



Framingham Community Preservation Committee

City of Framingham, 150 Concord Street, Framingham, MA 01702

www.framinghamma.gov/3286/Community-Preservation-Committee

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At its March 24, 2025 meeting, the Community Preservation Committee (CPC) voted to recommend to the City Council a total expenditure of **\$1,740,000.00** in Community Preservation Act (CPA) funds for 7 projects. The CPC determined, among other factors, that the recommended projects met the goals expressed in the Community Preservation Plan, provided a public benefit, and addressed a need.

If approved by the City Council, all projects must enter into a Grant Agreement with the City and submit regular progress and budget reports. Additional specific conditions are listed as applicable for each project. Upon entering into the Grant Agreement and in accordance with the conditions of the grant, funding may proceed without additional delay.

FY'25 CPA PROJECT FUNDING RECOMMENDATIONS			
Project ID	Project Title	Funding Source	Amount
CPA CATEGORY: COMMUNITY HOUSING			
CPA25-002	JFS of Metrowest Rental Subsidies Initiative 2025	Community Housing Reserve Account CPA Fund Balance Account	\$35,128 \$64,872
CPA25-003	Carlson Crossing East- Type II Accessible Units	Community Housing Reserve Account	\$600,000
CPA CATEGORY: OPEN SPACE / OUTDOOR RECREATION			
CPA25-007	Splash Pad at Cushing Park	Open Space & Outdoor Recreation Reserve Account CPA Fund Balance Account	\$248,835 \$251,165
CPA25-009	Carol Getchell Middle Section	CPA Fund Balance Account	\$105,000
CPA25-014	Creating and Improving Recreational Opportunities on Framingham Trails	CPA Fund Balance Account	\$315,000
CPA CATEGORY: HISTORIC PRESERVATION			
CPA25-011	Edgell Memorial Library Woodwork Restoration	Historic Preservation Reserve Account	\$30,000
CPA25-012	The Academy Fire Alarm	Historic Preservation Reserve Account	\$90,000
TOTAL FUNDING			\$1,740,000.00

Full Applications can be found at:

<https://www.framinghamma.gov/3286/Community-Preservation-Committee>

The following Project Summaries describe the project proposals recommended for CPA funding in FY'25 and the terms of the project award recommendations.

FY 2025 CPC FUNDING RECOMMENDATION

Date: March 25, 2025

To: Framingham City Council

Project ID:	CPA25-002
Project Title:	JFS of Metrowest Rental Subsidies Initiative 2025
Project Location:	N/A
Applicant/Organization:	Lino Covarrubias*, CEO, JFS of Metrowest
CPA Category:	Community Housing
CPA Funding:	\$100,000

*Authorized Representative

Project Description:

The funding will be used to provide JFS of Metrowest with funds for an emergency rental assistance program to support approximately 20-25 low-income households, primarily Framingham families with children, facing housing insecurity and threat of eviction. Emergency funds will be provided based upon an assessment of need, with rental payments being made directly to landlords by JFS of Metrowest.

Recommended Funding:

On March 24, 2025 by a vote of 6-0-0, with no abstentions, the Community Preservation Committee recommended appropriating **\$35,128** from the **Community Housing Reserve Account** and **\$64,872** from the **CPA Fund Balance Account**, totaling **\$ 100,000**, for the **JFS of Metrowest Rental Subsidies Initiative 2025 Project (CPA25-002)** as a grant to Jewish Family Service of Metrowest, to be administered in accordance with the terms and conditions of the Community Preservation Grant Agreement and other conditions noted herein, and for the overall purposes noted in this award decision.

Alignment with Community Preservation Plan and Measurements of Success:

This project will support housing needs for at-risk, low-income populations facing severe housing cost-burdens. It responds to immediate housing emergency needs of Framingham families to stabilize them and prevent eviction and homelessness.

Success will be measured by number of households facing housing insecurity who remain successfully housed due to this emergency assistance.

Funding Conditions:

1. Funding will be conditional on receipt of reports that identify outputs and impacts of the program, and which quantifies the beneficiaries and assistance by agreed-upon matrices and schedule.
2. The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in this award decision.

Timeline:

Project must be completed within three years of award.

