2,786,346/9,771 = \\280 a Call</u>

135 calls @ \$280 = \$37,800

Fire Department

We discussed the proposed development with Fire Chief William Carrico. The Chief noted that addressing EMS calls have been challenging given the current volume of calls. The Department has to rely on mutual aid from adjoining communities to address some of these calls. In addition, the number of Call Firefighters is down, adding strain to the Department. At this time the Department has enough paramedics to staff one ALS ambulance. The Chief is applying for a grant which will help fund three full-time paramedics starting in July of this year. Including benefits, a new staff member costs approximately \$95,000 annually. The proposed project, along with other new development occurring in the community, will increase demands for EMS services.

Fire Department calls are estimated to increase by 62 calls annually or an average of 1.1 calls per week. The Department responded to 1,307 total calls in 2021 (25 calls/week), of which 745 were EMS related. To allocate Fire Department costs, as with the Police Department, a cost per call was calculated to cover potential expense using FY23 budget resulting in an estimated cost of \$75,454 as detailed in Table Eight. The Fire Chief believed this was a reasonable cost assignment, covering 79% of an officers total annual cost.

Table Eight
Gross Estimated Fire Cost
<u>$\\$1,590,437/1,307 = \\$1,217 \text{ a Call}$</u>

62 calls @ \$1,078 = \$75,454

The Town of Medfield obtains revenue from ambulance activity and in FY21 collected⁹ a total of \$502,162. In 2021 the Department responded to 745 EMS related calls, resulting in an average of \$674 collected per EMS call. Assigning this revenue to the proposed project, results in estimated annual EMS revenues totaling **\$25,612**. To be conservative, this estimated revenue will not be deducted from estimated costs.

⁸ Total annual Police calls were reduced by 25% to remove minor calls.

⁹ Town Accountant

Other Departments

Medfield Outreach

Medfield Outreach provides services to those 18 and under. Based upon 2019 Census data, this age bracket consists of approximately 27.2% of the population (3,516). The Outreach budget for FY23 totaled \$185,345, which translates into a cost per capita of \$53. It is estimated that there will be 90 individuals¹⁰ under the age of 18 residing within the apartment community, resulting in an estimated cost of **\$4,770**.

Council on Aging

Medfield's Council on Aging (COA) serves those within the community over the age of 60 and based upon Census data (22.3%), it is estimated that this population group totals 2,737. The FY23 Budget for COA totaled \$250,838 or \$92 per capita. It is estimated that the new apartment community will have 156 persons¹¹ over the age of 60, resulting in an estimated cost of **\$14,352**.

DPW

With the buildup of the subject site, the Town of Medfield will take over full time maintenance of a number of roads within the former State Hospital and based upon discussions with community leaders, will total 9,170 feet in length.

In a memo dated June 9th, 2022 to the Town Administrator, Public Works Director Maurice Goulet detailed estimated increased Department costs he foresees as a result of the additional town road network. These increased costs total \$152,904 and includes the addition of a new employee \$109,446 (including benefits), \$14,291 for additional annual road maintenance and \$29,166 to account for future mill/overlay costs¹². In addition, the Department will need to purchase a new truck (snow plow/sander) at a one-time cost of \$300,000. This new employee and equipment, when not performing work associated with the State Hospital site, may be available to perform other tasks within the community providing broader support to address town needs.

¹⁰ Estimated SAC population and an estimated for those under 5.

¹¹ Census, avg. 2.1 persons per unit; 701 total population.

¹² Mill & repave roadways every 12 years; total cost \$350,000.

It should be noted that this increased cost will be somewhat offset by new Chapter 90 State Road Aid. In 2021 the Town received approximately \$412,000 in Aid, which translates into approximately \$1 per foot of town road. If the Hospital roads are added to the Town's inventory, approximately \$9,170 in additional Chapter 90 Aid will be realized. This increased Aid will be taken into account with these estimated costs and as such, an adjusted DPW cost of **\$143,734** will be carried in this analysis.

Misl. Departments

Given the minimal impacts associated with the proposed apartment community, few financial impacts are expected on other Town Departments. All on site trash disposal will be privately disposed of. Public water and sewer will serve the site and costs will be addressed through user fees. Building permit fees will offset any costs to the Building Department. To assign some costs to miscellaneous expenses that may incur to the Town, we have allocated a general government impact of \$100 per unit, or **\$33,400** for this development.

