

# 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 third year of the five-year Consolidated Plan (2020-2024). The City is receiving \$1,423,649.00. The program year extends from July 1, 2023-June 30, 2024.

The City of Medford, under the leadership of Mayor Breanna Lungo-Koehn, administers Community Development Block Grant funds through the Office of Planning, Development & Sustainability. 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 Planning, Development & Sustainability 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's needs include:

- Support for small businesses interested in improving their façades, signage, and accessibility.
- Technical support to new and existing businesses through consultation services, translation, educational programming and training, and other forms of business support.

**Public Facilities, Infrastructure and Parks**— The City seeks to reconstruct its infrastructure, park, public facilities, water, sewer, drainage, sidewalk, and roadway facilities, to remove architectural barriers and eliminate slums and blight. Street and sidewalk improvements will be focused in eligible low- to-moderate income areas. Commitments include the following:

- Street and sidewalk improvements at Pinkert Street.
- Stump removal and tree planting in low and moderate-income areas;
- Rehab at Logan, Morrison Park and McGlynn Playground;
- ADA improvements at Gillis Park;
- Renovations and upgrades at Medford Fire Stations 3 and 5

**Public Services** – The City seeks to provide a variety of public service programs and to continue to support nonprofit community development agencies. *See appendix for breakdown of recommended funding.* The City’s objectives include:

- Combating social illnesses, public safety and substance abuse, which weaken the stability of the City’s households and neighborhoods;
- Improving 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 and to the homeless population through a new service;
- 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 creation of affordable housing and assisting those with emergency and transitional housing needs. Programs include legal aid, food pantry and meals, and referral and counseling services;
- Providing vocational, social, recreational and educational opportunities for developmentally disabled Medford residents and their families.

### **Affordable Housing Objectives**

**Affordable Housing** - The City seeks to improve the quality of housing and increase housing opportunities available to low- and moderate-income households. Specific objectives include the following:

- Oversee affordable housing lotteries and ensure timely delivery of affordable units at market rate developments where affordable units have been required;
- Develop affordable rental and home ownership opportunities for low to moderate income households;
- Participation in local and regional housing planning;

- Assist individuals with housing referrals to agencies specializing in housing issues and programs;
- Improve the quality of housing for low to moderate income households;
- Support the implementation of the recently adopted ordinance to create an affordable housing trust including establishing and organizing a Board of Trustees;
- Coordinate the administration of the Inclusionary Housing Ordinance with Boards and proponent. Identify potential amendments to increase its effectiveness and that further the goals outlined in the Housing Production Plan;
- Continue to research working with agencies to develop a housing rehab program; implement a housing rehab program if deemed feasible.

### **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 street infrastructure, fire houses, 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 75 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 COVID-19 preventions throughout their developments.

Additionally, the City of Medford, in collaboration with the City of Malden 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 Annual Action Plan.

Ninety-days after the close of the City’s HUD Program Year (July 1st through June 30th), the Office of Planning, Development & Sustainability submits the Consolidated Annual Performance Evaluation Report (CAPER); the CAPER for PY48 is due for submission to HUD in September 2023. The CAPER will include the accomplishments only for the 2022-2023 program year.

### **4. Summary of Citizen Participation Process and consultation process**

*Summary from citizen participation section of plan.*

The Office of Planning, Development & Sustainability engaged Medford residents, neighborhood stakeholders and public service providers to aid in the development of the July 1, 2023-June 30, 2024 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, public meetings were held on March 29, 2023 and April 18, 2023. Additionally, a legal public hearing was held on May 9, 2023 to approve the submittal of the action plan. The second public hearing will be held in conjunction with the development of the CAPER in/or around September 2023.

**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.*

Resident of Medford Public Housing commented at the public meeting that she really likes Magan Transportation, she uses them, she lives at Walkling Court and she has been using them to get to medical appointments. It's very important to her. First time Zoom user! She also shared that she worked with CDBG 30-40 years ago in Newton.

