

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

This Action Plan provides the basis and strategy for the use of federal funds granted to the City of Medford by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program. This plan presents proposed objectives and outcomes for the second year of the five-year Consolidated Plan (2020-2024). The City will apply for an estimated \$1,569,784.00. The program year extends from July 1, 2021-June 30, 2022.

The City of Medford, under the leadership of Mayor Breanna Lungo-Koehn, administers Community Development Block Grant funds through the Office of Community Development. The City has identified several needs through input from agencies and residents, data collection and analysis. As part of the process to establish priorities and strategies the public is invited to provide input and identify needs. Public service agencies submit proposals to be considered for funding. The Office of Community Development works with the Mayor to develop a draft budget and plan for input including proposed projects and funding. The Medford City Council authorizes submission of the application at a public hearing.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The primary objective of HUD's Entitlement Programs is to develop viable communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities. Four priority needs were identified with goals corresponding to those needs. The priority needs were determined by review of data, community meetings, public and stakeholder engagement, and NSC member consultations.

City of Medford Priority Needs:

Economic Development – The City of Medford has identified a need to provide economic opportunities to low- and moderate-income residents through redevelopment or investment in commercial districts, supporting entrepreneurship, promoting a dynamic business climate, and preserving a strong employment base.

Public Facilities, Infrastructure and Parks – The City of Medford has identified a need to improve City parks, public facilities, and infrastructure to address accessibility, preserve existing historic resources, climate resiliency, and other needs disproportionately affecting low- and moderate-income residents. Investing in the improvement and/or reconstruction of City infrastructure, public facilities, parks and open spaces is essential to improving the quality of life for low- and moderate-income residents. The removal of architectural barriers permits the expanded utilization of public spaces and facilities by persons with disabilities and/or mobility limitations. In addition, the City is committed to ensuring environmental resiliency, specifically through flood drainage improvements in low- and moderate-income neighborhoods.

Public Services – The City of Medford recognizes the diverse range of economic, housing and health challenges facing Medford’s low- to-moderate income residents and is therefore committed to investing in a variety of public service activities aimed at providing essential services and furthering goals of self-sufficiency. Crucial needs within the Medford community continue to include: transportation and recreational opportunities for the elderly, critically ill, and physically and developmentally disabled, affordable child care, access to food and emergency services, transitional housing, life-skill building, supportive services and advocacy, ESOL classes and job preparedness. Strong interagency coordination with the City’s network of service providers is vital to improving quality of life and shaping viable neighborhoods.

Affordable Housing- The City of Medford has identified the need for decent affordable housing for Medford’s low- to- moderate income residents. The City plans to identify opportunities and sites for possible development of affordable homeownership housing; invest in a homeowner rehab program and assist non-profit housing developers in identifying appropriate development sites and in accessing funding toward development.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Medford has been effective in executing previous Consolidated Plans and Annual Action Plans and meeting CDBG goals and objectives. Some examples include recent investment in public facilities, with ADA rehabilitation improvements to Tufts Pool; continued support of access to jobs, education, health, wellness, recreation, social service activities; and assisting over 50 businesses through a new economic development program funded with CDBG-CV grant funds. However, the NSC has seen slight delays in rehabilitation projects underway due to supply chain disruptions caused by the COVID-19 pandemic. Even with this set-back, the Medford Housing Authority still carried out the rehabilitation of 141 rental units at Walking Court. Additionally, the City of Medford, in collaboration with the Malden Redevelopment Authority and Medford Community Housing, is near the start of construction on the Fellsway West II project, which would include the new construction of 3 affordable housing units in Medford. Medford has also kept in mind the rapidly changing needs of the low-and moderate-income

population and the escalating regional housing crisis and continues to partner with agencies and organizations to develop and implement new strategies into the 2021 Annual Action Plan.

Ninety-days after the close of the City's HUD Program Year (July 1st through June 30th), the Office of Community Development submits the Consolidated Annual Performance Evaluation Report (CAPER); the CAPER for PY2020 is due for submission to HUD in September 2021. The CAPER will include the accomplishments only for the 2020 program year.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Office of Community Development engaged Medford residents, neighborhood stakeholders and public service providers to aid in the development of the July 1, 2021-June 30, 2022 Annual Action Plan. A series of public meetings and hearings were conducted by the City of Medford and North Suburban Consortium to discuss community needs and priorities, provide an overview of CDBG and the Action Planning process and summarize year to date expenditures. Meetings are conducted throughout the year on planning and implementation of various CDBG funded projects.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A summary of public comments received through the Citizen Participation and Consultation Process can be found within Section AP-12 Citizens Participation.

6. Summary of comments or views not accepted and the reasons for not accepting them

To date, all comments received have been accepted.

7. Summary

n/a

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MEDFORD	Office of Planning, Development & Sustainability

Table 1 – Responsible Agencies

Narrative

The Office of Community Development is the designated City office charged with the development and implementation of the City of Medford's Consolidated and Annual Action Plans. In addition to producing the plans that provide the strategy for the allocation of federal dollars, the office coordinates the process to recommend projects to best address priority needs of low and moderate-income residents and provides the necessary financial and programmatic oversight.