School Department

The School Department's budget is the largest in the Town, with a fiscal year 2021 expense totaling \$36,877,290, representing 57.9% of the total Town budget. Meetings were held School Superintendent Jeffrey Marsden to review enrollment trends and estimated costs. The Superintendent concurs with the findings outlined in this Report.

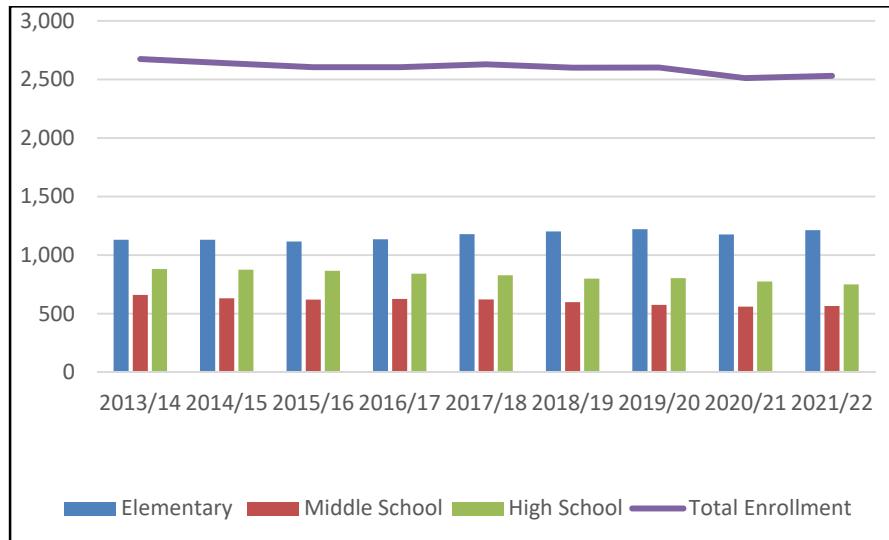
Enrollment Trends

Table Nine and Figure Three illustrate a nine-year enrollment trend for the schools along with total school enrollment over the last nine years. Enrollments at the elementary level have been relatively even, with decreases seen at the middle and high school level.

Table Nine
Enrollment Trends 2012 - 2021

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Elementary	1,132	1,131	1,117	1,136	1,179	1,203	1,222	1,176	1,214
Middle School	660	631	620	626	622	598	575	560	566
High School	882	876	867	842	828	799	804	775	750
Total Enrollment	2,674	2,638	2,604	2,604	2,629	2,600	2,601	2,511	2,530

Figure Three
Enrollment Trends



To allocate expected costs associated with the proposed apartment complex, the number of children that may live in the multi-family community must be calculated. For this analysis, two methodologies will be used. As outlined in Table 1 above, the proposed apartment community is expected to be comprised of 45 studio units, 155 one bedroom units, 100 two bedroom units and 34 three bedroom units.

Option One

To estimate the potential generation of school aged children (SAC), data from 1,153 comparable 40B apartments were reviewed. The proposed development will have a high percentage of studio/one bedroom units, 59.8%. Studio and one bedroom units rarely generate school age children. Reviewing the number on two and three bedroom units provides a clearer understanding on the potential number of new school children that may reside within the development. As outlined in Table Three, a per unit SAC ratio of .492 has been calculated from the 1,153 comparable apartment complexes, resulting in an estimated **66 school age children** as detailed in Table Ten. As a comparison, the Parc apartment complex¹³ has a SAC ratio of .632 which is understandable given the project has only 26% one bedroom units and is 100% affordable.

¹³ 2021 enrollment from School Department.

Table Ten
Estimated School Age Children – Option One

Complex	Total Units	# Two/Three Bedrooms Units	Total SAC	SAC per 2/3 Unit Apt.
Concord Mews	350	176	85	0.483
Newton (Three Complexes)	678	467	239	0.512
Lincoln Woods	125	85	34	0.400
Average:	1,153	728	358	0.492
State Hospital	334	134		
		Est. School Age Children	66 (65.9)	
<i>The Parc (100% Affordable)</i>	92	68	43	0.632

Option Two

The SAC ratios outlined in Table Eleven, Option Two are derived from a data base of over 1,000 apartments where school enrollment is known based on bedroom type and if the unit is market rate or affordable. Based on this data set, an estimated **61 school age children** may reside within the apartment community.