A summary of other 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.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
<i>CDBG Administrator</i>	<i>MEDFORD</i>	<i>Office of Planning, Development &amp; Sustainability</i>

**Table 1 – Responsible Agencies**

### Narrative

The Office of Planning, Development & Sustainability 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 Planning, Development & Sustainability 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

*<insert new staff> CDBG Administrator*

*City of Medford*

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

### **1. Introduction**

The July 1, 2023 - June 30, 2024, Annual Action Plan was developed by the City of Medford, Office of Planning, Development & Sustainability 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 Planning, Development & Sustainability (PDS) 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, childcare, 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. The City hosts weekly Hub meetings with key service providers, the police and the Dept of Health to coordinate care for critical cases; these are confidential case meetings, therefore the Office of PDS does not participate in these meetings. In 2023, city social worker staff have started participating in regional meetings for critical housing cases as well.

Additionally, the City's Office of Outreach and Prevention holds periodic meetings with local service providers to enhance communication and determine the best way to increase coordination between said providers. The Office of PDS has been participating in those coordination meetings to better understand community-wide needs.

***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.

In 2021, as a direct result of the pandemic, the city added a social worker position with temporary pandemic funding. Additionally, the City began funding ABCD Mobile Homeless Outreach Program with Public Service funding last year.

***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 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.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	MEDFORD HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through a series of meetings around the need for redevelopment and renovation of several of their properties over the course of 2022-2023. There is an extreme need for more affordable housing in Medford, the desired outcome is more accessible housing and an increased amount of affordable housing.
2	<b>Agency/Group/Organization</b>	THE IMMIGRANT LEARNING CENTER INC.
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency attended and participated in a public meeting conducted on 3/29/23. The agency identified the expanding need for English Language skills, job preparedness training and public education on the positive impact of today's immigrants. Mentioned Parole Act that is a direct path for people from a number of different countries to come to the US. They're seeing an increase in the number of people from other countries. In particular they're seeing Haitian immigrants.



3	<b>Agency/Group/Organization</b>	CITY OF MEDFORD PUBLIC SCHOOLS
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City Department attended and participated in a public meeting conducted on 4/1/22. 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.
4	<b>Agency/Group/Organization</b>	COUNCIL ON AGING
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency attended and participated in a public meeting conducted on 4/18/23. 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 and ability to keep seniors supported and in their homes.

5	<b>Agency/Group/Organization</b>	THE COMMUNITY FAMILY
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency attended and participated in a public meeting conducted on 4/18/23. 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.
6	<b>Agency/Group/Organization</b>	MEDFORD COMMUNITY HOUSING
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency speaks with office staff and the Mayor periodically, as they are currently working on building affordable housing in Medford. The agency identified the need for more affordable housing within the City as well as education for first time homebuyers.

7	<b>Agency/Group/Organization</b>	BREAD OF LIFE
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency attended and participated in public meetings held on 3/29/23 and 4/18/23. The agency discussed the increasing demand for food delivery 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.
8	<b>Agency/Group/Organization</b>	MYSTIC VALLEY YMCA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency attended and participated in a public meeting conducted on 4/18/23. The agency provides family support services, educational and recreational resources as well as 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.

9	<b>Agency/Group/Organization</b>	WEST MEDFORD COMMUNITY CENTER
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency attended and participated in public meetings conducted on 3/29/23 and 4/18/23. The agency provides family support services, educational and recreational resources and a senior program. They identified the need for senior supports and community in addition to food access.
10	<b>Agency/Group/Organization</b>	SCM TRANSPORTATION INC.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization attended and participated in public meetings conducted on 3/29/23 and 4/18/23. The agency identified the increasing demand for community transportation services for elderly, critically ill and disabled residents and spoke of the rides as social events for the seniors. They also discussed requests from residents on the need for more individualized transportation. The anticipated outcome agency seeks improved access to the program as a result of the consultation.

