

Executive Summary

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

1. Introduction

The draft of this Action Plan was published for public comment prior to the City receiving notification from HUD of its final allocation for the year. The final total allocation is \$1,384,050, and adjustments to the City's allocation of those funds appear in Sections A-15, AP-20, and A-35 of this Plan.

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 fifth year of the five-year Consolidated Plan (2020-2024). The City estimates that it will receive \$1,252,811. The program year extends from July 1, 2024-June 30, 2025. At the time of publication of this draft plan, the City has not yet received notification of its HUD CDBG grant allocation for the CDBG HUD Fiscal Year/Program Year 2024 (FY/PY2024). Accordingly, all figures are estimates, and all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

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.

Four priority needs were identified with goals corresponding to HUD's priority objectives by review of data, community meetings, public and stakeholder engagement, and NSC member consultations.

Economic Development: Create economic opportunities and thereby improve the sustainability of the City's neighborhoods, through:

- Establishing a vacant storefronts district and providing financial support to businesses in cooperation with the Commonwealth's Economic Assistance Coordinating Council.
- Creating a retail pop-up with the dual goals of removing blight by occupying a vacant store-front and providing educational and other resources to low income small businesses.
- Providing technical support to new and existing businesses through consultation services, translation, educational programming and training, and other forms of business support.

The City will also engage a consultant to develop an economic development SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis to better understand the present economic situation in Medford and help guide us towards future economic development planning.

Public Facilities, Infrastructure and Parks: Create suitable living environments by constructing infrastructure, park, water, sewer, drainage, sidewalk, roadway and public facilities to enhance the sustainability of neighborhoods by removing architectural barriers and eliminating slums and blight. Street and sidewalk improvements will focus on eligible low- to moderate-income areas. Improvements include:

- Renovations to McGlynn Playground
- Renovations to Tufts Park
- Street and Sidewalk Improvements at Gourley Street/Dwyer Circle
- Street and Sidewalk Improvements at George and Main Streets
- ADA improvements to Sidewalks and Curb Cuts in low- and moderate-income neighborhoods

Public Services: Create suitable living environments by making public services available and accessible to low- and moderate-income individuals through a variety of programs and continued support of nonprofit community development agencies. See the AP-35 Projects section for a breakdown of recommended funding. 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, the physically and emotionally disabled population, and the homeless 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 creation of affordable housing and assisting those with emergency and transitional housing needs, including include legal aid, food pantry and meals, and referral and counseling services

See attached for details on Affordable Housing.

Affordable Housing

Affordable Housing: Meet the objective of providing decent housing by improving affordability of housing for low- and moderate-income households by continuing to implement the Housing Production Plan and Comprehensive Plan through:

- Implementing a housing rehab program
- Supporting the implementation of the ordinance to create an affordable housing trust including establishing and organizing a Board of Trustees
- Continuing to coordinate the administration of the Inclusionary Housing Ordinance with Boards and proponents and identifying potential amendments to the ordinance to increase its effectiveness and further the goals outlined in the Housing Production Plan
- Analyzing the City's inclusionary housing fees and the potential addition of affordable housing to the City's linkage fees
- Coordinating an analysis of the City's zoning to determine what zoning changes are needed to enact the goals of the City's Comprehensive Plan and increase the flexibility of current zoning to allow for a broader range of housing and increase availability of housing.
- Overseeing affordable housing lotteries and ensuring timely delivery of affordable units at market rate developments where affordable units have been required
- Developing affordable rental and home ownership opportunities for low to moderate income households
- Participation in local and regional housing planning
- Assisting individuals with referrals to agencies specializing in housing issues and programs

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's Office of Planning, Development & Sustainability (PDS) has been effective in executing previous Consolidated Plans and Annual Action Plans and meeting CDBG targets. The City of Medford uses CDBG funding to support a wide variety of projects and programs. Traditionally the City has focused on public infrastructure projects to maintain and replace aging infrastructure and provide a suitable living environment for our residents. This includes ongoing investments in our parks, fire stations and streets projects. The City utilized CDBG funding for those projects in FY/PY 2023 and will continue to do so in FY/PY 2024.

In recent years the City has also made commitments to supporting housing and economic development activities. While staffing vacancies led to delays in implementing economic development activities last year, the City was pleased to bring on board both a new Economic Development Director and a new Economic Development Planner in early 2024, and with this new staff we will be establishing new economic development initiatives in the coming year.

In addition, the City's new Housing Planner is in the process of designing and implementing a housing rehabilitation program to provide needed improvements to the homes of low- and moderate-income residents. The City expects to start seeking applicants for this program in spring of 2024, with work on the first homes to be rehabilitated under the program to take place in FY/PY 2024.

Further, through CDBG public services funding the City has invested in continued support for a broad range of public services, as further detailed in Section AP-35.

PDS has also kept in mind the rapidly changing needs of the City's 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 this Annual Action Plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

PDS engaged Medford residents, neighborhood stakeholders and public service providers to aid in the development of the July 1, 2024-June 30, 2025 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, and a public meeting was held on May 7, 2024. Additionally, a legal public hearing was held on May 14, 2024 to approve the submittal of the Annual Action Plan, and the plan was made available for public comment from May 1, 2024 to May 31, 2024. A public hearing was also held on October 16, 2023 in conjunction with the development of the CAPER for the prior program year.

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

No public comments were received during the 30-day comment period on the Action Plan, or at the public meeting on 5/7/24 or the public hearing on 5/14/24 at which the Action Plan was reviewed.

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 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 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, 2024 - June 30, 2025 Annual Action Plan was developed by the City of Medford, Office of Planning, Development and Sustainability (PDS) 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)).

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 Continuum of Care planning process by providing supportive services for those who are homeless and those in danger of becoming homeless. The City hosts weekly Hub meetings with key service providers, the police, and the Department of Health to coordinate care for critical cases. These are confidential case meetings, and therefore the PDS staff do not participate in these meetings. The City's Social Worker also participates in regional meetings for critical housing cases, as well as weekly meetings with the Task Force coordinated by Housing Families, Inc., a nonprofit agency, and funded through North Shore Consortium HOME funding, which includes representation from Medford and surrounding communities, as well as the Balance of State Continuum of Care. As a part of those efforts, the City has established Medford Connects, a program to: share current activities amongst local agencies, organizations, and City departments; identify opportunities for improved communication and outreach to the Medford community; and create a space for opportunities to collaborate and make connections and build relationships within the community. Participating agencies and organizations include medical and mental health service providers, City departments, and service agencies. PDS staff participate in these 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 increasing the number of permanently supportive housing units; improving job readiness and achieving employment; providing homeless prevention and rapid rehousing assistance; and providing case management services to increase the 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 Continuum of Care, will continue to have a direct impact on the allocation of funding.

The City's Social Worker has been instrumental in formulating and maintaining referral programs with local agencies. In FY/PY2024, the Social Worker will continue to assist with intakes and referrals to service agencies providing a rental and utility assistance program as well as a housing counseling program which serve to keep low- and moderate-income residents in their homes including eviction prevention services. The City's Social Worker also facilitates referrals to the Balance of State Continuum of Care to secure shelter placements for unhoused residents. In addition, the City's Community Recovery Coach provides ongoing services to connect the unhoused with shelter and other services, and with developing wellness plans with achievable goals to assist them in becoming more self-sufficient.