Table Eleven
Estimated School Age Children – Option Two

	Units	SAC Ratio	SAC
Studio - Market	34	0	0
Studio - Affordable	11	0	0
One Bed - Market	116	0.009	1.044
One Bed - Affordable	39	0.021	0.819
Two Bed - Market	74	0.18	13.32
Two Bed - Affordable	26	0.57	14.82
Three Bed - Market	25	0.812	20.3
Three Bed - Affordable	9	1.19	10.71
Total	334		61

Based on these two SAC estimating Options¹⁴, a range between 61 and 66 school age children may reside within the proposed new residential community.

¹⁴ The Superintendent has vetted these SAC estimates with NESDEC and they have concurred with these findings.

Grade Distribution

To gain an understanding of the potential grade distribution, we obtained the grade enrollment profile from the PARC apartment community. Although this development is 100% affordable, it provides some insight into how future enrollment grades may be dispersed. As is the case in most instances involving multi-family development, enrollments are distributed throughout the grades as outlined in Table Twelve.

Table Twelve
Estimated Grade Profile

School	%	61 SAC	66 SAC
Memorial PK-1	0.209	12.75	13.79
Wheelock 2 - 3	0.209	12.75	13.79
Dale 4 - 5	0.209	12.75	13.79
Middle 6 - 8	0.162	9.88	10.69
High School 9 - 12	0.209	12.75	13.79
		61	66

Transportation Cost

The Superintendent estimates that another bus route will have to be added to serve this new neighborhood, at an annual cost of \$40,000.

SPED Cost

Based upon data from the Finance Department, special education costs average \$15,049 per K – 5 student and \$16,452 for grades 6 – 12. Approximately 15% of Medfield students obtain SPED services. Applying these figures to the higher estimate of SAC (66), as detailed in Table Thirteen, a total estimated SPED cost of \$153,840 is generated.

Table Thirteen
Estimated SPED Cost

Avg. Cost SPED Grades K - 5	\$15,049
Est. # Grades K - 5	6
Est. SPED Cost	\$93,414
Avg. Cost SPED Grades 6 - 12	\$16,452
Est. # Grade 6 - 12	4
Est. SPED Cost	\$60,426.55
Total SPED	\$153,840

Teacher/Aid Costs

Reviewing the higher range of school age children, as outlined in Table Fourteen, the estimated non-SPED enrollment population is 36 elementary students and 20 Middle-High school students. Based on these estimated enrollments, to be conservative, the Superintendent suggested allocating the cost of three teacher¹⁵ resulting in a total estimated cost of \$342,000.

Table Fourteen
Non-SPED Enrollment

School	%	66 SAC	Non-SPED
Memorial PK-1	0.209	13.79	12
Wheelock 2 - 3	0.209	13.79	12
Dale 4 - 5	0.209	13.79	12
Middle 6 - 8	0.162	10.69	9
High School 9 - 12	0.209	13.79	11
		66	56

Summarizing the noted costs, as outlined in Table Fifteen, total school related expenses are conservatively estimated to be \$535,840 annually.

Table Fifteen
Estimated Total School Costs

Line Item	Est. Cost
Transportation	\$40,000
SPED	\$153,840
Teachers	\$342,000
Total	\$535,840

The 2018 Medfield State Hospital Strategic Re-use Master Plan estimated a per student Marginal Costs ranging from \$3,800 to \$4,200. If the higher of these two cost figures is applied and increased by 20% to \$5,040 to account for increased costs, an alternative expense estimate of \$332,640 is derived (66 SAC x \$5,040). Based upon this analysis, increased school related expenses are estimated to range from \$332,640 to \$535,000 annually.

¹⁵ Avg. teacher salary \$89,000 plus \$25,000 for benefits.

To assist in off-setting the impacts from the proposed apartment community, Trinity has offered a **\$1,000,000 mitigation** payment to the Medfield School Committee in order to address their future needs.

Project Phasing

The phasing of construction will take place over a period of years, adding students to the school system over an extended period of time. The Preliminary Disposition Agreement assumes that the project team close on the property by March 2024. Construction is anticipated to take 24 months with completion estimated in March 2026. With this schedule, students will begin enrolling during the middle of 2026. Unit occupancy is estimated take up to 24 months to achieve stabilization by March 2028.

SUMMARY

As outlined in Table Thirteen, this fiscal impact analysis indicates that there will be a net positive annualized impact related to construction of the proposed development.