The Office of Community Development also participates in the North Suburban HOME Consortium (NSC) and the Massachusetts Balance of State (BOS) Continuum of Care, designating staff to represent and attend regular meetings. The Office ensures that the City of Medford's non-housing community development, economic development, housing, and homeless needs are addressed within the regional programs.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The July 1, 2021 - June 30, 2022 Annual Action Plan was developed by the City of Medford, Office of Community Development through citizen participation and consultation efforts. The City engaged residents, stakeholders and service providers to obtain input on priority needs for the year ahead. Building upon the comprehensive consultation process undertaken in the development of the 2020-2024 Consolidated Plan, the Action Plan incorporates feedback provided through community meetings and public hearings conducted by the City and North Suburban Consortium.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Office of Community Development works collaboratively with the Medford Housing Authority, housing providers, planning, human service and homelessness agencies in the City and region. This ongoing coordination addresses many community needs, informs investment decisions and ensures the provision of critical services including youth and elderly programming, child care, family support services, crisis prevention, job preparedness training, transitional housing, and recreational opportunities for developmentally disabled persons. In addition, the City supports the Massachusetts Balance of State (BoS) Continuum of Care planning process.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Medford shares the Balance of State's goals of 1. increasing the number of permanently supportive housing units; 2. improving job readiness and achieving employments; 3. providing homeless prevention and rapid rehousing assistance; and 4. providing case management services to increase likelihood of residential stability.

The City of Medford will continue to seek opportunities to support projects and programs that further the Balance of State goals. The Consolidated Plan consultations, as well as ongoing consultation with the CoC, will continue to have a direct impact on the allocation of funding.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Medford is an active participant in the CoC program development and implementation. As a member of the Balance of State CoC, the City of Medford will be engaged in the establishment of priorities, selection of projects, and the development of HMIS policies.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	MEDFORD HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted as part of its participation in a public meeting conducted on 4/1/2021.
2	Agency/Group/Organization	Medford Fair Housing Office
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Medford Conversations, Mass Human Rights Coalitions North Suburban Community Health Alliance, CHNA, Medford Health Matters and MassHire and Casino Institute Partners provides a direct connection with residents addressing multiple social issues effecting low income, immigrants, and elder residents. Medford Conversations continued the work from past years community discussions. This years topic Community Connection and Place? Small circle community discussions about identity and who belongs.CHNA 16 members brings community organizations together to better address health needs of a diverse population.Medford Health Matters project, Big Table Big Ideas, actively helps coordinate the disparate efforts of various non-profits to work together on important issues such as food security, affordable housing and economic insecurity.
3	Agency/Group/Organization	MYSTIC VALLEY ELDER SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization attended and participated in public meetings conducted on 4/20/2021 and 4/27/2021. The agency identified the availability of comprehensive care, transportation and support services for isolated and critically-ill elders as a priority need as well as remote support services due to COVID19.
4	Agency/Group/Organization	THE IMMIGRANT LEARNING CENTER INC.
	Agency/Group/Organization Type	Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency attended and participated in public meetings conducted on 4/20/2021 and 4/27/2021. The agency identified the expanding need for English Language skills, job preparedness training and public education on the positive impact of today's immigrants. The anticipated outcome is additional focus on needs of immigrant populations, revitalized neighborhoods and expansion of economic opportunities.
5	Agency/Group/Organization	City of Medford Public Schools
	Agency/Group/Organization Type	Services-Children Services-Education Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City Department attended and participated in public meetings held on 4/20/2021 and 4/27/2021. The School System identified the expanding need for affordable afterschool programs that provide emotional learning, family resources and support for working parents. The anticipated outcome is the continued support of afterschool childcare and coordination between families and the Medford Public Schools.

6	Agency/Group/Organization	COUNCIL ON AGING
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency attended and participated in public meetings held on 4/20/2021 and 4/27/2021. The agency discussed the need for recreational transportation, home maintenance/modification services, social work and volunteer coordination. The anticipated outcome is the continued support of senior programming.
7	Agency/Group/Organization	COMMUNITY FAMILY
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency attended and participated in public meetings held on 4/20/2021 and 4/27/2021. The agency identified the need for adult day health services to support individuals with memory loss and respite for the caregivers of elders. Anticipated outcomes are an improved quality of life through a higher level of service, support and continued coordination amongst partnering agencies.
8	Agency/Group/Organization	MEDFORD COMMUNITY HOUSING
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency attended and participated in a public meeting held on 4/1/2021. The agency identified the need for more affordable housing within the City.
9	Agency/Group/Organization	BREAD OF LIFE
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization attended and participated in public meetings conducted on 4/20/2021 and 4/27/2021. The agency discussed the increasing demand for nutrition and food programs for low income, at-risk and isolated families, elders and immigrant populations. The anticipated outcome is an enhanced focus on food security and improved access to fresh food and nutrition programs.
10	Agency/Group/Organization	MALDEN YMCA
	Agency/Group/Organization Type	Services-Children Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization attended and participated in public meetings conducted on 4/1/201, 4/20/2021 and 4/27/2021. The agency provides family support services, educational and recreational resources as well as opening and running the Mystic Community Market, a food distribution center located in Medford. The anticipated outcome is an enhanced focus on food security and improved access to fresh food and nutrition programs.
11	Agency/Group/Organization	West Medford Community Center
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provides family support services, educational and recreational resources and identified the need for affordable afterschool care that incorporates a strong academic component. The anticipated outcome is affordable after-school child care and coordination between students, families, teachers and schools.
12	Agency/Group/Organization	SCM TRANSPORTATION INC.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization attended and participated in public meetings conducted on 4/20/2021 and 4/27/2021. The agency identified the increasing demand for community transportation services for elderly, critically-ill and disabled residents and spoke of the strong, coordinated efforts to deliver services. The anticipated outcome agency seeks improved access to program as a result of the consultation.
13	Agency/Group/Organization	HOUSING FAMILIES, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization attended and participated in public meetings conducted on 4/20/2021 and 4/27/2021. Providing a full continuum of services ranging from homeless prevention and emergency shelter to permanent supportive housing, the agency identified the need for pro-bono legal assistance to support very low-income households in preventing crisis, avoiding eviction and stabilizing at-risk families. The anticipated outcome is assisting vulnerable populations to maintain their tenancies and provide access to justice and crisis mitigation.