Project Budget:

CPA Funding Recommended:	\$100,000
Applicant Contribution (In-Kind)	<u>\$42,000</u>
Total Project Cost:	\$142,000

FY 2025 CPC FUNDING RECOMMENDATION

Date: March 25, 2025

To: Framingham City Council

Project ID:	CPA25-003
Project Title:	Carlson Crossing East - Type II Accessible Units
Project Location:	9 Pulsan Road, Framingham, MA 01702
Applicant/Organization:	Helen Plant*, Deputy Director, Framingham Housing Development Corporation II, c/o Framingham Housing Authority
CPA Category:	Community Housing
CPA Funding:	\$600,000

*Authorized Representative

Project Description:

The funding will be used for construction of four handicap accessible housing units in two buildings, as part of the redevelopment of Carlson Crossing East to house extremely low-income families needing handicap accessible units. CPA funds will cover costs of site work, foundation installation, rough carpentry, rough mechanical, and electrical work. Affordable rents of the units will be supported with project-based Section 8. Funding of these two buildings is part of a larger project managed by the Framingham Housing Authority with use of Federal and State Low-Income Housing Tax Credits and other funding sources.

Recommended Funding:

On March 24, 2025 by a vote of 6-0-0, with no abstentions, the Community Preservation Committee recommended appropriating **\$600,000** from the **Community Housing Reserve Account** for the **Carlson Crossing East – Type II Accessible Units Project (CPA25-003)** as a grant to Framingham Housing Development Corporation II; to be administered in accordance with the terms and conditions of the Community Preservation Grant Agreement and other conditions noted herein, and for the overall purposes noted in this award decision.

Alignment with Community Preservation Plan and Measurements of Success:

This project will add affordable handicap accessible housing units for extremely low-income households. It will respond to the needs of an underserved population. The project leverages funds available for affordable housing through utilization of state and federal funding sources.

Success will be measured by the completion of the construction of the four handicap accessible affordable units.

Funding Conditions:

1. The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in this award decision.

Timeline:

Project must be completed within three years of award.

Project Budget:

CPA Funding Recommended:	\$600,000
Equity/Construction Loan:	<u>\$2,040,000</u>
Total Project Cost:	\$2,640,000

FY 2025 CPC FUNDING RECOMMENDATION

Date: March 25, 2025

To: Framingham City Council

Project ID:	CPA25-007
Project Title:	Splash Pad at Cushing Park
Project Location:	80 Dudley Road, Framingham, MA 01702
Applicant/Organization:	James Snyder*, Framingham Parks, Recreation and Cultural Affairs Department
CPA Category:	Open Space and Outdoor Recreation
CPA Funding:	\$500,000

*Authorized Representative

Project Description:

The funding will be used for construction, site preparation, walkways, spray structures, mechanical equipment, and necessary plumbing for the development of a Splash Pad at Cushing Park. The Splash Pad will be handicap accessible and feature non-slip surfaces.

Recommended Funding:

On March 24, 2025 by a vote of 6-0-0, with no abstentions, the Community Preservation Committee recommended appropriating **\$248,835** from the **Open Space and Outdoor Recreation Reserve Account** and **\$251,165** from the **CPA Fund Balance Account**, totaling **\$500,000** for the **Cushing Park Splash Pad Construction Project (CPA25-007)** as a grant to the Framingham Parks, Recreation and Cultural Affairs Department, to be administered in accordance with the terms and conditions of the Community Preservation Grant Agreement and other conditions noted herein, and for the overall purposes noted in this award decision.

Alignment with Community Preservation Plan and Measurements of Success:

This project will benefit a significant number of Framingham residents by constructing a Splash Pad at the centrally-located Cushing Park. It will address a long-standing need for seasonal, water-based outdoor recreational activities for Framingham families. It will maximize usage of land already owned by the City of Framingham.

Success will be measured by the completion of construction of a fully functional Splash Pad at Cushing Park.

Funding Conditions:

1. Construction funding may not proceed until all permitting is in place.
2. The City must appropriate funds to cover the remaining expected cost of the Splash Pad at Cushing Park in the City's Fiscal Year 2026 or Fiscal Year 2027 budget.
3. The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in this award decision.

Timeline:

Project must be completed within three years of award.

