

Town of Franklin

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OFFICE OF THE TOWN ADMINISTRATOR

May 10, 2024

To: Community Preservation Committee
From: Jamie Hellen, Town Administrator
Amy Frigulietti, Deputy Town Administrator
RE: **Legal posted hearing and FY25 Budget**

2024 Public Hearing

The required annual public hearing for the Community Preservation program is taking place on May 14, 2024. The [legal ad for the hearing](#) is included in the agenda packet for this meeting.

CPA Budget Update

Some basic updates:

- As of July 1, 2024 and assuming passage of the FY25 project slate, the overall balance of the Budgeted Reserve Fund is \$2,258,195 of discretionary revenue (not including the 10% required for each of the three legally required categories (Open Space, Historic Preservation Affordable Housing). All surplus or unspent administrative funds are legally turned back to unreserved fund balance where they can be reserved or appropriated in future years.
- 10% Update. The Town is required to spend 10% of all money on the three main categories. FY22, FY23, FY24 and FY25 = four years worth of required dedicated spending. Including the FY25 budget proposal below:
 - Open Space requirements are fully fulfilled for all four years.
 - Affordable Housing requirements are fully fulfilled for all four years.
 - Historic Preservation requirements are funded for all four years by reserving the 10%; however \$261,788 remains to be appropriated toward actual projects. The Town can propose additional projects or leave that “in the bank” toward something more substantial down the road.

- The State Match for FY24 was 21%, which is cut about half from two years ago due to the slow real estate market. The fluctuation in the matching fund is also evidence of how deep the housing crisis is in Massachusetts. One other thing of note in the attached bulletin. The DOR states "Fluctuations in the registry of deeds real estate transaction recording fees in this current environment make it difficult to predict the community preservation state distribution amount. Therefore, we recommend that communities conservatively estimate their FY25 state match."
- Latest CPA updates can be found on the Coalition's website where there are free seminars, email updates, project databank and more. The Town is a member of the Coalition.

<https://www.communitypreservation.org/>

Project Report

The following is a brief summary of the CPA funded projects:

- Schmidt Farm and Maple Hill parcels have both been fully acquired. The next steps are to master plan the parcels by hiring an engineering firm to work with the professional staff on some options for the community around uses and connectivity in town.
- Red Brick Schoolhouse is complete! Someday we will need to look at the inside for another phase of restoration!
- Town Clerk Records preservation project complete. The Clerk turned back \$2,438.50 in surplus to the Budgeted Reserve.
- Nason Street Tot Lot, Beaver Street Challenge course are complete! Fletcher Field playground will be all completed soon.
- Historical Museum Cupola is still awaiting attention.
- The Franklin Ridge project is about to hit its stride. Through relentless advocacy, the Town has secured approximately \$15-\$16 million, which represents about half of the cost to construct the building, through numerous federal and state grant programs and other local sources. \$320,000 in CPA funds have been awarded. The overall project (site and roadway) is in front of ConCom for permitting and will soon be in front of the Planning Board to subdivide the parcel. Bids for the water booster pump station phase

of the project have been opened and overall construction is expected to begin in the fall.

FY25 Budget Proposal

The following is our proposed FY25 Budget amounts, based on the projected revenues. The Town projects \$1,566,050 in CPA surcharge revenue and \$156,605 from the 10% state match for a total amount of \$1,722,655. We have attached the FY25 Budget appropriation and reserve budget.

FY25 Budget Project Slate

We have attached the FY25 project slate resolution. The following is a list of projects and expenditures:

- Debt/Interest for the Schmidt Farm parcel - \$332,750
- Debt/Interest for the Maple Hill parcel - \$260,318
- King Street Memorial Park Renovation Phase 1 - \$500,000

To include design services and construction to bring in a new electrical service and install new lighting for the access road, parking areas and existing courts as well as bring electrical service to the main fields and future courts and parking areas. Attached is a master plan drawing of the renovation master plan.

- Schmidt Farm Master Plan Study - \$100,000

To hire a firm to work with the town to Master Plan the acquired parcels for future community wide use.

- Maple Hill Master Plan Study - \$100,000

To hire a firm to work with the town to Master Plan the acquired parcels for future community wide use.

- Old South Church exterior renovation - \$100,000

To provide Habitat for Humanity with the funds necessary to renovate and preserve the exterior to the Old South Church. Once approved, these funds will be added to the final

Preservation Restriction, which will then be approved by the Town Council. Once the Restriction is approved by the state, the project can move to the next phases, which are local permitting approval and then construction! This budget reflects a contingency for additional funds in case they run into unanticipated cost increases. Any unspent funds return to the Historical Preservation Reserve.