14	Agency/Group/Organization	CONSUMER ADVISORY COMMISSION
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization attended and participated in public meetings conducted on 4/20/2021 and 4/27/2021. The agency identified the increasing demand for consumer assistance especially during COVID19.
15	Agency/Group/Organization	Communitas, Inc
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization attended and participated in public meetings conducted on 4/20/2021 and 4/27/2021. The agency provides recreation services to children with disabilities.
16	Agency/Group/Organization	Comcast
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During the development of the 2020-2024 Consolidated Plan, the City of Medford consulted with Comcast (July 20, 2020). Comcast's Internet Essentials program provides affordable home internet for income-eligible households, so there can be greater access to homework, job opportunities, healthcare and benefits, and education resources. Once a customer of Internet Essentials, there is the option to purchase a laptop or desktop computer at a discounted price. Internet Essentials has connected more than 8 million customers with high-speed Internet at home since 2011. Through the 2021 program year, the City of Medford will continue promoting the Internet Essentials program and encourage local community organizations and public schools throughout the City to do the same.
17	Agency/Group/Organization	Office of Environment, Energy and Open Space
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Office of Energy & Environment became fully engaged with consultation efforts on the Medford Consolidated Plan in January 2020, when the office merged with the Office of Community Development. This partnership continued through the development of the 2021 Action Plan. E&E staff contributes by identifying issues and initiatives to improve energy efficiency, air quality, climate change protection, wetlands protection, open space conservation and storm water management.

Identify any Agency Types not consulted and provide rationale for not consulting

all agencies were consulted

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Massachusetts Department of Housing and Community Development	Increase affordable housing opportunities for low and very low-income households; increase supportive services for special needs households.
Climate Vulnerability Assessment	Medford Office of Energy & Environment	Increase climate resiliency, stormwater mitigation and additional tree programs.
Open Space and Recreation Plan, 2019	Medford Office of Community Development	Improved open-spaces, accessibility and universal design, and increased tree programs.

Table 3 - Other local / regional / federal planning efforts

Narrative

The City of Medford through the Office of Community Development is in regular contact with various public and private agencies to ensure funding priorities are in line and coordinated with current community development goals and objectives. The Office maintains continued collaboration with the relevant Medford Departments and Human Services Organizations that provide the City's youth programs, family support services, and elder programs. In addition, the City of Medford is active participating member in the North Suburban HOME Consortium and will consult with numerous housing and real estate entities throughout the implementation of the plan.

The City of Medford recognizes that its housing and economic development initiatives must be placed in a regional context. Medford enjoys a positive relationship with its neighbors and regularly consults with neighboring jurisdictions about redevelopment initiatives.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

As a CDBG recipient, the City of Medford is required to adopt a detailed Citizen Participation Plan that sets forth the jurisdiction's policies and procedures for public participation. The plan is administered by the Office of Community Development and must encourage the participation of low and moderate-income residents in Consolidated and Annual Action Planning processes; provide for reasonable access to proposed plans and substantial amendments; allot for public hearings and meetings and address citizen comments and complaints.