Project Budget:

CPA Funding Recommended:	\$500,000
Framingham Capital Budget:	<u>\$1,000,000</u>
Total Project Cost:	\$1,500,000

FY 2025 CPC FUNDING RECOMMENDATION

Date: March 25, 2025

To: Framingham City Council

Project ID:	CPA25-009
Project Title:	Carol Getchell Nature Trail Middle Section
Project Location:	Middle Section of Carol Getchell Nature Trail, off Edwards Street
Applicant/Organization:	Rebecca Nau*, Conservation Administrator
CPA Category:	Open Space and Outdoor Recreation
CPA Funding:	\$105,000

*Authorized Representative

Project Description:

The funding will be for design services, site engineering, permitting and related documents for the Middle Section of the Carol Getchell Nature Trail. The project will include design for 1,833 feet of trail meeting the Forest Service Trail Access Guidelines along the Wild and Scenic Sudbury River and will connect the North and South Sections of the trail, which are currently under construction.

Recommended Funding:

On March 24, 2025 by a vote of 7-0-0, with no abstentions, the Community Preservation Committee recommended appropriating **\$105,000** from the **CPA Fund Balance Account** for the **Carol Getchell Nature Trail Middle Section Design and Permitting Project (CPA25-009)** as a grant to the Framingham Conservation Commission; to be administered in accordance with the terms and conditions of the Community Preservation Grant Agreement and for the overall purposes noted in this award decision.

Alignment with Community Preservation Plan and Measurements of Success:

The completed Carol Getchell Nature Trail will meet the Forest Service Trail Access Guidelines and will provide a significant number of residents with access to the Wild and Scenic Sudbury River, a critical natural resource in the community. This project has strong support from the community. It maximizes the use of land owned by the City of Framingham.

Success will be measured by completion of 100% design documents for the Carol Getchell Nature Trail Middle Section, such that they are ready to be issued for construction.

Funding Conditions:

1. The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in this award decision.

Timeline:

Project must be completed within three years of award.

Project Budget:

CPA Funding Recommended:	\$105,000
Saxonville Mills:	<u>\$1,000</u>
Total Project Cost:	\$106,000

FY 2025 CPC FUNDING RECOMMENDATION

Date: March 25, 2025

To: Framingham City Council

Project ID:	CPA25-014
Project Title:	Creating and Improving Recreational Opportunities on Framingham Trails
Project Location:	Cochituate Rail Trail, Wittenborg Woods, Mohawk-Chickatawbut Woods and Arthur-Morency Woods
Applicant/Organization:	Rebecca Nau*, Conservation Administrator
CPA Category:	Open Space and Outdoor Recreation
CPA Funding:	\$315,000

*Authorized Representative

Project Description:

The funding will be used to improve recreational opportunities on four City-owned trails through the purchase and installation of materials, structures, and equipment for permanent upgrades to trail features and amenities, as follows:

Cochituate Rail Trail: benches and ADA compliant picnic tables, bicycle racks, bicycle repair stations and kiosks

Wittenborg Woods: kiosks, benches and boardwalks

Mohawawk-Chickatawbut Woods: kiosks, ADA compliant picnic tables, benches, boardwalks and bridges

Arthur Morency-Woods: kiosks, benches and boardwalks

The project will also include professional services, including landscape design and other design services and environmental permitting.

Recommended Funding:

On March 24, 2025 by a vote of 7-0-0, with no abstentions, the Community Preservation Committee recommended appropriating **\$315,000** from the **CPA Fund Balance Account** for the **Creating and Improving Recreational Opportunities Trails Project (CPA25-014)** as a grant to the Framingham Conservation Commission; to be administered in accordance with the terms and conditions of the Community Preservation Grant Agreement and other conditions noted herein, and for the overall purposes noted in this award decision.

Alignment with Community Preservation Plan and Measurements of Success:

This project will increase public access to outdoor recreational activities, including an environmental justice neighborhood. The project will benefit a significant number of residents, as all the trails are open to the public.

Success will be measured by the completed permanent installation of benches and ADA compliant picnic tables, bicycle racks, bicycle repair stations and kiosks at the Cochituate Rail Trail; kiosks, benches and boardwalks at Wittenborg Woods; kiosks, benches, ADA compliant picnic tables, boardwalks and bridges at Mohawk-Chickatawbut Woods; kiosks, benches and boardwalks at Arthur-Morency Woods.

Funding Conditions:

1. Installation of capital improvements, including boardwalks, may not proceed until all required permitting is in place.
2. The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in award decision.

Timeline:

Project must be completed within three years of award.