11	<b>Agency/Group/Organization</b>	HOUSING FAMILIES, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization attended and participated in public meetings conducted on 3/29/23 and 4/18/23. 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.

12	<b>Agency/Group/Organization</b>	Comcast
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>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 2023 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.</p>

13	<b>Agency/Group/Organization</b>	Office of Energy and Environment
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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. Both offices are now referred to as the Office of Planning, Development & Sustainability. This partnership continued through the development of the 2023 Action Plan. E&E staff contribute by identifying issues and initiatives to improve energy efficiency, air quality, climate change protection, wetlands protection, open space conservation and storm water management.

14	<b>Agency/Group/Organization</b>	ABCD
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Children Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency attended and participated in a public meeting conducted on 4/18/23. ABCD is a nonprofit human services organization that each year provides low-income residents with the tools and resources needed to transition from poverty to stability and from stability to success. The agency identified the need for a mobile outreach team to assist homeless residents with basic necessities and counseling services to find housing.
15	<b>Agency/Group/Organization</b>	MAGAN TRANSPORTATION
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization attended and participated in public meetings conducted on 3/29/23 and 4/18/23. The agency identified the increasing demand for community transportation services for elderly, critically ill and disabled residents. They specifically assist with individualized transportation. The anticipated outcome agency seeks improved access to the program as a result of the consultation.



16	<b>Agency/Group/Organization</b>	EVANGELICAL CHURCH OF HOLINESS
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency met with city staff in an individual consultation on 12/5/23 and has had several follow-up meetings since. The agency identified the expanding need for English Language skills, job preparedness training and citizenship training for residents and refugees. In particular they work with Haitian immigrants.

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

In January 2022, the Medford Consumer Advisory Commission was dissolved after the retirement of the co-directors. The City is working directly with the Attorney General’s Office to make sure all consumer affairs issues are heard and handled accordingly. The Attorney General’s Office is following up directly on any paperwork and inquiries that the City has received. Communitas provides recreation for persons with disabilities. They declined to attend the public meetings held this spring

**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 Action & Adaptation Plan	Medford Office of Planning, Development & Sustainability	Increase climate resiliency, stormwater mitigation and additional tree programs.
Open Space and Recreation Plan, 2019	Medford Office of Planning, Development & Sustainability	Improved open-spaces, accessibility and universal design, and increased tree programs.
Housing Production Plan	Medford Office of Planning, Development & Sustainability	Increase production of affordable housing; maintain affordability of current affordable housing, revive a home improvement program.
Medford Comprehensive Plan	Medford Office of Planning, Development & Sustainability	Increase climate resiliency and mitigation; improve quality and accessibility of public facilities, services, and open-spaces; support the city’s affordable housing market; support economic development opportunities

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

The City of Medford through the Office of Planning, Development & Sustainability 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 an 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 Planning, Development & Sustainability 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 2023-2024 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**

	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 Planning, Development & Sustainability conducted a public meeting via Zoom on 3/29/23 to elicit input from residents, social service providers and the public regarding priorities for the 2023-2024 Annual Action Plan. Approximately 11 individuals were in attendance, in addition to the Office of Planning, Development & Sustainability.	The following comments were received on the needs/uses of CDBG: continue to fund individualized transportation for seniors and disabled, very helpful; increasing numbers of Haitian immigrants need services; grocery delivery is very helpful to residents; social activities very important to bring seniors joy	All comments were accepted.	

	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 4/18/23 the Medford City Council conducted a Committee of the Whole meeting in hybrid format to solicit input regarding the development of the 2023-2024 Annual Action Plan and public service priorities.</p> <p>Approximately 15 individuals attended in addition to the Medford City Council and Office of Planning, Development &amp; Sustainability.</p>	<p>Service providers presented and discussed their respective programs with Medford City Councilors, reinforcing the collective need for supportive services, emergency assistance, affordable childcare, senior programming, homelessness prevention and transportation for low-to-moderate income Medford residents.</p> <p>Transportation was flagged as a very large need.</p>	All comments were accepted.	

