

**St. John's Episcopal Church
Of Franklin**

**THE COMMUNITY
BUILDERS**

RECEIVED
JAN 20 A 10:03
TOWN OF FRANKLIN
TOWN CLERK

January 15, 2026
Franklin Zoning Board of Appeals
c/o Casey Thayer, ZBA Administrator
355 East Central Street
Franklin, MA 02038

Re: Request for Extension of Comprehensive Permit, 237 Pleasant Street, Franklin, MA

Dear Members of the Zoning Board of Appeals:

This letter serves as a request for an extension of the Comprehensive Permit #119562 issued for the affordable housing development located at 237 Pleasant Street, Franklin, Massachusetts (the "Project"), which we understand will be considered by the Board at its January 22, 2026 hearing.

The Comprehensive Permit was recorded with the Town Clerk on April 21, 2023, and is therefore scheduled to expire on April 21, 2026, pursuant to M.G.L. Chapter 40B and 760 CMR 56.05(12)(c), unless construction has commenced. While TCB remains fully committed to delivering this important affordable housing development, the Project has experienced delays due to circumstances beyond our control. The biggest factors in the delay have been caused by construction cost inflation and increased interest rates, which has translated to lower availability of critical state subsidy funding, and increased timelines to be awarded funds needed for this and other projects.

Affordable housing developments of this scale rely heavily on competitive state funding programs. Despite continued efforts and coordination with state agencies, the Project has not yet been awarded the subsidy necessary to proceed to closing and construction. We have applied for this funding and have received positive feedback on the proposal. The primary reason we have not won is due to limited subsidy available throughout the state. We have been encouraged to apply again, and are optimistic that we will be successful soon. Should we be successful in the upcoming funding round, we anticipate moving toward a closing and construction start in Spring 2027.

TCB has remained actively engaged in advancing the Project by maintaining readiness, coordinating with consultants, and working with the Town of Franklin and the State to secure funding. Granting an extension of the Comprehensive Permit would allow the Project to proceed without re-permitting and preserve the significant time, resources, and community effort already

**St. John's Episcopal Church
Of Franklin**

**THE COMMUNITY
BUILDERS**

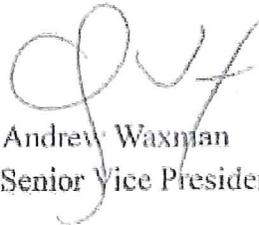
invested. Accordingly, we respectfully request that the Zoning Board of Appeals grant an extension of the Comprehensive Permit to support the delivery of much-needed affordable housing in Franklin.

Thank you for your time and consideration. If you have any questions please do not hesitate to contact Robert Smith-Mendes (robert.smith@tcbinc.org), Kathy McAdams (rector@stjohnsfranklinma.org), or Andy Waxman (Andrew.waxman@tcbinc.org).

Sincerely,



Kathleen McAdams
Rector, St. John's Episcopal Church



Andrew Waxman
Senior Vice President, TCB