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 Continuum of Care, and will be engaged in the establishment of priorities, selection of projects, and the development of HMIS policies. City staff participate in monthly meetings of the Continuum of Care. The City's Social Worker also participates in weekly meetings with a Task Force coordinated by Housing Families, Inc., a nonprofit agency, and funded through North Shore Consortium HOME funding, which includes representation from Medford and surrounding communities, as well as the Balance of State Continuum of Care.

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 through a series of meetings around the need for redevelopment and renovation of several of their properties over the course of 2024-2025. MHA will also receive \$1.8 million in HOME funding through the North Suburban Consortium to fund the redevelopment of their Walkling Court housing development. 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	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 a public meeting held on 05/07/24. 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.
3	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 a public meeting held on 05/07/24, and has also been consulted through a series of meetings around the need for transportation, home maintenance/modification services, as well as social work and volunteer coordination for Medford seniors. The anticipated outcome is the continued support of senior programming and ability to keep seniors supported and in their homes.
4	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 a public meeting held on 05/07/24. 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.
5	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 speaks with office staff and the Mayor periodically, including on several occasions in 2024, as they are currently working on building an affordable housing project in Medford. The agency identified the need for more affordable housing within the City as well as education for first time homebuyers.
6	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 agency attended and participated in a public meeting held on 05/07/24. 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. Note this agency has changed its name to Mystic Valley YMCA.

7	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 was consulted through a series of meetings around the needs for services for Medford seniors. 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.
8	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 agency attended and participated in a public meeting held on 05/07/24. 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 is improved access to transportation for elderly and disabled residents.

9	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 a public meeting held on 05/07/24. 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.
10	Agency/Group/Organization	Magan Transportation
	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 a public meeting held on 05/07/24. 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 the agency seeks is improved access to the program as a result of the consultation.
11	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 2024 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.
12	Agency/Group/Organization	Medford Office of Energy & Environment
	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 Sustainability, Resiliency
	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. Both offices are now referred to as the Office of Planning, Development & Sustainability. This partnership continued through the development of the 2024 Action Plan. Staff expert in sustainability contribute by identifying issues and initiatives to improve energy efficiency, air quality, climate change protection, wetlands protection, open space conservation and storm water management.
13	Agency/Group/Organization	ABCD
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	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 conducted on 05/07/24. 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 rental and utility assistance and housing counseling services to prevent homelessness and create housing stability.

14	Agency/Group/Organization	The Welcome Project
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	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 a public meeting held on 05/07/24. The agency identified the expanding need for English Language skills, with a focus on educating immigrant parents in English, thereby improving school performance and educational development of their school-aged children. The anticipated outcome the agency seeks is improved educational and employment opportunities for participants.
15	Agency/Group/Organization	Medford Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	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 was consulted through a series of meetings around the needs of the Medford business community. The expected outcome is additional supports for small businesses owned and operated by low- and moderate-income residents.
16	Agency/Group/Organization	Civic Auditorium & Convention Center Commission
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	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 was consulted through a series of meetings around the impact of the Chevalier Theatre on surrounding businesses as the patronage of the theatre continues to grow. The expected outcome is additional supports for small businesses owned and operated by low- and moderate-income residents affected by the operations of the theatre.
17	Agency/Group/Organization	North Suburban Consortium
	Agency/Group/Organization Type	Housing Regional organization
	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?	As one of the 8 consortium communities, Medford regularly consults with the consortium regarding the application and administration of federal HOME funds. The desired outcome is access to more funding to support the development of affordable housing in Medford
18	Agency/Group/Organization	METROPOLITAN AREA PLANNING COUNCIL
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MAPC is our regional planning agency. The agency consults regularly with staff around housing policy, response to climate change, and smart growth. The expected outcome is technical assistance on developing sustainable housing and economic growth in Medford.

19	Agency/Group/Organization	Balance of State Continuum of Care
	Agency/Group/Organization Type	Services-homeless Other government - State Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness 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 through a series of meetings around the strategies for ending homelessness within the CoC's region, and the needs for and availability of services for unhoused people in Medford. The expected outcome is additional support for unhoused people in Medford.

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

Medford does not currently have any projects or grant funded programs that require additional input from Other Government - Federal sources.

There are no other Agency Types that have not been consulted in connection with the development of this plan.

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 and Adaptation Plan	Medford Office of Planning, Development & Sustainability	Increase climate resiliency, stormwater mitigation and additional tree programs.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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 (PDS), as well as other departments, are 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. PDS 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 PDS 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 this 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)
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1	Public Meeting	Non-targeted/broad community	On 05/07/24 the Medford City Council conducted a Committee of the Whole meeting in hybrid format to solicit input regarding the development of the FY/PY2024 Annual Action Plan and public service priorities. Approximately 10 individuals attended in addition to the Medford City Council and Office of Planning, Development & Sustainability.	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	All comments were accepted.	
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2	Public Hearing	Non-targeted/broad community	<p>On 5/14/24 the Medford City Council, conducted a public hearing to solicit public input regarding the proposed FY/PY2024 Annual Action Plan and authorize submission of the PY2024 application to the U.S. Department of Housing and Urban Development. Approximately 50 individuals attended in addition to the Medford City Council and staff from the Office of Planning,</p>	No comments were received.	N/A	
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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)
			Development & Sustainability			
3	Newspaper Ad	Non-targeted/broad community	Advertisements to attend the 5/14/24 Public Hearing were published in the Boston Herald on 04/30/24 and 05/07/24.	No comments were received.	N/A	
4	Public Hearing	Non-targeted/broad community	Public meeting held by the City of Malden on April 29, 2024 for purposes of the North Suburban Consortium (NSC) 2024 Annual Action Plan.	No comments received specific to Medford.	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)
5	Internet Outreach	Non-targeted/broad community	Advertisement to attend the public meeting on 5/7/14 was published on the City's website 04/30/24.	n/a	n/a	https://www.medfordma.org/about/news/details/~board/city-news/post/community-development-block-grant-program-program-year-50-annual-action-plan-public
6	Internet Outreach	Non-targeted/broad community	Advertisement to attend the public hearing on 5/14/24 was published on the City's website 04/30/24.	n/a	n/a	https://www.medfordma.org/about/news/details/~board/city-news/post/community-development-block-grant-program-program-year-50-annual-action-plan-public

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)
7	Newspaper Ad	Non-targeted/broad community	Advertisement of the 30-day public comment period for the Draft Annual Action Plan was published in the Boston Herald on 04/30/24 and 05/07/24. The public comment period was from May 1, 2024 through May 31, 2024.	No comments were received.	n/a	

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)
8	Internet Outreach	Non-targeted/broad community	Advertisement of the 30-day public comment period for the Draft Annual Action Plan was published on the City's website on 04/30/24.	No comments were received	n/a	https://www.medfordma.org/about/news/details/~board/city-news/post/community-development-block-grant-program-program-year-50-annual-action-plan-public

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)
9	Internet Outreach	Non-targeted/broad community	Advertisement of the public meeting, public hearing, and the public comment period for the Draft Annual Action Plan were published in the Office of Planning, Development & Sustainability's Electronic Newsletter on 05/03/24.	No comments were received	n/a	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The draft of this Annual Action Plan was published for public comment prior to the City receiving notification from HUD of the final allocation for FY/PY 2024. That final allocation is \$1,384,050. In addition, the final amount of prior year resources available to commit this year is \$213,413. Those amounts have been adjusted accordingly below.