	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 5/9/23 the Medford City Council, via Zoom, conducted a public hearing to solicit public input regarding the proposed 2023-2024 Annual Action Plan and authorize submission of the PY2023 application to the U.S. Department of Housing and Urban Development.	n/a	n/a	
4	Newspaper Ad	Non-targeted/broad community	Advertisements to attend the public meeting, Committee of the Whole and final action Plan public hearing while also announcing the 30-day public comment period for the Draft Plan. Notices were published on 4/27/23, 5/4/23	n/a	n/a	

	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
5	Public Hearings	Non-targeted/broad community	Public meetings held by the City of Malden on April 3, 2023 and April 11, 2023 for purposes of the North Suburban Consortium (NSC) 2023 Annual Action Plan.	No comments received specific to Medford.	All comments were accepted.	
6	Web postings	Non-targeted/broad community	Advertisements to attend the public meeting was published on 2/15/23			

**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 \$1,423,649.00 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 was enacted to respond to the growing effects of this historic public health crisis, the City of Medford received \$926,445 in round 1 of CDBG-CV allocations and \$525,848 in round 2 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). Utilization of these funds is not reflected in this plan.



**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	1,423,649	0				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 Office of Outreach and Prevention, 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, municipal infrastructure, parks and recreation 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 throughout 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 Community Action Program agency, ABCD.

In addition to these resources, the City is in the process of establishing an Affordable Housing Trust that will 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 Office of Strategic Planning & Community Development (formerly the Malden Redevelopment Authority) as the NSC Lead Entity.

***If appropriate, describe publicly 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 in the next program year, however the City will continue to evaluate city owned parcels for their feasibility for small-scale affordable infill housing and potential transfer to the affordable housing trust once it is set up. 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 economic development, affordable housing, community development, and special needs populations' needs.

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## Annual Goals and Objectives

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

#### Goals Summary Information

	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: \$128,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted
2	Increase Economic Development Opportunities	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$60,000	Facade treatment/business building rehabilitation including ADA accessibility improvements.
3	Enhance Parks, Public Facilities, & Infrastructure	2020	2024	Non-Housing Community Development		Public Facilities, Infrastructure, & Parks	CDBG: \$737,373	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted
4	Enhance Public Services	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Public Services	CDBG: \$213,547	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

*Table 6 – Goals Summary*

*Goal Descriptions*

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1	<b>Goal Name</b>	Expansion & Preservation of Affordable Housing
	<b>Goal Description</b>	<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"> <li>• Oversee affordable housing lotteries and ensure timely delivery of affordable units at market rate developments where affordable units have been required;</li> <li>• Develop affordable rental and home ownership opportunities for low to moderate income households;</li> <li>• Participation in local and regional housing planning;</li> <li>• Assist individuals with housing referrals to agencies specializing in housing issues and programs;</li> <li>• Improve the quality of housing for low to moderate income households;</li> <li>• Support the implementation of the recently passed ordinance to create an affordable housing trust including establishing and organizing the Board of Trustees;</li> <li>• Coordinate the administration of the Inclusionary Housing Ordinance with Boards and proponents. Identify potential amendments to increase its effectiveness and that further the goals outlined in the Housing Production Plan;</li> <li>• Continue to research working with agencies to develop a housing rehab program; implement a housing rehab program if deemed feasible.</li> </ul> <p>During the 2023 program year, it is the intention of the Office of Planning, Development &amp; Sustainability 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	<b>Goal Name</b>	Increase Economic Development Opportunities
	<b>Goal Description</b>	<p>The City seeks to support its business community through programs that will promote competitiveness, resiliency and accessibility.</p> <ul style="list-style-type: none"> <li>• Explore using CDBG funds for a commercial rehabilitation program to support small businesses interested in improving their façades, signage, and accessibility.</li> <li>• Provide and/or facilitate technical support to new and existing businesses through consultation services, translation, educational programming and training, and other forms of business support. The City will explore partnerships with the Chamber of Commerce, the library and other organizations.</li> <li>• The City will pair CDBG funding with other sources, such as Mass Gaming Commission and the Encore Boston Harbor Surrounding Community Agreement, to support eligible programs.</li> </ul>
3	<b>Goal Name</b>	Enhance Parks, Public Facilities, & Infrastructure
	<b>Goal Description</b>	<p>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.</p> <p>Specific activities include:</p> <ul style="list-style-type: none"> <li>• Street and sidewalk improvements at Pinkert Street.</li> <li>• Stump removal and tree planting in low and moderate-income areas;</li> <li>• Rehab at Logan Park, Morrison Park and McGlynn Playground</li> <li>• ADA improvements at Gillis Park</li> <li>• Medford Fire Department Engine 3 and 5 renovations</li> </ul>

