



City of Framingham Community Preservation Committee

Information Session for Potential Applicants
July 29, 2024

CPA in Framingham Overview



- CPA was adopted in November 2020
- Funding Categories:
 - Open Space
 - Outdoor Recreation
 - Historic Preservation
 - Community Housing
- Funding to Date
 - FY 2023: \$1.5 million, 11 projects funded
 - FY 2024: \$ 3 million, 13 projects funded

CPA Application Process

Step 1: Eligibility Form



- Eligibility Form is used by CPC to determine if project meets CPA criteria for funding
- Not all projects would be eligible
- Eligibility Forms is available on the CPC website
- Project must have clear public benefit
- If project is deemed eligible, Applicant is invited to submit a Full Application

Eligibility Criteria



	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	No (unless acquired or created with CPA \$\$)	Yes	Yes	No (unless acquired or created with CPA \$\$)



Open Space Project Eligibility

- **OPEN SPACE** Projects relate to LAND – **NATURAL RESOURCES**
- **YES: ACQUIRE, CREATE & PRESERVE** Open Space
 - **Acquire** land abutting rivers or lakes, or woodlands for Conservation
 - **Acquire** a Conservation or Agricultural Preservation Restriction on private land
 - **Create** a wildlife preserve on conservation land
 - **Preserve** (protect from injury, harm or destruction) native habitat by removal of invasive destructive species
- **NO: REHABILITATE/RESTORE** (unless land acquired with CPA funds)
- Note: A Permanent Deed Restriction such as a Conservation Restriction or Agricultural Preservation Restriction is **required** for Property interests **Acquired** using CPA Funds



Outdoor Recreation Project Eligibility

- Outdoor Recreation Projects - Active or passive recreational use of land:
 - Community gardens, trails, parks, playgrounds, athletic fields, or non-commercial sports. Includes recreation equipment and related amenities on recreation land.
- **YES: ACQUIRE, CREATE, REHABILITATE & PRESERVE** Recreation Land
 - **Acquire** land for new pocket park and **Design** the site
 - **Create** new community gardens in existing City Park
 - **Rehabilitate** existing playground with new equipment and amenities
 - **Preserve** (protect from injury, harm or destruction) swimming areas in lakes
- Eligible rehabilitation projects must be capital improvements that are permanently affixed to the property.
- Site of project must be dedicated to recreation use, under Parks Department or Conservation Commission. Or must be placed under a permanent deed restriction for recreation use.



Historic Preservation Project Eligibility

- Historic Resource Projects - Historical structures and landscapes
 - Including a building, structure, vessel, real property, document or artifact
 - Listed or eligible for listing on the State Register of Historic Places or determined by the Framingham Historical Commission to be significant in the history, archeology, architecture, or culture of a city or town
- **YES: ACQUIRE, PRESERVE, & REHABILITATE** Historic Resources
 - **Acquire** an artifact or document significant to Framingham's History
 - **Preserve** a historic building to protect it from destruction or harm
 - **Rehabilitate** elements of a historic public building
- **NO: Historic Resource CREATION**
- Note: Must be in accordance with Secretary of the Interior Standards



Community Housing Project Eligibility

- **COMMUNITY HOUSING:** Community housing under CPA must be affordable for individuals and families making less than 100% of Area Median Income (AMI) as determined HUD.
- **YES: ACQUIRE, CREATE, PRESERVE and SUPPORT** Community Housing
 - Acquire an existing home, Rehabilitate it, and rent it to eligible household
 - Create new affordable housing with CPA as one of multiple funding sources
 - Preserve existing affordable housing by extending expiring deed restrictions
 - Support Community Housing with a Rental Assistance Program
- **NO:** Community Housing **REHAB/RESTORATION** (unless property acquired or created with CPA funds)
- Note: Housing acquired or created with CPA funds must have a Deed Restriction for Affordability

CPA Application Process

Eligibility Form: How to Complete



- Complete basic information: project title, applicant address, authorized representative, mailing address
- Project Description: determine your project category and types of activities
- Clearly describe the portion of the project activities to be paid with CPA funds
- Include estimated funding request and project total cost
- Eligibility Forms must be submitted by September 3, 2024

[Eligibility Form Link](#)



CPA Application Process

Step 2: Full Application

- ALL Application questions must be answered
- The Application must have a clear description of the portion of the project to be funded through CPA
- Application must be signed by ALL applicants and co-applicants
- Attach ALL necessary appendices
- Include Budget Summary Form and realistic cost estimates

[Full Application Link](#)

[CPA Signature Page](#)

[Pratt Street Community Garden Full Application](#)

[Wauhakum Lake Budget Summary Form](#)

[Carol Getchell Boardwalk Cost Estimate](#)

CPA Application Process

Step 3: Project Evaluation



- The CPC will form Review Panels to:
 - Ensure that Applications are complete
 - Evaluate strengths and weaknesses of proposals
 - Assess how projects address the needs, goals and priorities of the Community Preservation Plan
 - Conduct site visits as needed
 - Make recommendations to the full CPC
- CPC will ask Applicants for additional information if needed
- Applicants will have an opportunity to submit requested and updated materials



CPA Evaluation Criteria

- All Criteria is available on the CPC Website
- Project should address relevant needs, goals and priorities of the Community Preservation Plan
- Examples of Priorities given to projects include:
 - Substantial community benefits
 - Visibility
 - Saves resources that would threatened or lost
- Examples of Strategic Consideration for Funding
 - Leverages other public/private funding sources
 - Addresses long-standing needs
 - Addresses two or more CPA categories
- Specific criteria exists for each of the 4 categories

CPA Application Process

Step 4: Applicant Presentations



- Applicants are invited to present to the CPC in January and February 2025
- Presentations will be approximately 15 minutes long
- CPC members and the community have an opportunity to ask questions about the projects

CPA Application Process

Step 5: CPC Deliberation & Decisions



- Review Panels submit recommendations to full CPC
- CPC deliberates:
 - Projects strengths/weaknesses
 - Funding and conditions for individual projects
 - Total funds available for this fiscal year
- CPC Votes at Public Hearing on project recommendations with conditions and funding amounts
- Recommendations sent to City Council for approval of projects

Questions

The Community Preservation Committee welcomes your questions