The City of Medford anticipates receipt of CDBG funds in the amount of \$1,252,811 for the plan year, as well as \$2,129 in program income. At the time of publication of this draft plan, the City has not yet received notification of its HUD CDBG grant allocation for FY/PY 2024. Accordingly, all figures are estimates, and all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. The City also has an estimated \$143,339 in prior year resources, including approximately \$29,339 in funds that had been allocated to Planning & Administration for the prior year which were not used due to temporary vacancies in staff positions, \$15,000 that had been allocated to Public Services for a grant to a subrecipient that was unable to perform, \$60,000 which had been allocated to the implementation of a Housing Rehab Loan Program which has been delayed to FY/PY 2024 due to staffing changes, and \$39,000 which had been allocated to the Gourley/Dwyer Street project, the work for which has been delayed to to FY/PY 2024. 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	1,384,050	2,129	213,413	1,599,592	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, which 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.

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 and Community Development (formerly 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 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.

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: \$120,000	Homeowner Housing Rehabilitated: 4 Household Housing Unit Direct Financial Assistance to Homebuyers: 3 Households Assisted
2	Increase Economic Development Opportunities	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$115,000	Facade treatment/business building rehabilitation: 2 Business Businesses assisted: 53 Businesses Assisted
3	Enhance Parks, Public Facilities, & Infrastructure	2020	2024	Non-Housing Community Development		Public Facilities, Infrastructure, & Parks	CDBG: \$810,101	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 23710 Persons Assisted
4	Enhance Public Services	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Public Services	CDBG: \$207,607	Public service activities other than Low/Moderate Income Housing Benefit: 6252 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Expansion & Preservation of Affordable Housing
	Goal Description	<p>Strategic Planning Goals: 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 include:</p> <ul style="list-style-type: none"> • Implementing a housing rehab program • Supporting the implementation of the ordinance to create an affordable housing trust including establishing and organizing a Board of Trustees • Continuing to coordinate the administration of the Inclusionary Housing Ordinance with Boards and proponents and identifying potential amendments to the ordinance to increase its effectiveness and further the goals outlined in the Housing Production Plan • Analyzing the City's inclusionary housing fees and the potential addition of affordable housing to the City's linkage fees • Coordinating an analysis of the City's zoning to determine what zoning changes are needed to enact the goals of the City's Comprehensive Plan and increase the flexibility of current zoning to allow for a broader range of housing and increase availability of housing. • Overseeing affordable housing lotteries and ensuring timely delivery of affordable units at market rate developments where affordable units have been required • Developing affordable rental and home ownership opportunities for low to moderate income households • Participation in local and regional housing planning • Assisting individuals with referrals to agencies specializing in housing issues and programs <p>During the 2024 program year, it is the intention of the Office of Planning, Development & 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	Goal Name	Increase Economic Development Opportunities
	Goal Description	<p>The City seeks to support its business community through programs that will promote competitiveness, resiliency and accessibility, including:</p> <ul style="list-style-type: none"> • Establishing a vacant storefronts district and providing financial support to businesses in cooperation with the Commonwealth's Economic Assistance Coordinating Council. • Creating a retail pop-up with the dual goals of removing blight by occupying a vacant store-front and providing educational, and other resources to low income small businesses. • Providing technical support to new and existing businesses through consultation services, translation, educational programming and training, and other forms of business support. <p>The City will also engage a consultant to develop an economic development SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis to better understand the present economic situation in Medford, and help guide us towards future economic development planning.</p> <p>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.</p>
3	Goal Name	Enhance Parks, Public Facilities, & Infrastructure
	Goal Description	<p>The Strategic Plan Goal is to 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"> • Renovations to McGlynn Playground • Renovations to Tufts Park • Street and Sidewalk Improvements at Gourley Street/Dwyer Circle • Street and Sidewalk Improvements at George and Main Streets • ADA improvements to Sidewalks and Curb Cuts in low- and moderate-income neighborhoods

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. • Provide English language and citizenship preparedness training for new residents. • Support food programs and the distribution and provision of food. <p>The City anticipates allocating the maximum 15% of its CDBG allocations to Public Service activities during FY/PY 2024.</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

In FY/PY 2024, the City of Medford will utilize CDBG funding to address the priority needs identified in the Strategic Plan. Priorities the City will be focusing on this year specifically include park and infrastructure renovations, the implementation of a new housing rehabilitation program, and supporting public services for vulnerable low-to-moderate-income residents.

The draft of this Action Plan was published for public comment prior to the City receiving notification from HUD of its final CDBG allocation for the year. The final total allocation is \$1,384,050. In addition, the City projects a total of \$2,129 in Program Income for the Year and \$213,413 in uncommitted prior funds, for a total of available resources (as detailed in AP-15) of \$1,599,592. The City's allocation of those funds have been adjusted as follows:

Planning & Administration: Estimated \$250,562; Final \$276,810

Public Services: Estimated \$187,922; Final \$207,607

Economic Development: Estimated \$115,000; Final \$140,000

Housing Rehabilitation and Preservation: Estimated \$120,000; Final \$120,000

Public Infrastructure Improvements: Estimated \$629,795; Final \$760,175

Public and Neighborhood Facilities: Estimated \$95,000; Final \$95,000

#	Project Name
1	Planning & Administration
2	Public Services
3	Economic Development
4	Housing Rehabilitation and Preservation Program
5	Public Infrastructure Improvements Program
6	Public and Neighborhood Facilities Programmatic 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. The City has been addressing this priority by utilizing non-CDBG

funding sources which allow more flexibility for the acquisition and preservation of such housing.

The implementation of our housing rehabilitation program will also allow us to address this priority by supporting the City's aging population of homeowners by making needed improvements that allow them to remain in their homes.

In FY/PY 2024, 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 FY/PY 2024.

AP-38 Project Summary
Project Summary Information

1	Project Name	Planning & Administration
	Target Area	
	Goals Supported	Expansion & Preservation of Affordable Housing Increase Economic Development Opportunities Enhance Parks, Public Facilities, & Infrastructure Enhance Public Services
	Needs Addressed	Affordable Housing Economic Development Public Facilities, Infrastructure, & Parks Public Services
	Funding	CDBG: \$276,810
	Description	This funding is for CDBG administrative activities not covered by program activity costs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	n/a
	Planned Activities	This funding is for CDBG administrative activities not covered by program activity costs.
2	Project Name	Public Services
	Target Area	
	Goals Supported	Enhance Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$207,607
	Description	Make public services available and accessible to low- and moderate-income individuals through the support of programs and services provided by nonprofit community development agencies including 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; and ESOL classes and job preparedness training.

Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	6,252 families
Location Description	city-wide

	Planned Activities	<ul style="list-style-type: none"> • Action for Boston Community Development (ABCD) Emergency Rental and Utility Assistance Program providing emergency direct financial assistance and counseling to low- to moderate income Medford residents to enable them to stay in their homes. National Objective: LMI • The Community Family Alzheimers Day Program providing scholarships to fund supportive care for low- to moderate-income Medford residents with memory loss. National Objective: LMI • Medford Council on Aging Senior Citizens Services Program providing support to Medford elders including social worker services, in-home care, minor home repairs to enable them to remain in their homes, and social enrichment programs. National Objective: LMI • Medford Public Schools After School Scholarship Program providing scholarships to low- to moderate-income Medford residents for participation in after school programming for elementary school aged children. National Objective: LMI • Mystic Valley YMCA Mystic Community Market funding access to free, nutritious food for low- to moderate-income Medford residents. National Objective: LMI • SCM Community Transport Senior and Persons with Disabilities Medical and Shopping Transportation Program providing transportation services to Medford seniors and residents with disabilities. National Objective: LMI • The Welcome Project Essential English Lessons for Medford Immigrant Parents providing English for Speakers of Other Languages (ESOL) classes to low- to moderate-income residents. National Objective: LMI • West Medford Community Center Elder Services Program providing a variety of programming to enhance the lives of Medford's senior residents, including health and nutrition services, and social, educational and cultural events. National Objective: LMI
3	Project Name	Economic Development
	Target Area	
	Goals Supported	Increase Economic Development Opportunities