In developing the 2021-2022 Annual Action Plan, the City and the North Suburban Consortium (NSC) conducted public meetings and hearings to solicit citizen and service provider input. This feedback contributed to the identification of priority needs and CDBG investment strategies. A variety of human service agencies, housing providers, municipal officials and residents participated, establishing the continued need for services and improvements impacting low-to-moderate income residents.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	The Office of Community Development conducted a public meeting via Zoom on April 1, 2021 to elicit input from residents, social service providers and the public regarding priorities for the 2021-2022 Annual Action Plan. Approximately 6 individuals were in attendance, in addition to the Office of Community Development.	During the public meeting, the following comments were received regarding the use of CDBG: improve handicap accessibility; acquisition of properties for affordable housing and a housing rehab program; identify city owned properties for affordable housing and possibly change zoning; improve parks and fields	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	<p>On April 20 and April 27, 2021 the Medford City Council, via Zoom, conducted Committee of the Whole meetings to solicit input regarding the development of the 2021-2022 Annual Action Plan and public service priorities. Approximately 12 individuals attended in addition to the Medford City Council and Office of Community Development.</p>	<p>Service providers presented and discussed their respective programs with Medford City Councilors, reinforcing the collective need for supportive services, emergency assistance, affordable child care, senior programming, homelessness prevention and transportation for low-to-moderate income Medford residents.</p>	<p>All comments were accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Hearing	Non-targeted/broad community	On May 4, 2021, the Medford City Council, via Zoom, conducted a public hearing to solicit public input regarding the proposed 2021-2022 Annual Action Plan and authorize submission of the PY2021 application to the U.S. Department of Housing and Urban Development.	A Councilor spoke as a resident and stated he would like to see an increase in funds to the Medford Consumer Advisory Commission, if available.	All comments were accepted.	

4	Newspaper Ad	Non-targeted/broad community	An advertisement to attend the final action Plan public hearing while also announcing the 30-day public comment period for the Draft Plan. Notice published April 12, 2021.	One comment was received from the public on July 13, 2021, via email. The comment consisted of:Expansion and Preservation of Affordable Housing: Medford and surrounding cities do not have any problems attracting development at market rates. The demand from private developers is greater than the supply of development opportunities available in Medford. I would caution against allocating much funding for market-rate developments. I would propose funding for activities around rent control. It would cut straight to the heart of	Comments were accepted.	
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				<p>addressing the matter of unaffordable rents. Perhaps there could also be caps on home sale prices. Increase Economic Development Opportunities: As a long-term Medford resident and as someone who has done accounting for small businesses and therefore understands where the largest expenses are for such businesses, it frustrated me to see the former Meadow Glen Mall be redeveloped into a singular store that is not owned by local residents. The small storefronts offered in the former mall provided a manageable footprint and surmountable</p>		
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				<p>rent burden to many of our local entrepreneurs in its latter days. The mall was full of the exact kind of entrepreneurs this goal seeks to support and develop, and many have had nowhere else in Medford to relocate to. Those are the kinds of storefronts we need to incentivize and bring back if the city is serious about enhancing economic stability and prosperity, and we need to make sure similar development that consolidates business footprints into one large unit do not happen again. Enhance Parks, Public Facilities, & Infrastructure: I would strongly suggest that</p>		
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				<p>the city look into installing public pay rest facilities. It is a part of promoting accessibility and would encourage those who may need such facilities as they go about their day to make the most out of Medford's parks and recreational spaces. Enhance Public Service: For these and numerous other populations and reasons, an indoor open space like what we had at Meadow Glen Mall was very beneficial and facilitated socializing and connecting with neighbors, light exercise in walking around the facility, and was a free, central, and highly accessible facility. it</p>		
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				<p>was a natural gathering place for so many people from so many age groups, from families to teens to elders; diverse backgrounds; and economic statuses. The city needs to incentivize the development of similar facilities and public placemaking. Presently there are no intuitive, free, large-scale indoor gathering spaces for all-purpose socializing. Encouraging the expansion of affordable housing and assisting those with emergency and transitional housing needs through providing housing advocacy and assistance: The demand for affordable housing and the</p>		
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				<p>ongoing problem of housing precarity and homelessness is evidence that the demand for housing outstrips supply. Developers need incentives to develop for affordable properties. They need land more than we need any one of them to do business in Medford; there are no incentives necessary to encourage development at prevailing market rates. They already do that, as evidenced by the housing unaffordability crisis we are currently experiencing. There should be more funding directed at putting downward pressure on both</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				home prices and rents in Medford.		

5	Public Hearing	Non-targeted/broad community	Public Hearing held by the Malden Redevelopment Authority via Zoom on January 12, 2021 for purposes of the North Suburban Consortium (NSC) 2021 Annual Action Plan.	Attendees were pleased with the prioritization of affordable housing as one of the Consortium's most pressing needs. Attendees expressed the need to address long-term housing needs through the creation of new units. There was particular emphasis on the need for family-sized units (3+ bedroom units) to encourage families to stay in place as they grow. Attendees also advocated for more publicity related to existing homebuyer assistance programs to better inform the public of the opportunity. No comments on non-housing needs were	All comments were accepted.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				received specific to Medford.		

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Medford anticipates receipt of CDBG funds in the amount of approximately \$1,569,784 annually. To maximize the impact of CDBG funds, the City expends significant general government funds and encourages all partners and projects to strategically leverage additional funds.

As a member of the North Suburban Consortium, the City has available HOME Investment Partnership funds to support direct assistance to moderate income homebuyers and to subsidize the development cost of affordable housing projects.

Through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), which enacted to respond to the growing effects of this historic public health crisis, the City of Medford will receive an additional \$926,445 in CDBG-CV allocations for Program Year 2020. The purpose of the special allocations is to assist the City in preventing, preparing for, and responding to the coronavirus (COVID-19). Specific details of how these

funds will be utilized will be determined once HUD has issued official CDBG-CV guidance.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,569,784	0	2,534,944	4,104,728	4,709,352	Block grant from U.S. Department of Housing and Urban Development to address housing, community development and economic development needs.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

To maximize the impact of the CDBG funds, the City strategically leverages additional resources and City partnerships whenever feasible. As a member of the North Suburban Consortium, the City may access HOME Investment Partnership (HOME) funds to support direct assistance to low-to-moderate-income first-time homebuyers and to subsidize an affordable housing development.