4	<b>Goal Name</b>	Enhance Public Services
	<b>Goal Description</b>	<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"> <li>• Combating social illness, public safety and substance abuse, which weaken the stability of the City’s households and neighborhoods;</li> <li>• Improving the quality of life for Medford’s school children, through the provision of after school childcare programs;</li> <li>• 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;</li> <li>• Improving quality of life for Medford’s elderly population, through the provision of day health and recreational programs and transportation to reduce isolation;</li> <li>• Encouraging the expansion of affordable housing and assisting those with emergency and transitional housing needs through providing housing advocacy and assistance. <ul style="list-style-type: none"> <li>• Provide English language and citizenship preparedness training for new residents.</li> <li>• Support food programs and the distribution and provision of food.</li> </ul> </li> </ul> <p>The City anticipates allocating the maximum 15% of its CDBG allocations to Public Service activities during PY2023.</p>



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## AP-35 Projects - 91.420, 91.220(d)

### Introduction

In PY2023, 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
1	Planning & Administration
2	Public Service Program
3	Economic Development Program
4	Housing Rehabilitation and Preservation Program
5	Public Infrastructure Improvements Program
6	Public and Neighborhood Facilities Program Infrastructure Improvements 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 2022, the City has also prioritized the need for an increase in economic development programs and established new programs to aid 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 2023.

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<b>1</b>	<b>Project Name</b>	Planning & Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$284,729
	<b>Description</b>	This funding is for CDBG administrative activities not covered by program activity costs.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	n/a

***AP-38 Project Summary***  
***Project Summary Information***

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<b>2</b>	<b>Project Name</b>	Public Service Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Enhance Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$213,547
	<b>Description</b>	public service activities for low-to-moderate income residents of Medford.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4,000 families
	<b>Location Description</b>	city-wide
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Afterschool childcare</li> <li>• Senior wellness, recreational and adult day health programming</li> <li>• Transportation assistance for the elderly, disabled and critically ill</li> <li>• Pro-bono legal aid</li> <li>• Food pantry and emergency assistance</li> <li>• Transitional housing, referrals and support services</li> <li>• Recreation and vocational programming for physically and developmentally disabled persons</li> <li>• ESOL classes and job preparedness training</li> <li>• Job readiness and skill training programs</li> </ul>

<b>3</b>	<b>Project Name</b>	Economic Development Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Economic Development Opportunities
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	A commercial rehabilitation program to support small businesses interested in improving their facades, signage, and accessibility; Provide and/or facilitate technical support to new and existing businesses through consultation services, educational programming and training, and other forms of business support.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 businesses
	<b>Location Description</b>	
	<b>Planned Activities</b>	Explore using CDBG funds for a commercial rehabilitation program to support small businesses interested in improving their façades, signage, and accessibility; Provide and/or facilitate technical support to new and existing businesses through consultation services, educational programming and training, and other forms of business support. The City will explore partnerships with the Chamber of Commerce and other organizations.