Needs Addressed	Economic Development
Funding	CDBG: \$140,000
Description	Create economic opportunities, and thereby improve the sustainability of the City's neighborhoods, through financial support of small businesses and providing and/or facilitating technical support to new and existing businesses through consultation services, educational programming and training.
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	55 businesses
Location Description	city-wide

	Planned Activities	<p>Providing grants to low-to-moderate income microenterprises and/or small businesses committed to hiring at least one full time equivalent employee from a low- to moderate-income household as an incentive to occupy an existing vacant storefront, including direct financial support to assist with façade improvements and correction of code violations in the storefront space. CDBG funded grants will be supplemented with funding through the Commonwealth’s Economic Assistance Coordinating Council.</p> <p>For microenterprises assisted: Matrix Code 18C: Economic Development Microenterprise Assistance</p> <p>For small businesses assisted: Matrix Code 18A Economic Development Direct Financial Assistance to For-Profit Business or Matrix Code 14E Rehab Privately Owned Commercial Business</p> <p>National Objective: LMJ</p> <p>Providing Economic Development Microenterprise Assistance under Matric Code 18C, 24 CFR 570.201(o) including:</p> <ul style="list-style-type: none"> - Assisting low- to moderate-income minority and women owned microenterprises through technical assistance and direct financial assistance to enable them to occupy and operate a retail establishment. National Objective: LMCMC - Providing technical support to new and existing low- and moderate-income microenterprises through consultation services, educational programming, and training, including assistance with business plan and marketing development and accounting services. National Objective: LMCMC
4	Project Name	Housing Rehabilitation and Preservation Program
	Target Area	
	Goals Supported	Expansion & Preservation of Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$120,000
	Description	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.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	4 households
	Location Description	city-wide
	Planned Activities	Bring units to code standard and provide safety improvements, energy efficiency improvements, access modifications, or treatment of lead or other home hazards.
5	Project Name	Public Infrastructure Improvements Program
	Target Area	
	Goals Supported	Enhance Parks, Public Facilities, & Infrastructure
	Needs Addressed	Public Facilities, Infrastructure, & Parks
	Funding	CDBG: \$760,175
	Description	This project creates suitable living environments by supporting the improvement to Medford's aging infrastructure, increasing its availability and accessibility for Medford's low- and moderate-income residents.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	5,850
	Location Description	Street and sidewalk improvements at Gourley Street and Dwyer Circle; street and sidewalk improvements at George and Main Streets; ADA Sidewalk Improvements in low- and moderate-income areas

	Planned Activities	<p>Gourley Street/Dwyer Circle 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-lined water service pipes located within the public way; sidewalk reconstruction. Funding from prior years was used for the design of this project. Funding from the current year will be applied towards the construction of the improvements. National Objective: LMA</p> <p>George and Main Streets Sidewalk Improvements: construction of ADA/AAB-compliant pedestrian ramps and crossing improvements at the intersections of George St and Spencer Road, George St and Clark St, George St and Brookings St, George St and Burget Ave/Marston St, Main St and Thomas St, Main St and Pearl St, Main St and Stearns Ave, and Main St and Frederick Ave/Hancock St. National Objective: LMA</p> <p>ADA Sidewalk Improvements: construction of ADA/AAB-complaint sidewalk improvements at intersections in low- and moderate-income Medford neighborhoods. National Objective: LMA</p>
6	Project Name	Public and Neighborhood Facilities Programmatic Infrastructure Improvements Program
	Target Area	
	Goals Supported	Enhance Parks, Public Facilities, & Infrastructure
	Needs Addressed	Public Facilities, Infrastructure, & Parks
	Funding	CDBG: \$95,000
	Description	Supports the creation of suitable living environments through the improvement of neighborhood facilities and parks, which increases their availability and accessibility for Medford's low- and moderate-income residents. The City defines public and neighborhood facilities as ones 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	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	17,960 persons assisted

Location Description	<p>McGlynn Playground Renovations</p> <p>Tufts Park Renovations</p>
Planned Activities	<p>McGlynn Playground: Renovations to update and create a universally accessible playground. This project received CDBG funding in the prior year. Additional funding from this year will be expended to cover additional costs, including signage and modifications to better accommodate mobility devices. National Objective: LMA</p> <p>Tufts Park: Renovations to install additional bleachers and a shade structure. National Objective: LMA</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, FY/PY 2024 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/household, 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 5 of the Consolidated Plan, a priority continues to be investing 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.
- Analyze the possible addition of affordable housing to the City's schedule of linkage fees.
- 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.

In furtherance of these goals, the City has retained a consultant to assist the City in determining what zoning changes are needed and help the city modify our existing zoning to enact the goals of the Comprehensive Plan and increase the flexibility of the use of parcels with the goal of maximizing housing and implementing the City's Housing Production Plan.

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 FY/PY 2024 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 both rental and ownership 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.

This program year, the City will also be implementing a new housing rehabilitation program to assist low- and moderate-income residents with needed safety, accessibility and weatherization improvements to allow them to stay in their homes. The City also established an Affordable Housing Trust and is actively exploring funding sources for it such as existing Community Preservation Act funds, amending the City's Inclusionary Zoning Ordinance to allow for fractional payments, disposition of surplus City land, and updating the City's Linkage Fee Ordinance to include payments for the Affordable Housing Trust. In addition, the City received a state grant to study the feasibility of establishing a Community Land Trust as an additional affordable housing model.

A second obstacle to addressing underserved needs is the challenge 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.

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 such as Medford Housing Authority, utilizing this resource whenever viable, as developing innovative

strategies. The City will also ensure 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. In addition, in the City's Fiscal Year 2023, the City adopted an ordinance to create affordable housing trust, and in the coming year the City will work to implement the ordinance and establish and organize a Board of Trustees. The City will also coordinate the administration of the Inclusionary Housing Ordinance, and identify potential amendments to the ordinance to increase its effectiveness and further the goals outlined in the City's Housing Production Plan, which was approved in the City's FY23.

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.

As a part of the Housing Rehabilitation Program that will be implemented in the coming year, the City will provide needed lead testing and remediation for properties receiving housing rehabilitation services.

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 programs the City funds with CDBG are not limited to individuals below the poverty line, but the aim of all funded programs is to

reduce the number of individuals and families living in poverty.

The planned actions in Program Year 2024 include:

- The economic development programs listed in AP-35 to be implemented this year which will generate new business and job opportunities for low-income residents seeking to establish or expand their businesses in Medford. The City also supports efforts of the MassHire and the Workforce Investment Board and will continue to provide the availability of job training opportunities and employment readiness programs and rapid response to mass layoffs.
- Funding for The Welcome Project as a provider of ESOL to very poor families to support their efforts to help immigrant adults become successful workers, parents, and community members.
- Programs being funded this year for ABCD (through CDBG) and Housing Families (through CDBG-CV) will provide a range of supports to low-income residents to enable them to remain in their homes and prevent the financial impacts and barriers created by eviction.