The City anticipates CDBG funds will also leverage additional resources, as well. Non-Entitlement funds, that will be used to further the goals of the Strategic Plan may include private foundations, organizations, and individuals.

The following anticipated leveraged resources, include:

Municipal General Funds: The annual City budget commits resources for the priority activities including Public Parks, Facilities, and Infrastructure, the Fair Housing Office, and the Disability Commission

Affordable Housing Resources: Affordable Housing developments are likely to utilize a variety of State Housing resources including HOME program funds, Low-Income Housing Tax Credit funds, Housing Bond funds, voucher-based Section 8 program, and private mortgage financing. Additional funds are leveraged through partnerships with private and for-profit developers.

Community Preservation Act: The City anticipates committing funds through the Community Preservation Act, as well as other state and federal grants that leverage spending on Affordable Housing and other CDBG-funded improvements.

Philanthropy: Private funding from national, state, and local funders including the United Way and private foundations/donors.

New Market Tax Credit Programs: The NMTC program provides tax credit incentives for equity investment.

Section 8 Funds: The Medford Housing Authority administers the Section 8 Housing Choice Voucher program and provides rental subsidies.

Continuum of Care Funds: Non-profit human service providers that offer housing and services to homeless persons through-out Medford and Tri-City region can access resources through the Massachusetts Balance of State. These resources include, but are not limited to, non-entitlement ESG, McKinney-Vento, RAFT and HomeBASE. CSBG, LIHEAP, and Headstart are additional state and federal resources administered through the newly appointed Community Action Program agency, ABCD.

In addition to these resources, the City continues to explore the establishment of an Affordable Housing Trust that can enable the expansion of its capacity to generate and commit revenue to affordable housing needs.

The HOME program matching requirements are met through State Housing Bond funds and the Mass Rental Voucher program. Matching funds requirements are monitored by the Malden Redevelopment Authority as the NSC Lead Entity.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs

identified in the plan

No additional publicly owned land is anticipated to be used to address needs. City parks and public facilities will continue to be operated to provide recreation and services to low- and moderate-income persons.

Discussion

The priorities identified within the Strategic Plan are the outcome of an extensive, comprehensive effort to identify community needs. The Strategic Plan assesses the available resources available to meet those needs. The City of Medford's investments will leverage public and private funds to address the economic development, affordable housing, community development, and special needs populations' needs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expansion & Preservation of Affordable Housing	2020	2024	Affordable Housing		Affordable Housing Public Services	CDBG: \$300,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 400 Households Assisted Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
2	Increase Economic Development Opportunities	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$200,000	Facade treatment/business building rehabilitation: 1 Business Businesses assisted: 5 Businesses Assisted
3	Enhance Parks, Public Facilities, & Infrastructure	2020	2024	Non-Housing Community Development		Public Facilities, Infrastructure, & Parks	CDBG: \$1,653,141	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Enhance Public Services	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Public Services	CDBG: \$232,048	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Expansion & Preservation of Affordable Housing
	Goal Description	<p>Support the expansion and supply of affordable homeownership and rental housing opportunities. Increase affordable housing ownership opportunities through homebuyer education programs and down-payment and closing cost assistance. Expand affordability of existing rental and owner-occupied housing through rehabilitation, thereby improving livability and ensuring homes become or remain affordable to low- to moderate-income households, by bringing units to code standard or providing safety improvements, energy efficiency improvements, access modifications, or treatment of lead or other home hazards.</p> <p>Proposed activities that the City of Medford anticipates funding through CDBG includes:</p> <ul style="list-style-type: none"> • Homeowner and rental housing rehabilitation • Acquisition of sites for affordable housing, rehabilitation, or conversion • Activities to facilitate private development, such as infrastructure improvements, site clearance and predevelopment soft costs • Development of zoning ordinances to facilitate affordable housing • Activities to increase the participation of private landlords in renting to Section 8 or to participate in other programs for housing rehabilitation • Housing counseling services • Activities related to fair housing counseling, education, and enforcement <p>During the 2021 program year, it is the intention of the Office of Community Development to establish/design additional affordable housing programs and build internal capacity within the department to administer these programs throughout the rest of the 2020-2024 Consolidated Plan cycle.</p>

2	Goal Name	Increase Economic Development Opportunities
	Goal Description	Enhance economic stability and prosperity by assistance to small businesses, increasing economic opportunities for residents through job readiness and skill training programs, promotion of entrepreneurship (including among culturally diverse populations), development of a storefront revitalization program, and other strategies.
3	Goal Name	Enhance Parks, Public Facilities, & Infrastructure
	Goal Description	Enhance publicly-owned facilities and infrastructure that improves the community and neighborhoods throughout the City of Medford. Improvements may include parks, streets, sidewalks, streetscapes, tree planting, water/sewer/flood drainage, accessibility to meet American with Disabilities Act (ADA), improvement of neighborhood/recreational facilities, and other infrastructure and facilities.