- Community Builders 237 Pleasant Street Affordable Housing project - \$360,990

To offer support toward the Pleasant Street affordable housing project led by the St. John's Episcopal Church. The project was approved by the ZBA last year for 60 units of housing at 40% and 60% of [area wide median income](#). This project will make a difference in addressing the affordable housing crisis in town as a unique project at the income levels. This funding will show the state a local commitment, which will help Community Builders obtain funding at the state level faster to begin the project. The state affordable house funding agency, the Executive Office of Housing and Livable Communities (EOHLC, formerly DHCD), places a very high value on local commitment and support for affordable projects to the point where they rarely, if ever, even consider funding applications for projects that do not have local funding commitments. The Building Commissioner has already committed to waiving 50% of the building permit fee, which will count as local funding. However, that is a relatively small dollar value when compared to the amount of funding Community Builders will be requesting from the state and it is not a "direct" funding commitment. This direct funding commitment of CPA funds, in addition to the waived fee, we believe will greatly improve the application for funding to the state.

**LEGAL NOTICE OF PUBLIC HEARING
FRANKLIN, MA
Community Preservation Committee (CPC)**

The Franklin Community Preservation Committee will hold a public hearing on Tuesday, May 14, 2024 at 7:00pm. This annual public hearing is required by statute, and will involve a discussion of Franklin's needs, possibilities and resources regarding community preservation and the use of Community Preservation Act (CPA) funds to address these issues, as permitted by the CPA, and will provide an opportunity for public input.

This hearing will be held in person in the Training Room on the 3rd Floor of the Franklin Municipal Building located at 355 East Central Street and remotely via the "ZOOM" platform. Residents can visit the Town Website (Franklinma.gov) calendar on and after May 10, 2024 for updated information. If you have any questions, please call the Town Administrator's Office at (508) 520-4949.

Submitted by,
Julie McCann



FY 2024 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income Click for More Detail	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area	\$148,900	Very Low (50%) Income Limits (\$) Click for More Detail	57,100	65,300	73,450	81,600	88,150	94,700	101,200	107,700
		Extremely Low Income Limits (\$)* Click for More Detail	34,300	39,200	44,100	48,950	52,900	56,800	60,700	64,600
		Low (80%) Income Limits (\$) Click for More Detail	91,200	104,200	117,250	130,250	140,700	151,100	161,550	171,950

NOTE: **Franklin Town city** is part of the **Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area**, so all information presented here applies to all of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area.

The **Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area** contains the following areas: Amesbury Town city, MA; Beverly city, MA; Danvers town, MA; Essex town, MA; Gloucester city, MA; Hamilton town, MA; Ipswich town, MA; Lynn city, MA; Lynnfield town, MA; Manchester-by-the-Sea town, MA; Marblehead town, MA; Middleton town, MA; Nahant town, MA; Newbury town, MA; Newburyport city, MA; Peabody city, MA; Rockport town, MA; Rowley town, MA; Salem city, MA; Salisbury town, MA; Saugus town, MA; Swampscott town, MA; Topsfield town, MA; Wenham town, MA; Acton town, MA; Arlington town, MA; Ashby town, MA; Ashland town, MA; Ayer town, MA; Bedford town, MA; Belmont town, MA; Boxborough town, MA; Burlington town, MA; Cambridge city, MA; Carlisle town, MA; Concord town, MA; Everett city, MA; Framingham city, MA; Holliston town, MA; Hopkinton town, MA; Hudson town, MA; Lexington town, MA; Lincoln town, MA; Littleton town, MA; Malden city, MA; Marlborough city, MA; Maynard town, MA; Medford city, MA; Melrose city, MA; Natick town, MA; Newton city, MA; North Reading town, MA; Reading town, MA; Sherborn town, MA; Shirley town, MA; Somerville city, MA; Stoneham town, MA; Stow town, MA; Sudbury town, MA; Townsend town, MA; Wakefield town, MA; Waltham city, MA; Watertown city, MA; Wayland town, MA; Weston town, MA; Wilmington town, MA; Winchester town, MA; Woburn city, MA; Bellingham town, MA; Braintree Town city, MA; Brookline town, MA; Canton town, MA; Cohasset town, MA; Dedham town, MA; Dover town, MA; Foxborough town, MA; Franklin Town city, MA; Holbrook town, MA; Medfield town, MA; Medway town, MA; Millis town, MA; Milton town, MA; Needham town, MA; Norfolk town, MA; Norwood town, MA; Plainville town, MA; Quincy city, MA; Randolph city, MA; Sharon town, MA; Stoughton town, MA; Walpole town, MA; Wellesley town, MA; Westwood town, MA; Weymouth Town city, MA; Wrentham town, MA; Carver town, MA; Duxbury town, MA; Hanover town, MA; Hingham town, MA; Hull town, MA; Kingston town, MA; Marshfield town, MA; Norwell town, MA; Pembroke town, MA; Plymouth town, MA; Rockland town, MA; Scituate town, MA; Wareham town, MA; Boston city, MA; Chelsea city, MA; Revere city, MA; Winthrop Town city, MA; Seabrook town, NH; and South Hampton town, NH.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2024 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2024 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see [here](#):