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 (PDS) will identify ready-to-proceed public works and facility projects. In the prior year, PDS brought on board a new Economic Development Director, a new Economic Development Planner, and a Housing Planner. This increased staffing will increase the City's capacity to perform these functions this year. The City will evaluate its process for selection of public service projects to include a greater focus on outcome measures. The City will also make use of new standardized tools to improve the ability to gather outcome data and monitor the performance of projects and services. This includes the implementation of use of the Neighborly software program this year to facilitate management of subrecipients. This will enable the City to coordinate services and aggregate data through City staff as well as outside public services agencies.

The City's Strategic Plan identified the lack of resources as a weakness in its ability to coordinate services, and the City continues to seek additional sources of resources to leverage its CDBG funding. For the coming year this will include the use of HOME funding for the redevelopment of the Medford Housing Authority's (MHA) Walking Court housing development, which will add additional low-income housing units, and the City's application for a Congressional Directed Spending Request to fund the replacement and enlargement of the community center located within the MHA's Willis Avenue housing development. The City also continues to leverage its local Community Preservation Act (CPA) funding for infrastructure and public facilities projects, including the McGlynn School Playground which will receive additional CDBG funding this year.

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

service agencies

This program year, 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. As a part of those efforts, the City has established Medford Connects, a program to share current activities amongst local agencies, organizations, and City departments; identify opportunities for improved communication and outreach to the Medford community; and create a space for opportunities to collaborate and make connections and build relationships within the community. Participating agencies and organizations include medical and mental health service providers, civic organizations, and service agencies.

As noted above, this year the City will be coordinating with the Medford Housing Authority (MHA) on projects to improve and expand on affordable housing at their Walking Court and Willis Avenue housing developments.

This program year, the City will also engage with the Medford Chamber of Commerce and other business and civic organizations to facilitate coordination of efforts to provide programs and services supporting businesses operated by low- and moderate-income residents.

In addition, this program year the City will also continue its ongoing efforts to improve communication with and provide additional resources for managing and coordinating housing referrals to service agencies, and will provide housing counseling, advocacy, legal services, and rent and utility assistance through the CDBG-funded programs to be provided by ABCD and Housing Families.

With the assistance of CDBG funding this year, the City directly operates quality programs for Medford elders, through its Council on Aging. The Council on Aging will connect elderly residents with other community resources, augmenting existing senior programming. The Council on Aging's programs include providing the services of a handyperson to provide needed small but essential repairs which allow our elderly residents to remain in their homes.

Additionally, the City will continue to participate as a member of the North Suburban Consortium to effectively coordinate its housing agenda with surrounding communities. The City is also a member of the Balance of State Continuum of Care and will engage with them on the development of policies and procedures to ensure needed services are provided to Medford residents.

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 aimed 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. PDS 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 program year. As stated earlier in AP-15, the City expects to receive \$1,384,050 as the City's 2024 origin year grant in Community Development Block Grant entitlement funds.

The aggregate use of CDBG funds (including Section 108 guaranteed loads) during the three-year period of program years 2024, 2025 and 2026 shall principally benefit persons of low and moderate income in a manner that ensures at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

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 (PY2024, PY2025, and PY2026) 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.

Attachments

Citizen Participation Comments

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PROBATE CITATIONS
Commonwealth of Massachusetts The Trial Court - Probate and Family Court Middlesex Division Docket No. MC42P2023EA
INFORMAL PROBATE PUBLICATION NOTICE
Estate of David Austin Cohen Date of Death: July 16, 2023 To all persons interested in the above captioned estate, by Petition of Petitioner Mariann Lieberg-Cohen of Somerville MA, Mariann Lieberg-Cohen of Somerville MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.
P06302024
#NY0112927

PROBATE CITATIONS
Commonwealth of Massachusetts The Trial Court - Probate and Family Court Middlesex Division Docket No. MC42P217EA
INFORMAL PROBATE PUBLICATION NOTICE
Estate of Terence M. McElroy Also known as: Terence Michael McElroy Date of Death: 02/07/2024 To all persons interested in the above captioned estate, by Petition of Petitioner Lydia McElroy of New York, NY, a Will has been admitted to informal probate. Lydia McElroy of New York, NY has been informally appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.
P06302024
#NY0113130

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LEGAL NOTICES

LEGAL NOTICES
PUBLIC HEARING NOTICE
WESTON BOARD OF APPEALS
Notice is hereby given that the Board of Appeals of the Town of Weston will hold an online public hearing on **May 14, 2024 at 7:00 PM** on a request by Yanning Lu & Yurong Li regarding **405 North Avenue** (Map 3, Parcel 3) requesting a special permit for an accessory apartment; and on a request by Jamie Harrison & Caleb Altemany regarding **20 Maple Road** (Map 26, Parcel 111) requesting a special permit for an addition. The link for the virtual meeting will be provided on the Zoning Board of Appeals Agenda posted on the town's website (www.westonma.gov) at least 48 hours prior to the meeting or you may call 781-786-5061. View documents at: <https://www.westonma.gov/DocumentCenter>. Under current state law public bodies may continue holding hybrid and fully remote meetings, without a quorum of the public body physically present, as long as adequate, alternative access is provided.
4/30, 5/7
#NY0113189

PROBATE CITATIONS
Commonwealth of Massachusetts The Trial Court - Probate and Family Court Middlesex Division Docket No. MC24P2017EA
INFORMAL PROBATE PUBLICATION NOTICE
Estate of Marie A. Bastien
Date of Death: January 14, 2024
To all persons interested in the above captioned estate, by Petition of Petitioner **Christine M. Bastien of Marlborough, MA** a Will has been admitted to informal probate. **Christine M. Bastien of Marlborough, MA** has been informally appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.
April 30
#NY0113100

Holy Howie!
Read Howie Can: Only in the Boston Herald.

LEGAL NOTICES

LEGAL NOTICE
CITY OF MEDFORD COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM YEAR 50 ANNUAL ACTION PLAN PUBLIC HEARING
A Public Hearing will be held by the Medford City Council on Tuesday, May 14, 2024. Details will be posted by the City Clerk's Office prior to the hearing. The purpose of this Public Hearing will be to invite the general public and representatives of public service agencies to express comments regarding the City's Community Development Block Grant Annual Action Plan for community development and planning. The Annual Action Plan contains the proposed use of Community Development Block Grant funds for the program year which extends from July 1, 2024 through June 30, 2025.
The Office of Planning, Development and Sustainability will be requesting that the Medford City Council authorize Mayor Bravana Lunco-Koehn, official representative of the City of Medford to submit the Annual Action Plan, application for funds and all other assurances and certifications to the U.S. Department of Housing and Urban Development. The City is applying for an estimated \$1,752,811 in Block Grant funds. Funds are estimated and details on the increasing or decreasing of proposed activities and budget can be found within the draft plan.
If you need a reasonable accommodation to attend or participate in this hearing, please contact Frances Nagels by email at fnagels@medford-ma.gov or by phone at 781-353-2436.
4/30 and 5/7
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LEGAL NOTICE
Town of Randolph
Stetson Trustees
The Town of Randolph, through the Trustees of the Stetson School Fund, invite sealed bids for the stabilization and repair of interior cornice/ceiling trim, repair of an area of water damaged ceiling and re-flashing of chimney on roof at historic Stetson Hall, 6 South Main Street, Randolph, MA, 02368
Bid Documents may be picked up at the Clerk's Office, Randolph Town Hall, 41 South Main St., Randolph, MA, 02368 or by contacting Project Coordinator Henry Cooke by email, hcooke@verizon.net beginning on Monday, April 29, 2024. Bidding for bids is noon on Wednesday, May 15, 2024 and must be delivered to the Town Clerk's Office, Randolph Town Hall, 41 South Main Street, On May 15 at 1 pm. Bids will be opened and read in the Lincoln Room, Randolph Town Hall. An informational meeting and site walk-through will take place on Thursday, May 2, 2024 at noon at Stetson Hall 6 South Main St., Randolph.
For more information, contact Project Coordinator Henry Cooke, 617-710-7976 or hcooke@verizon.net.
Date of Publication: April 30
#NY0113246