4	Goal Name	Enhance Public Services
	Goal Description	<p>Increase access to jobs, education, health and wellness, recreation, and health and social services activities. The City seeks to provide a variety of public service programs and to continue support of nonprofit community development agencies. City objectives include:</p> <ul style="list-style-type: none"> • Combating social illness, public safety and substance abuse, which weaken the stability of the City’s households and neighborhoods; • Improving the quality of life for Medford’s school children, through the provision of after school childcare programs; • Improving the resources available to the City’s population at risk of homelessness, residents in crisis, local consumers, and the physically and emotionally disabled population; • Improving quality of life for Medford’s elderly population, through the provision of day health and recreational programs and transportation to reduce isolation; • Encouraging the expansion of affordable housing and assisting those with emergency and transitional housing needs through providing housing advocacy and assistance. <p>The City anticipates allocating the maximum 15% of its CDBG allocations to Public Service activities during PY2021.</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

In PY2021, the City of Medford will utilize CDBG funding to address the priority needs identified in the Strategic Plan. These priorities include the creation and preservation of affordable housing, upgrades and improvements to the public infrastructure, systems and facilities, expansion of local economic opportunities, and public services assisting vulnerable low-to-moderate-income residents.

#	Project Name
9	Planning & Administration
10	Public Service Program
11	Economic Development Program
12	Affordable Housing Expansion Program
13	Housing Rehabilitation and Preservation Program
14	Neighborhood Tree Planting Program
15	Public Infrastructure Improvements Program
16	Public and Neighborhood Facilities Program

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Funding has been allocated to best address the priorities identified in the Strategic Plan.

The primary priority in the City of Medford, and throughout the Boston-Metro area, is the expansion and preservation of affordable housing.

In 2021, the City has also prioritized the need for an increase in economic development programs, and will establish new programs to provide assistance to Medford’s small businesses.

The provision of public services is also a priority. A strong network of human service providers and non-profit agencies support low- and moderate-income Medford residents in achieving self-sufficiency, permanent housing, continuing education, job preparedness, wellness and other anti-poverty initiatives. However, the need for services far exceeds the available resources. Service providers are encouraged to maximize leveraged funds and to avoid duplication of services. The primary obstacle to addressing need is funding.

In past program years, the primary priority consisted of a continued commitment to an aging infrastructure and public facilities to increase accessibility to public spaces and services, particularly for low-to-moderate income Medford residents. Despite significant investment, this continues to be an area of need and the City will look to fund additional public infrastructure projects in 2021.

AP-38 Project Summary
Project Summary Information

1	Project Name	Planning & Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	This funding is for CDBG administrative activities not covered by program activity costs.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Public Service Program
	Target Area	
	Goals Supported	Enhance Public Services
	Needs Addressed	Public Services
	Funding	:
	Description	This program supports public services provided to low- to moderate-income individuals or households and assists with activities designed to improve livability and access to basic needs.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	2000
	Location Description	city wide

	Planned Activities	<ul style="list-style-type: none"> • Afterschool childcare • Senior wellness, recreational and adult day health programming • Transportation assistance for the elderly, disabled and critically-ill • Pro-bono legal aid • Food pantry and emergency assistance • Transitional housing, referrals and support services • Recreation and vocational programming for physically and developmentally disabled persons • ESOL classes and job preparedness training • Job readiness and skill training programs
3	Project Name	Economic Development Program
	Target Area	
	Goals Supported	Increase Economic Development Opportunities
	Needs Addressed	Economic Development
	Funding	:
	Description	This project supports the expansion of economic development opportunities in Medford to increase the growth of small businesses.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	4 businesses assisted
	Location Description	This activity is available to eligible businesses citywide, specifically Medford Square and Mystic Avenue
Planned Activities	<ul style="list-style-type: none"> • Enhance economic stability and prosperity by assistance to small business <p>Development of a storefront revitalization and facade improvements program</p>	
4	Project Name	Affordable Housing Expansion Program
	Target Area	
	Goals Supported	Expansion & Preservation of Affordable Housing

	Needs Addressed	Affordable Housing
	Funding	:
	Description	This project supports activities to expand affordable housing opportunities throughout the City of Medford. This includes, but not limited to, assistance to potential low-to-moderate (LMI) homeowners through downpayment assistance, closing costs, and buydown subsidies; and funds for rental development of new units either through new construction, adaptive reuse, acquisition, or substantial rehabilitation.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	4 households are anticipated to be assisted through these activities, all or nearly all of whom will be LMI.
	Location Description	city wide
	Planned Activities	The planned activities under this project include: <ul style="list-style-type: none"> • Homebuyer education programs and down-payment and closing cost assistance Acquisition of sites for the purposes of new construction of affordable housing units, rehabilitation or conversion.
5	Project Name	Housing Rehabilitation and Preservation Program
	Target Area	
	Goals Supported	Expansion & Preservation of Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	:
	Description	This project supports activities to improve the quality of Medford public housing developments, as well as improve the housing conditions for low-and-moderate income households throughout the City of Medford.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	2 households
	Location Description	city wide