4	<b>Project Name</b>	Housing Rehabilitation and Preservation Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Expansion & Preservation of Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$128,000
	<b>Description</b>	Homeowner housing rehab program
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 households
	<b>Location Description</b>	city-wide
	<b>Planned Activities</b>	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.

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<b>5</b>	<b>Project Name</b>	Public Infrastructure Improvements Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Enhance Parks, Public Facilities, & Infrastructure
	<b>Needs Addressed</b>	Public Facilities, Infrastructure, & Parks
	<b>Funding</b>	CDBG: \$52,743
	<b>Description</b>	This project supports the improvement to Medford's aging infrastructure.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10,000 households
	<b>Location Description</b>	city wide in low-to-moderate income areas; Pinkert Street
	<b>Planned Activities</b>	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

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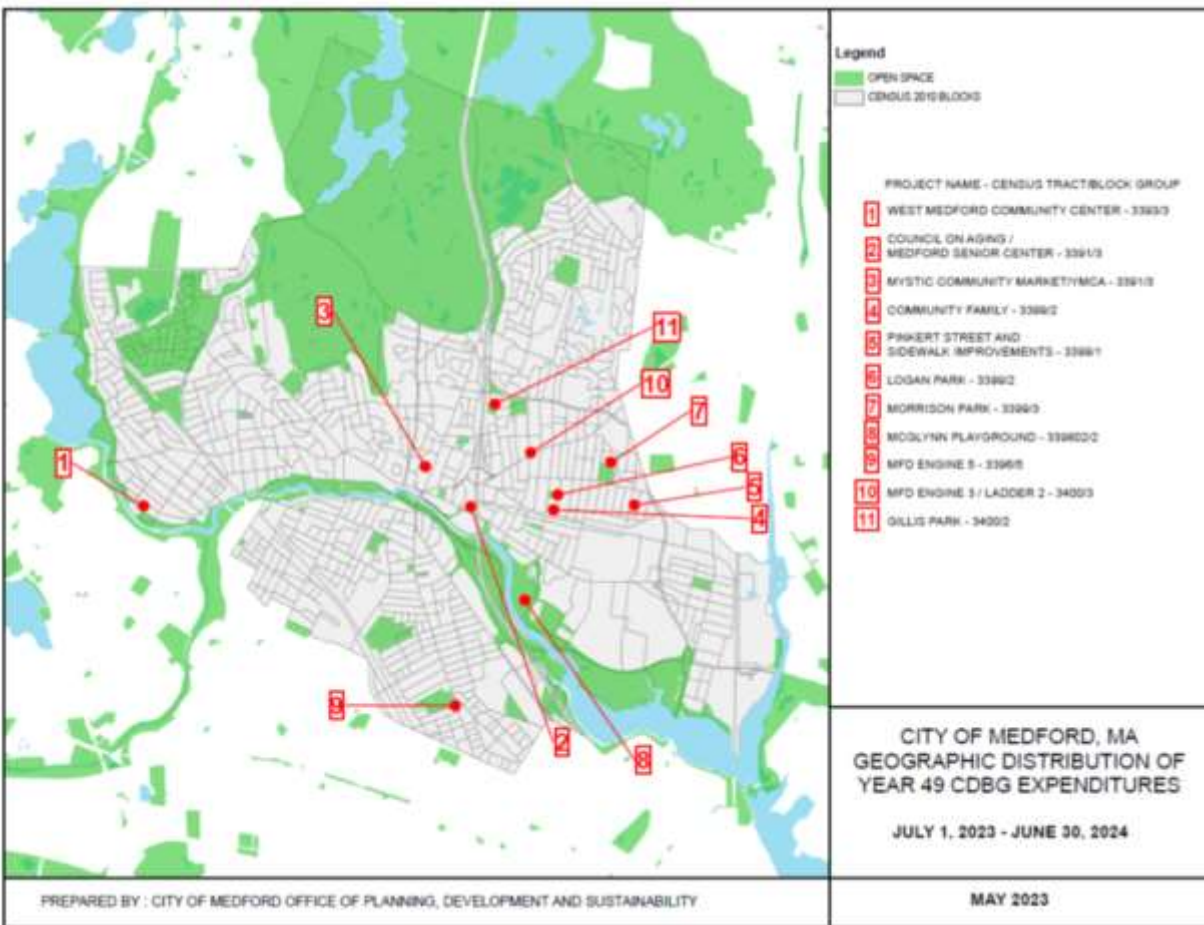
6	<b>Project Name</b>	Public and Neighborhood Facilities Programmatic Infrastructure Improvements Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Enhance Parks, Public Facilities, & Infrastructure
	<b>Needs Addressed</b>	Public Facilities, Infrastructure, & Parks
	<b>Funding</b>	CDBG: \$684,630
	<b>Description</b>	supports the improvement of neighborhood facilities, firehouses, public schools, libraries, and facilities providing shelter to persons having special needs. 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.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10,000
	<b>Location Description</b>	Logan Park; Morrison Park; McGlynn Playground; Gillis Park; MFD Stations 3 and 5
	<b>Planned Activities</b>	Rehabilitation of eligible neighborhood parks; ADA improvements to public facilities; improvements at eligible fire stations