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MORTGAGE FORECLOSURE
COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT 24 SM 001675 ORDER OF NOTICE TO: Cory Tang and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. § 53901 (et seq) Metropolitan Life Insurance Company claiming to have an interest in a mortgage covering real property in Boston (Dorchester), numbered 27 Fairmount Street, given by Cory Tang to Mortgage Electronic Registration Systems, Inc. dated October 30, 2015, and recorded at Suffolk County Registry of Deeds in Book 60345, Page 310, and now held by Plaintiff by assignment, has filed with this court a complaint for determination of Defendant's Servicemembers status. If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before June 3, 2024 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.
Witness, GORDON H. PIPER, Chief Justice of said Court on April 22, 2024 Attest: Deborah J. Patterson Recorder
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MORTGAGE FORECLOSURE
COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT 24 SM 001675 ORDER OF NOTICE TO: Yoshieba Lory Johnson a/k/a Yoshieba L. Johnson and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. § 53901 (et seq) The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Bear Stearns Asset Backed Securities Trust 2007-1, Asset-Backed Certificates, Series 2007-1, claiming to have an interest in a mortgage covering real property in Boston (Dorchester), numbered 285 D Norfolk Street, Lodman Commons Condominium, given by Yoshieba Lory Johnson a/k/a Yoshieba L. Johnson to Mortgage Electronic Registration Systems, Inc., as nominee for IndyMac Bank, F.S.B., dated March 2, 2006, and recorded at Suffolk County Registry of Deeds in Book 35190, Page 146, as affected by a Home Affordable Modification Agreement dated August 1, 2013 and recorded in Book 50200, Page 55, and further affected by a Loan Modification Agreement dated October 1, 2015 and recorded in Book 50268, Page 81, and further affected by a Modification Agreement, effective as of March 1, 2015 and recorded in Book 54402, Page 45, and now held by Plaintiff by assignment, has filed with this court a complaint for determination of Defendant's Servicemembers status. If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before June 10, 2024 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.
Witness, GORDON H. PIPER, Chief Justice of said Court on April 26, 2024 Attest: Deborah J. Patterson Recorder
05/07/2024
#NY0113247

MORTGAGE FORECLOSURE
COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT 24 SM 001675 ORDER OF NOTICE TO: Cory Tang and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. § 53901 (et seq) Metropolitan Life Insurance Company claiming to have an interest in a mortgage covering real property in Boston (Dorchester), numbered 27 Fairmount Street, given by Cory Tang to Mortgage Electronic Registration Systems, Inc. dated October 30, 2015, and recorded at Suffolk County Registry of Deeds in Book 60345, Page 310, and now held by Plaintiff by assignment, has filed with this court a complaint for determination of Defendant's Servicemembers status. If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before June 3, 2024 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.
Witness, GORDON H. PIPER, Chief Justice of said Court on April 22, 2024 Attest: Deborah J. Patterson Recorder
05/07/2024
#NY0112651

MORTGAGE FORECLOSURE
COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT 24 SM 001675 ORDER OF NOTICE TO: Cory Tang and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. § 53901 (et seq) Metropolitan Life Insurance Company claiming to have an interest in a mortgage covering real property in Boston (Dorchester), numbered 27 Fairmount Street, given by Cory Tang to Mortgage Electronic Registration Systems, Inc. dated October 30, 2015, and recorded at Suffolk County Registry of Deeds in Book 60345, Page 310, and now held by Plaintiff by assignment, has filed with this court a complaint for determination of Defendant's Servicemembers status. If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before June 3, 2024 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.
Witness, GORDON H. PIPER, Chief Justice of said Court on April 22, 2024 Attest: Deborah J. Patterson Recorder
05/07/2024
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Middlesex Probate and Family Court
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Woburn, MA 01801
(781)865-4000
Docket No.
MA24C0415CA

CITATION ON PETITION TO CHANGE NAME

In the matter of: **Emma Breen Linden**

A Petition to Change Name of Adult Emma Breen Linden of Somerville, MA requesting that the court enter a Decree changing their name to Emma Breen Newell.

IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at Middlesex Probate and Family Court before **10:00 a.m. on the return day of 05/28/2024**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Terri L. Klug Cafazzo,
First Justice of this Court.
Date: 04/29/2024
Tara E. DeCristofaro
Registrar of Probate

#NY0113868 05/07/2024

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Docket No. M124P17435EA
Middlesex Division
INFORMAL PROBATE PUBLICATION NOTICE
Estate of: **Karen A. Vaillant**
Date of Death: **August 25, 2023**

To all persons interested in the above captioned estate, by Petition of Petitioner **Stacey R. Caporiccio of Gilbert AZ** has been informally appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration of the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

#NY0113793 May 7

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
10-U Commerce Way
Woburn, MA 01801
(781)865-4000
Docket No.
M124C0385CA

CITATION ON PETITION TO CHANGE NAME

In the matter of: **Margaret Elizabeth McGinn**

A Petition to Change Name of Adult Margaret Elizabeth McGinn of Natick, MA requesting that the court enter a Decree changing their name to: Margaret Elizabeth Savage McGinn.

IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at Middlesex Probate and Family Court before **10:00 a.m. on the return day of 05/23/2024**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Terri L. Klug Cafazzo,
First Justice of this Court.
Date: 04/25/2024
Tara E. DeCristofaro
Registrar of Probate

#NY0113891 05/09/2024

LEGAL NOTICES

LEGAL NOTICE
CITY OF MEDFORD
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
PROGRAM YEAR 50 ANNUAL ACTION PLAN
PUBLIC HEARING

A Public Hearing will be held by the Medford City Council on Tuesday, May 14, 2024. Details will be posted by the City Clerk's Office prior to the hearing. The purpose of this Public Hearing will be to invite the general public and representatives of public service agencies to express comments regarding the City's Community Development Block Grant Annual Action plan for community development and planning. The Annual Action Plan contains the proposed use of Community Development Block Grant funds for the program year which extends from July 1, 2024 through June 30, 2025.

The Office of Planning, Development and Sustainability will be requesting that the Medford City Council authorize Mayor Brenna Longwell, official representative of the City of Medford to submit the Annual Action Plan, application for funds and all other assurances and cost final one to the U.S. Department of Housing and Urban Development. The City is applying for an estimated \$1,252,811 in Block Grant funds. Funds are estimated and details of the increases or decreasing of proposed activities and budget can be found within the draft plan.

If you need a reasonable accommodation to attend or participate in this hearing, please contact Frances Fowley by email at ffowley@medford-ma.gov or by phone at 781-393-2439.

#NY0112767 4/30 and 5/7

LEGAL NOTICE
CITY OF MEDFORD
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
PROGRAM YEAR 50 ANNUAL ACTION PLAN
PUBLIC COMMENT PERIOD

The City of Medford's Community Development Block Grant (CDBG) Program Year 50 (July 1, 2024 through June 30, 2025) Draft Annual Action Plan will be available beginning May 1, 2024. The Office of Planning, Development & Sustainability invites public review and comment prior to the submission of the Annual Action Plan to the Department of Housing and Urban Development (HUD), in order to receive CDBG funds. The Annual Action Plan must be consistent with the primary objectives of Title I of the Housing and Community Development Act of 1974, as amended, which is to develop viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities, particularly for persons of low and moderate income.