Project Budget:

CPA Funding Recommended:	\$315,000
Friends of Saxonville:	<u>\$20,000</u>
Total Project Cost:	\$335,000

FY 2025 CPC FUNDING RECOMMENDATION

Date: March 25, 2025

To: Framingham City Council

Project ID:	CPA25-011
Project Title:	Edgell Memorial Library Woodwork Restoration
Project Location:	3 Oak Street
Applicant/Organization:	Anna Tucker, Executive Director, Framingham History Center James Paolini*, Director, Capital Projects and Facilities Management
CPA Category:	Historic Preservation
CPA Funding:	\$30,000

*Authorized Representative

Project Description:

This funding will be used for restoration of woodwork at the Edgell Memorial Library. The project will include restoration of flooring in the Executive Director’s office, reconstruction of wood paneling in the foyer, restoration of exterior doors, and professional services to facilitate evaluation of salvageable historic elements.

Recommended Funding:

On March 24, 2025 by a vote of 7-0-0, with no abstentions, the Community Preservation Committee recommended appropriating **\$30,000** from the **Historic Preservation Reserve Account** for the **Framingham History Center’s Edgell Memorial Library Woodwork Restoration Project (CPA25-011)** as a grant to the Framingham Capital Projects and Facilities Management Department; to be administered in accordance with the terms and conditions of the Community Preservation Grant Agreement and other conditions noted herein, and for the overall purposes noted in this award decision.

Alignment with Community Preservation Plan and Measurements of Success:

This project will restore the Edgell Memorial Library, a key City-owned historic resource to ensure the building’s long term-preservation. The Edgell Memorial Library is specifically listed in the Community Preservation Plan as being in need of restoration.

Success will be measured by the completed restoration of the woodwork at Edgell Memorial Library in accordance with Secretary of the Interior’s Standards for Rehabilitation of Historic Structures.

Funding Conditions:

1. Restoration work shall conform to the Secretary of the Interior’s Standards for Rehabilitation of Historic Structures.
2. Documentation shall be provided to confirm conformance with the Secretary of the Interior’s Standards.
3. The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in this award decision.

Timeline:

Project must be completed within three years of award.

Project Budget:

CPA Funding Recommended:	\$30,000
Applicant (In-Kind)	<u>\$5,000</u>
Total Project Cost:	\$35,000

FY 2025 CPC FUNDING RECOMMENDATION

Date: March 25, 2025

To: Framingham City Council

Project ID:	CPA25-012
Project Title:	The Academy Building Fire Alarm
Project Location:	16 Vernon Street
Applicant/Organization:	Anna Tucker, Executive Director, Framingham History Center James Paolini*, Director, Capital Projects and Facilities Management
CPA Category:	Historic Preservation
CPA Funding:	\$90,000

*Authorized Representative

Project Description:

This funding will be used to purchase and install an addressable fire alarm system to allow external monitoring at the Old Academy Building, a City-owned historic structure, which will enhance safety and help protect the building and thousands of invaluable Framingham historic documents and artifacts stored there. Professional services will include assessment and appropriate design of a fire alarm system for a historic building.

Recommended Funding:

On March 24, 2025 by a vote of 7-0-0, with no abstentions, the Community Preservation Committee recommended appropriating **\$90,000** from the **Historic Preservation Reserve Account** for the **Framingham History Center's Academy Fire Alarm Project (CPA25-012)** as a grant to the Framingham Capital Projects and Facilities Management Department; to be administered in accordance with the terms and conditions of the Community Preservation Grant Agreement and other conditions noted herein, and for the overall purposes noted in this award decision.

Alignment with Community Preservation Plan and Measurements of Success:

This project will help protect and preserve a prominent City-owned building of historical significance. It will help protect thousands of invaluable Framingham historic documents and artifacts stored in the Academy Building. The project will enhance the public safety in the building.

Success will be measured by completion of the installation of a fully functioning addressable fire alarm in the Academy Building, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties

Funding Conditions:

1. Restoration work shall conform to the Secretary of the Interior's Standards for Rehabilitation of Historic Structures.
2. Documentation shall be provided to confirm conformance with the Secretary of the Interior's Standards.
3. The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in award decision.

Timeline:

Project must be completed within three years of award.

Project Budget:

CPA Funding Recommended:	\$90,000
Applicant (In-Kind)	<u>\$5,000</u>
Total Project Cost:	\$95,000