Table Thirteen
Fiscal Summary

Gross Projected Revenues	\$1,319,824	\$1,319,824
Estimated Municipal Costs		
Police	-\$37,800	-\$37,800
Fire	-\$75,454	-\$75,454
Outreach	-\$4,770	-\$4,770
Council on Aging	-\$14,352	-\$14,352
DPW	-\$143,734	-\$143,734
Other General Fund Impacts	-\$33,400	-\$33,400
Schools	-\$332,640	-\$535,840
Total Costs	-\$642,150	-\$845,350
Net Positive Fiscal Impact	+\$677,674	\$474,474

Key findings supporting this development include:

- The planned redevelopment will generate approximately \$1,319,824 in gross revenues per year. Taking into consideration estimated municipal costs, the redevelopment will yield a positive net tax revenue range of \$474,474 to \$677,674. These excess funds will be available to the community to address current and future needs.
- A \$2,000,000 property acquisition payment is being made to the Town of Medfield.
- Up to \$525,000 has been provided to the Town's to fund reasonable third party expenses from Due Diligence Period up through construction as outlined in the Land Disposition Agreement.
- Trinity has offered a \$1,000,000 mitigation payment to the Medfield School Committee in order to address their future needs.
- The Building Permit Fee¹⁶ of approximately \$390,000 will be paid for the residential project.
- All on-site property maintenance and trash collection will be private.

¹⁶ \$1 per square foot.

- Calls to the Police Department are projected to increase by 135 a year (2.5 week), compared with an annual Town wide call volume of approximately 13,039.
- The Fire Department is expected to receive approximately 62 calls a year (1.19 week) from the proposed project, adding to the 1,307 calls a year that are presently received by the Department. In addition, an estimated \$25,612 of ambulance revenue may be realized.
- It is estimated range of 61 – 66 school age children may reside at the former hospital site;
- Both short-term and long-term positive economic benefits are anticipated to occur, with construction related jobs being created and local business activity enhanced by the new residential community.
- Additional community benefits will be realized through proactive planning to make progress in the goals of the Town's Housing Production Plan, thereby enabling the community to take greater control over future development.

Appendix

Apartment Calls 40B Complexes

Police Department Calls

Estimated Annual Apartment Police Calls¹⁷

Project	Town	Units	Avg. Police Calls Per Year	Avg. Call Per Unit	Projected Yearly Calls
The Lodge	Foxborough	250	74	0.296	
Union Place	Franklin	297	73	0.247	
Fairfield Green	Mansfield	200	146	0.728	
Pembroke Woods	Pembroke	240	92	0.385	
Blue Hills	Randolph	274	148	0.540	
Avalon Newton Highlands	Newton	294	153	0.520	
Avalon Chestnut Hill	Newton	204	67	0.328	
Arborpoint Woodland	Newton	180	22	0.120	
Cloverleaf	Natick	183	82	0.448	
The Gables	Westwood	350	155	0.442	
Hastings Village	Wellesley	52	3	0.058	
Totals		2,524	1,015	0.402	
Proposed Apartments		334			135

¹⁷ The noted projects are all 40B apartment complexes, with 25% of the units affordable.

Fire Department

Estimated Apartment Fire Calls¹⁸

Project	Town	Units	Avg. Fire Call Per Year	Avg. Call Per Unit	Projected Yearly Calls
The Lodge	Foxborough	250	26	0.105	
Union Place	Franklin	297	19	0.063	
Fairfield Green	Mansfield	200	43	0.213	
Pembroke Woods	Pembroke	240	9	0.036	
Blue Hills	Randolph	274	10	0.035	
Avalon Newton Highlands	Newton	294	26	0.088	
Avalon Chestnut Hill	Newton	204	11	0.053	
Arborpoint Woodland	Newton	180	12	0.064	
Cloverleaf	Natick	183	7	0.038	
The Gables	Westwood	350	17	0.049	
Hastings Village	Wellesley	52	2	0.031	
Totals		2,524	180	0.071	
Proposed Apartments		334			24
Project	Town	Units	Avg. EMS Call Per Year	Avg. Call Per Unit	Projected Yearly Calls
The Lodge	Foxborough	250	24	0.096	
Union Place	Franklin	297	44	0.148	
Fairfield Green	Mansfield	200	25	0.123	
Pembroke Woods	Pembroke	240	70	0.293	
Blue Hills	Randolph	274	28	0.101	
Avalon Newton Highlands	Newton	294	26	0.088	
Avalon Chestnut Hill	Newton	204	9	0.044	
Arborpoint Woodland	Newton	180	7	0.036	
Cloverleaf	Natick	183	24	0.131	
The Gables	Westwood	350	26	0.074	
Hastings Village	Wellesley	52	2	0.038	
Totals		2,524	284	0.112	
Proposed Apartments		334			38

¹⁸ Call data obtained from 40B apartment complexes in the region, 25% affordable.