

## ***Project Evaluation Criteria***

The Framingham Community Preservation Committee (CPC) has developed the following criteria to evaluate the relative merits of project proposals and their likelihood of success and, ultimately, to rank the proposals and make recommendations for funding to the City Council. The CPC recognizes that not all of these criteria will be applicable to every project application. Taken as a whole, these criteria represent the Committee's priorities. The Committee recommends that Applicants address all relevant General and Category Specific Criteria as they prepare their project applications. The Committee members may use the Evaluation Matrix tool provided in **Appendix G** to assist them in their review of projects and in determining which ones are the strongest proposals for funding.

### ***General Criteria***

***Preference will be given to project proposals which address as many of the following General Criteria as possible, including these, to be consistent with community's needs and values:***

- Addresses identified needs, goals, and priorities consistent with the Community Preservation Plan and relevant City planning documents which have received wide-spread scrutiny, public input; and have been adopted by the City,
- Has strong support from relevant Framingham boards, commissions, departments, community groups and diverse resident populations,
- Is open to the public, is publicly visible, and generates broad long-term benefits for our community,
- Benefits underserved geographic areas and populations,
- Supports the needs of Framingham's at-risk populations, i.e., low-income residents, veterans, older adults and people with disabilities,
- Saves valued resources that would otherwise be threatened or lost, and
- Protects the natural environment, deploys sustainable design practice and addresses climate resiliency needs.

***Preference will also be given to proposals which use CPA funding strategically:***

- Leverages the value of CPA capital through additional public or private funds, in-kind contributions, labor, materials, or other cost-saving measures,
- Addresses long-standing or urgent needs, or exceptional time-sensitive opportunities in the community,
- Demonstrates practicality and feasibility regarding project management and project team's expertise, a reasonable and informed project budget, a realistic project timeline with milestones, and a long-term maintenance plan,
- Addresses more than one purpose of the CPA legislation: housing, historic preservation, open space, or recreation, and
- Serves as catalysts for transformative change to enhance the aesthetics, connectivity, and quality of life in the community.

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## ***Category Specific Criteria***

### ***A. Community Housing Evaluation Criteria:***

***Community Housing proposals which address as many of the following criteria as possible will receive preference:***

- Add housing units affordable to very low (50% AMI) income households
- Contribute to the supply of affordable housing by adding affordable units that would be eligible for the City's Subsidized Housing Inventory (80% AMI)
- Leverage funds available for affordable housing through the utilization of state, federal and other funding sources
- Provide long-term affordability in perpetuity
- Promote reuse of existing buildings or construction on previously developed sites
- Convert market rate units to affordable units
- Provide housing that is harmonious in design and scale with the surrounding community

### ***B. Outdoor Recreation Evaluation Criteria***

***Recreational proposals which address as many of the following criteria as possible will receive preference:***

- Provide multiple active and passive recreation uses
- Serve a significant number of residents
- Expand the range of recreational opportunities available to Framingham residents of all ages and abilities
- Maximize utilization of land already owned by Framingham
- Provide ADA accessibility
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation

### ***C. Open Space Evaluation Criteria***

***Open Space proposals that address as many of the following specific criteria as possible will receive preference:***

- Provide Environmental Equity by creating more access to open space in underserved areas
- Permanently protect important wildlife habitat, including areas that:
  - a. are of local significance for biodiversity
  - b. contain a variety of habitats, with a diversity of geologic features and types of vegetation
  - c. contain a habitat type that is in danger of vanishing from Framingham, or
  - d. preserve habitats for threatened or endangered species of plants or animals

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- Protect or enhance wildlife corridors, promote connectivity of habitat, or prevent fragmentation of habitats
  - Provide opportunities for passive recreation
  - Provide opportunities for connections with existing trails
  - Preserve scenic and historic views
  - Provide flood control/storage
  - Preserve important surface water bodies, including wetlands, vernal pools, or riparian zones
  - Preserve active agricultural use

***D. Historic Resources Evaluation Criteria:***

***Historical proposals which address as many of the following criteria as possible will receive preference:***

- Address a need or objective expressed in the City's Historic Preservation Plan
- Protect, preserve, restore and/or rehabilitate historic, cultural, architectural, and archeological resources of significance, especially those that are threatened
- Protect, preserve, restore and/or rehabilitate City owned properties, documents, artifacts, or other resources of historical significance
- Protect, preserve, restore and/or rehabilitate the historical function of a property or site
- Support the adaptive reuse of historic properties
- Returns a historically significant building that is abandoned, unused, or damaged, back to public use