The Draft Annual Action Plan was created based upon the goals and objectives outlined in the City's 5-year Corporation Plan. The City expects to receive approximately \$1,252,811 in new grant funds from HUD for CDBG Program Year 50. At the time of publication of the draft plan, the City had not yet received notification of its CDBG grant allocation for FY24. Accordingly, all figures are estimates, and all proposed activities/budgets will be proportionally increased or decreased when the estimates funding levels to match actual allocation amounts. Based on the requests for funds, monies will be allocated for Affordable Housing, Economic Development, Parks, Public Facilities & Infrastructure, Public Services, and Planning and Administration for these activities as allowed by HUD.

The Draft Annual Action Plan will be available for review from May 1, 2024 to May 31, 2024. Copies of the plan can be obtained in Medford City Hall, Room 308, 85 George A. Hassenet Dr. or by contacting the office at 781-943-2440 or info@medford-ma.gov, and on the City website at <https://www.medford-ma.gov/CDBGAAAPP1924>. All interested parties are encouraged to review and comment on the Draft Annual Action Plan. Comments must be sent in writing on or before May 31, 2024 to the Office of Planning, Development & Sustainability, 85 George A. Hassenet Dr. Room 308, Medford, MA 02155, or to info@medford-ma.gov.

#NY0113049 4/30 and 5/7

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Docket No. M124P2252EA
Middlesex Division
INFORMAL PROBATE PUBLICATION NOTICE
Estate of: **Herbert B. Hechtman**
Date of Death: **March 16, 2024**

To all persons interested in the above captioned estate, by Petition of Petitioner **Julia H. Sall of Newton Highlands, MA** has been informally appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration of the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

#NY0113786 May 7

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Docket No. M124P2391EA
Middlesex Division
INFORMAL PROBATE PUBLICATION NOTICE
Estate of: **Christine Ann Hearter**
Also Known As: **Christine A. Hearter**
Date of Death: **February 28, 2012**

To all persons interested in the above captioned estate, by Petition of Petitioner **Charles T. Wilk of Malden, MA** has been informally appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration of the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

#NY0113833 May 7

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Middlesex Probate and Family Court
10-U Commerce Way
Woburn, MA 01801
(781)865-4000
Docket No.
M124C0383CA

CITATION ON PETITION TO CHANGE NAME

In the matter of: **Katherine Elizabeth Herkins**

A Petition to Change Name of Adult Katherine Elizabeth Herkins of Somerville, MA requesting that the court enter a Decree changing their name to: Katherine Elizabeth Joune.

IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at Middlesex Probate and Family Court before **10:00 a.m. on the return day of 05/23/2024**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Terri L. Klug Cafazzo,
First Justice of this Court.
Date: 04/25/2024
Tara E. DeCristofaro
Registrar of Probate

#NY0113863 05/07/2024

MORTGAGE FORECLOSURE

MORTGAGE FORECLOSURE

MORTGAGE FORECLOSURE

(SEAL)
COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
24 SM 001713
ORDER OF NOTICE

TO:

Heirs, devisees, and Legal Representatives of the Estate of Mary J. Zetes; Kathleen Zetes a/k/a Kathy Zetes; Juan H. Kimball, individually and as Proposed Fiduciary of the Estate of Mary J. Zetes; Linda K. Harwood; Mary Ann Zetes; Carol A. Olmstead, individually and as Proposed Fiduciary of the Estate of Mary J. Zetes; Edward T. Hyslop; Heirs, Devisees, and Legal Representatives of the Estate of John A. Zetes; Deborah Zetes a/k/a Deborah Olmstead; Heirs, Devisees, and Legal Representatives of the Estate of Peter J. Zetes; Karen Zetes.

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (et seq):

Longbridge Financial, LLC

claiming to have an interest in a Mortgage covering real property in Dedham, numbered 18 Manning Road, given by Mary J. Zetes to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Longbridge Financial, LLC, dated November 3, 2023, and recorded at Norfolk County Registry of Deeds in Book 43503, Page 224, and now held by the plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/ Defendants' Servicemembers' status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefit of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this case at Three Ambury, Medford, MA 02155 on or before June 17, 2024 or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of said Court on May 2, 2024.

Attest:
Deborah J. Patterson

#NY0113698 5/7/24

ALL THE NEWS. EXACTLY WHEN YOU WANT IT

The advertisement features a collage of newspaper pages from 'The Herald'. The top section is titled 'ALL THE NEWS. EXACTLY WHEN YOU WANT IT'. Below this, there are several smaller images representing different news categories: 'Local', 'Weather', 'Sports', and 'Entertainment'. At the bottom right, there is a QR code and the 'Herald' logo.

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Docket No. M124P1835EA
Middlesex Division
INFORMAL PROBATE PUBLICATION NOTICE
Estate of: **LISA MELARIN PREHN**
Also Known As: **LISA E. PREHN, LISA PREHN**
Date of Death: **January 25, 2024**

To all persons interested in the above captioned estate, by Petitioner **RITKA L. MELARIN of CAMBRIDGE, MA** has been informally appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration of the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

#NY0113843 May 7

RECEIVED

By City Clerk | Medford, Mass. at 11:25 am, May 03, 2024



Medford City Council
Medford, Massachusetts

Committee of the Whole, May 7, 2024

City Council

Isaac B. "Zac" Bears
Anna Callahan
Kit Collins
Emily Lazzaro
Matt Leming
George A. Scarpelli
Justin Tseng

This meeting will take place at 6:00 P.M. in the City Council Chamber, 2nd Floor, Medford City Hall, 85 George P. Hassett Drive, Medford, MA and via Zoom.

Zoom Link: <https://us06web.zoom.us/j/81110871239>

Call-in Number: +13052241968,,81110871239# US

Broadcast Live: Channel 22 (Comcast), Channel 43 (Verizon), and medfordtv.org.

To submit written comments, please email AHurtubise@medford-ma.gov.

CALL TO ORDER & ROLL CALL

ACTION AND DISCUSSION ITEMS

24-099

Offered by Office of Planning, Development, and Sustainability

Community Development Block Grant (CDBG) Action Plan for FY2025

PAPERS IN COMMITTEE

To view Papers in Committee, please email ahurtubise@medford-ma.gov.

1

Page 1 of 66



Medford City Council
Medford, Massachusetts

The Tenth Regular Meeting, May 14, 2024

City Council

Isaac B. "Zac" Bears
Anna Callahan
Kit Collins
Emily Lazzaro
Matt Leming
George A. Scarpelli
Justin Tseng

This meeting will take place at 7:00 P.M. in the City Council Chamber, 2nd Floor, Medford City Hall, 85 George P. Hassett Drive, Medford, MA and via Zoom.

Zoom Link: <https://us06web.zoom.us/j/83384245275>

Call-in Number: +13126266799,,83384245275# US

Broadcast Live: Channel 22 (Comcast), Channel 43 (Verizon), and medfordtv.org.

To submit written comments, please email AHurtubise@medford-ma.gov.

CALL TO ORDER & ROLL CALL

SALUTE TO THE FLAG

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS, AND RECORDS

Records

The Records of the Meeting of April 30, 2024 were passed to Vice President Collins.