	Planned Activities	Expand affordability of existing rental and owner-occupied housing through rehabilitation, thereby improving livability and ensuring homes become or remain affordable to low- to moderate-income households, by bringing units to code standard or providing safety improvements, energy efficiency improvements, access modifications, or treatment of lead or other home hazards
6	Project Name	Neighborhood Tree Planting Program
	Target Area	
	Goals Supported	Enhance Parks, Public Facilities, & Infrastructure
	Needs Addressed	Public Facilities, Infrastructure, & Parks
	Funding	:
	Description	This program supports the planting and preservation of trees throughout the city, specifically in low-to moderate-income neighborhoods. The investment of trees in urban neighborhoods can improve air quality, provide shade to reduce temperatures in homes, and improve property values.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	1000
	Location Description	
	Planned Activities	planting and preservation of trees in low-to moderate-income neighborhoods.
7	Project Name	Public Infrastructure Improvements Program
	Target Area	
	Goals Supported	Enhance Parks, Public Facilities, & Infrastructure
	Needs Addressed	Public Facilities, Infrastructure, & Parks
	Funding	:
	Description	This project supports the improvement to Medford's aging infrastructure.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	5000
	Location Description	city wide in low-to-moderate income areas
	Planned Activities	Street and sidewalks improvements: upgrading and replacement, where necessary, of the water, sewer, sidewalk, drainage, and street systems; specifically sewer, water and drainage rehabilitation; fire hydrant and water gate replacement; removal and replacement of lead service connections; sidewalk reconstruction
8	Project Name	Public and Neighborhood Facilities Program
	Target Area	
	Goals Supported	Enhance Parks, Public Facilities, & Infrastructure
	Needs Addressed	Public Facilities, Infrastructure, & Parks
	Funding	:
	Description	This project supports the improvement of neighborhood facilities, firehouses, public schools, libraries, and facilities providing shelter to persons having special need. The City defines the term as facilities that are either publicly owned or that are traditionally provided by the government, owned by a nonprofit, and operated to be open to the general public.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	4000
	Location Description	city wide
Planned Activities	<ul style="list-style-type: none"> • Rehabilitation of eligible neighborhood parks • ADA improvements at public facilities including LaConte Rink and Hormel Stadium <p>Improvements at eligible fire stations</p>	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

As the Community Development Block Grant (CDBG) is intended to predominantly serve low- to moderate-income residents, PY2021 CDBG funding will be allocated to projects that are either within CDBG eligible areas, eliminate slum and blight, or directly impact low- and moderate-income beneficiaries. Projects consisting of physical improvements will be undertaken in low- and moderate-income areas or at public facilities serving low-to-moderate-income residents. Public service and housing activities are operated based upon the eligibility of the person/households, not through geographic targeting.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Projects were prioritized based on their ability to address identified needs with the resources available. In Year 2 of the Consolidated Plan, a priority is to invest CDBG funds to meet City-wide needs of an aged public infrastructure system. Selected activities are those projects that are determined to be a high priority by the Office of the Mayor, Department of Public Works and Office of Community Development and based on the consolidated planning process.

ADA accessibility remains a long-standing commitment of the City. Locations selected for improved accessibility are a function of many factors including design and coordination with Public Works projects to identify needs within low and moderate-income areas.

Updates to public facilities, redevelopment, supporting the creation of new housing and economic development activities will have a direct impact on the quality of life for low to moderate income residents

Discussion

The City of Medford will continue to target programmatic investments in low- and moderate-income areas, utilizing data analysis and input received during the citizen participation period and ongoing consultation with City departments, officials and community partners. As needs continue to far outweigh available resources, the City will seek to leverage additional resources whenever possible.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City, in coordination with the North Suburban Consortium (NSC), continues to promote policies and practices that would support quality affordable housing within their communities. HOME funds are utilized to create affordable housing within the City of Medford and other member communities. The biggest barriers are identifying land available, development costs, administrative constraints, and infrastructure limitations.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Planned Actions to remove the negative effects of these barriers include:

- Assist private and non-profit developers in identifying development sites and access funding toward development.
- Administer adopted Inclusionary Housing Ordinance.
- Review the acquisition of available buildings/homes to rehab into affordable housing.

Discussion

The need for affordable housing in the City exceeds the available affordable supply. The City continues to work with the NSC, private developers and non-profits to address increase the affordable housing in Medford. Long-term affordability restrictions on homeowner and rental units will be maintained by adding units to the Local Initiative Program's Subsidized Housing Inventory. First Time Homebuyer trainings and programs will continue to be supported by the City through non-profits such as Medford Community Housing.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section highlights other actions that have been or will be taken in neighborhood revitalization. Actions include a reiteration of affordable housing strategy, addressing lead-based paint, reducing poverty, institutional structure, and enhanced coordination.