**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, PY2023 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**



**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 3 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 Planning, Development & Sustainability 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 available land, 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 the City's Inclusionary Housing Ordinance.
- Review the acquisition of available buildings/homes to rehab into affordable housing.
- Work with City Council to review and modernize zoning to allow and incentivize the creation of housing developments of varying scale throughout Medford affordable to a range of income levels.

### ***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 increase the affordable housing in Medford. Long-term affordability restrictions on homeowner and rental units will be maintained by adding units through the Local Initiative Program to the State'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***

The activities and goals listed within this Annual Action Plan coincide with the priorities identified in the Consolidated Plan. Activities selected for Program Year 2023 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. In order to provide funding to a larger number of projects and applicants, the NSC instituted a lower per unit subsidy limit. Each year 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 City of Malden 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, and 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, 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. The City has identified The Evangelical Church of Holiness as a provider of food, job training, ESOL and citizenship readiness to very poor families and has begun partnering with them to support their efforts.

***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 Planning, Development & Sustainability 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 is key 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 build on the work of the Office of Outreach and Prevention, strengthening our engagement with community partners and enhancing outreach and coordination efforts.

The City directly operates quality programs for Medford elders, through its Council on Aging. The Council on Aging also connects 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. The Office of Planning, Development, and Sustainability staff work in partnership with residents, 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 2023-2024 program year. As stated earlier in the AP-15, the City expects to receive \$1,423,649.00 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.

<b>Available Program Income</b>	
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
<b>Total Program Income:</b>	<b>0</b>

#### 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 benefiting 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.

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**Public Service Funding**

**July 1, 2023 - June 30, 2024 (PY49)**

<b>Organization Name</b>	<b>Amount of CDBG funds received prior year (PY48)</b>	<b>Recommended amount PY23-24 (PY49)</b>
Council on Aging	\$ 34,000.00	\$ 30,000.00
Medford Public Schools	\$ 9,600.00	\$ 9,600.00
West Medford Community Center	\$ 21,000.00	\$ 21,000.00
Magan Transport LLC	\$ -	\$ -
Housing Families Inc.	\$ 14,500.00	\$ 20,000.00
Mystic Valley YMCA	\$ 9,600.00	\$ 10,000.00
S.C.M. Community Transportation	\$ 103,000.00	\$ 100,000.00
The Immigrant Learning Center Inc.	\$ 6,800.00	\$ 4,000.00
Evangelical Church of Holiness	\$ -	\$ 15,000.00
The Community Family	\$ 4,600.00	\$ 3,947.00
		<b>\$ 213,547.00</b>