The activities and goals listed within this Annual Action Plan coincide with the priorities identified in the Consolidated Plan. Activities selected for Program Year 2021 funding are those projects that will make an immediate impact to low- and moderate-income residents. Eligible public service activities are selected through a formal solicitation process, which prioritizes programming to best address identified community needs.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting the underserved affordable housing needs of low-and-moderate-income persons continues to be a lack of available resources compared to demand. Considering the level of public subsidy required to develop affordable housing, the City and the North Suburban Consortium are only able to fund a few projects annually. HOME funds are nearly fully committed for rental developments and the regional CHDOs have mentioned plans for several new projects on the horizon. While this limitation is beyond the City's ability to address, Medford and the Malden Redevelopment Authority are committed to working with the Medford Housing Authority and housing developers - both for-profit and non-profit to identify development opportunities and secure the necessary resources. The rising values have created an obstacle for new homebuyers and the number of properties out of reach to prospective buyers are increasing.

A second obstacle to addressing underserved needs is the challenges of a changing job market. The demand for a higher educated workforce has shut many LMI persons out of living-wage jobs. The City will continue to seek to create local employment opportunities, fund agencies that support self-sufficiency programs, such as the Immigrant Learning Center.

Medford's membership within the North Suburban Consortium provides access to gap funding critical to address the lacking supply of affordable housing. The City will continue to identify projects and partners, utilizing this resource whenever viable, as developing innovative strategies. The City will also insure that selected public improvement projects are ready to proceed.

Actions planned to foster and maintain affordable housing

Project coordination, monitoring expiring-use priorities, promoting affordable homeownership opportunities and ensuring long-term affordability through the addition of affordable units on the Local Initiative Program's Subsidized Housing Inventory are efforts of City staff and development boards to

foster and maintain affordable housing. Additionally, the City will explore opportunities to create housing programs that preserve the quality of Medford’s existing housing stock and support the creation of new housing.

Actions planned to reduce lead-based paint hazards

The City, in coordination with the North Suburban Consortium, will ensure compliance with Massachusetts lead laws on all homebuyer assistance and developer-driven projects, both homeowner and rental. Testing and lead-safe removal of lead-based paint hazards are required in all HOME and CDBG funded rehabilitation activities.

The City of Medford Board of Health serves as a point of contact regarding lead-based hazards and distributes pamphlets describing lead regulations and resources in their office. Whenever lead concerns arise, the Board of Health refers families to the Greater Lawrence Poisoning Prevention Program to initiate lead home inspections and blood testing.

Actions planned to reduce the number of poverty-level families

Aligned with its commitment to reduce poverty, the City prioritizes the funding of public service programs that support low-income Medford families in achieving self-sufficiency. Continued support for these anti-poverty programs is crucial as they provide vulnerable, at-risk families access to a variety of supportive services, basic essentials, advocacy, recreational opportunities, transportation, affordable childcare, emergency housing, financial literacy, skill building and job preparedness. The provision of such programming is necessary in addressing the economic, housing and health challenges facing low-to-moderate income residents, helping families move out of poverty.

The City also supports efforts of the Metro-North Regional Employment Board and will continue to provide the availability of job training opportunities and employment readiness programs.

Actions planned to develop institutional structure

The City will continue to enhance its program coordination functions, specifically in the areas of prioritization of projects and performance monitoring. Through inter-departmental communication, the Office of Community Development will be readily available to identify ready-to-proceed public works and facility projects. The City will evaluate its process for selection of public service projects to include a greater focus on outcome measures.

Actions planned to enhance coordination between public and private housing and social service agencies

The City benefits from a strong network of Medford-based non-profits, regional housing and human services providers. Strong interagency coordination to improving the overall quality of life, leveraging

resources, directly impacting the lives of low-to-moderate-income residents and shaping viable neighborhoods. The City will continue to seek out ways of expanding our engagement with community partners, enhancing outreach and coordination efforts.

The City directly operates quality programs for Medford elders, through its Council on Aging. Council on Aging helps to connect elderly residents with other community resources, augmenting existing senior programming.

Additionally, the City continues to participate as a member of the North Suburban Consortium to effectively coordinate its housing agenda with surrounding communities.

Discussion

The City's focus will be on upgrades to aging infrastructure and public facilities, job creation and retention and economic stabilization. Funding will also support affordable housing development, transportation, and recreational and supportive services aims at special needs populations. Proposed activities fulfill HUD's priorities of providing decent affordable housing, suitable living environment and expanded economic opportunity, principally for low- and moderate-income persons. Community Development staff works in partnership with citizens, other City departments and the public and private sectors to accomplish established goals and objectives improving the quality of life for all Medford residents.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City of Medford's Action Plan, in alignment with the Strategic Plan, outlines available resources and proposed activities to be undertaken during the course of the 2020-2021 program year. As stated earlier in the AP-15, the City expects to receive \$1,569,784.00 in Community Development Block Grant entitlement funds.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	85.00%

Discussion

A range of activities have been identified, including creation and preservation of affordable housing, physical improvements and upgrades to infrastructure and City systems, removal of architectural barriers, improvements to public facilities, job creation and retention and public services. The City anticipates that approximately 85% of CDBG funds, over a 3 year period (PY2021, PY2022, and PY2023) will be used toward projects benefitting low-and-moderate income residents. Medford has not engaged in, nor anticipates receiving any program income from Section 108 loan proceeds, urban renewal settlements or float-funded activities.