Reports of Committees

1

24-045 - Offered by Isaac Bears, Council President

Committee of the Whole (Budget), April 30, 2024, Report to Follow

24-045 - Offered by Isaac Bears, Council President

Committee of the Whole (Budget), May 1, 2024, Report to Follow

24-099 - Offered by Isaac Bears, Council President

Committee of the Whole (CDBG), May 7, 2024, Report to Follow

24-015, 24-069, and 24-073 - Offered by Matt Leming, City Councilor

Resident Services and Public Engagement Committee, May 7, 2024, Report to Follow

24-033 and 24-083 - Offered by Kit Collins, Council Vice President

Planning and Permitting Committee, May 8, 2024, Report to Follow

Refer to Committee for Further Discussion

24-351 - Offered by Matt Leming, City Councilor

Resolution to Allow the Director of Veterans' Services to Offer Housing Incentives to Veteran Renters

HEARINGS

24-099

Offered by Office of Planning, Development, and Sustainability

Community Development Block Grant Program
Program Year 50 Annual Action Plan

24-068

Pinky's Pizza, 165 Main Street, Special Permit for Hours - Continued

PETITIONS, PRESENTATIONS, AND SIMILAR PAPERS

24-352

Petition For a Class II Auto Body License - Finest Auto Body, Inc

24-353

Petition For a Lodging House License - Tufts University

MOTIONS, ORDERS, AND RESOLUTIONS

24-074 - Offered by Kit Collins, Council Vice President

Resolution to Review Annual Surveillance Report

24-354 - Offered by Matt Leming, City Councilor, Isaac Bears, Council President

Resolution to Authorize Resident Services and Public Engagement Committee to Publish City Council Newsletter

24-355 - Offered by Isaac Bears, Council President

Review Open Meeting Law Complaint

24-356 - Offered by George Scarpelli, City Councilor

Resolution to Support "Work To Ban Equity Theft" State Legislation

COMMUNICATIONS FROM THE MAYOR

24-100

Offered by Mayor Breanna Lungo-Koehn

Executive Session - Various Matters of Litigation/Claims - Votes May Be Taken

COMMUNICATIONS FROM CITY OFFICERS AND EMPLOYEES

PUBLIC PARTICIPATION

To participate outside of Zoom, please e-mail AHurtubise@medford-ma.gov.

Public Comment Email - Norman Kaplan on Leaf Blower Ordinance

UNFINISHED BUSINESS

23-412 Petition to Amend Deed Restriction - 12 Dell Avenue

IN CITY COUNCIL SEPTEMBER 19, 2023

TABLED

**24-031 Request a Representative from BJ's Wholesale Club Meet
to Discuss Construction and Neighborhood Concerns**

IN CITY COUNCIL FEBRUARY 6, 2024

TABLED

Reports Due/Deadlines

- 16-574** University Accountability Spring 2017-Report (Next Report Due in November 2024)
- 22-026** Quarterly Presentation on City's Financial Health by Chief Financial Officer/Auditor
- 22-027** Monthly Copy of Warrant Articles from Chief Financial Officer/Auditor

Adjournment

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM: PROGRAM YEAR 50 ANNUAL ACTION PLAN PUBLIC COMMENT PERIOD AND PUBLIC MEETING

Apr 30 2024 2:51 PM

LEGAL NOTICE

CITY OF MEDFORD

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

PROGRAM YEAR 50 ANNUAL ACTION PLAN

PUBLIC COMMENT PERIOD

The City of Medford's Community Development Block Grant (CDBG) Program Year 50 (July 1, 2024 through June 30, 2025) Draft Annual Action Plan will be available beginning May 1, 2024. The Office of Planning, Development & Sustainability invites public review and comment prior to the submission of the Annual Action Plan to the Department of Housing and Urban Development (HUD). In order to receive CDBG funds, the Annual Action Plan must be consistent with the primary objective of Title I of the Housing and Community Development Act of 1974, as amended, which is to develop viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.

[Skip To Main Content](#)



The draft Annual Action Plan was created based upon the goals and objectives outlined in the City's 5-Year Consolidated Plan. The City expects to receive approximately \$1,252,811 in new grant funds from HUD for CDBG Program Year 50. At the time of publication of the draft plan, the City had not yet received notification of its CDBG grant allocation for PY50. Accordingly, all figures are estimates, and all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. Based on the requests for funds, monies will be allocated for Affordable Housing; Economic Development; Parks, Public Facilities, & Infrastructure; Public Services; and Planning and Administration for these activities as allowed by HUD.

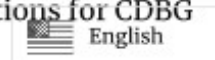
The Draft Annual Action Plan will be available for review from May 1, 2024 to May 31, 2024. Copies of the plan can be obtained in Medford City Hall, Room 308, 85 George P. Hassett Dr.; or by contacting the office at 781-393-2480 or ocd@medford-ma.gov; and on the City's website at <https://tinyurl.com/MedfordCDBGGAAPPY50Draft> (<https://tinyurl.com/MedfordCDBGGAAPPY50Draft>) All interested parties are encouraged to review and comment on the Draft Annual Action Plan. Comments must be sent in writing on or before May 31, 2024 to the Office of Planning, Development & Sustainability, 85 George P. Hassett Dr. Room 308, Medford, MA 02155, or to lsiegel@medford-ma.gov.

CITY OF MEDFORD
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
PROGRAM YEAR 50 ANNUAL ACTION PLAN
PUBLIC MEETING

There will be a meeting of the Medford City Council Committee of the Whole on Tuesday, May 7, 2024 at 6:00 p.m.

The purpose of this meeting is to discuss the City's Community Development Block Grant (CDBG) Annual Action Plan for Program Year 50 (July 1, 2024 to June 30, 2025) and the public services applications for CDBG

[Skip to Main Content](#)



grant funding. The Annual Action Plan contains the proposed use of CDBG Grant funds for the program year which extends from July 1, 2024 through June 30, 2025.

The City Council has invited Alicia Hunt, the Director of the Office of Planning, Development & Sustainability, and Laurel Siegel, CDBG & Grants Manager, to attend. Representatives from the public services agencies applying for funds will also be in attendance.

If you need a reasonable accommodation to attend or participate in this hearing, please contact Frances Nwajei by email at fnwajei@medford-ma.gov or by phone at 781-393-2439.

CDBG



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM: PROGRAM YEAR 50 ANNUAL ACTION PLAN PUBLIC HEARING

May 7 2024 1:42 PM

LEGAL NOTICE

CITY OF MEDFORD

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM


PROGRAM YEAR 50 ANNUAL ACTION PLAN

PUBLIC HEARING

A Public Hearing will be held by the Medford City Council on Tuesday, May 14, 2024. Details will be posted by the City Clerk's Office prior to the hearing. The purpose of this Public Hearing will be to invite the general public and representatives of public service agencies to express comments regarding the City's Community Development Block Grant Annual Action Plan for community development and planning. The Annual Action Plan contains the proposed use of Community Development Block Grant funds for the program year which extends from July 1, 2024 through June 30, 2025.

The Office of Planning, Development and Sustainability will be requesting that the Medford City Council authorize Mayor Breanna Lungo-Koehn, official representative of the City of Medford to submit the Annual Action Plan, application for funds and all other assurances and certifications to the U.S. Department of Housing and Urban Development. The City is applying for an estimated \$1,252,811 in Block Grant funds. Funds are estimated and details on the increasing or decreasing of proposed activities and budget can be found within the draft plan.

[Skip To Main Content](#)

 English

If you need a reasonable accommodation to attend or participate in this hearing, please contact Frances Nwajei by email at fnwajei@medford-ma.gov (<mailto:fnwajei@medford-ma.gov>) or by phone at 781-393-2439.

CDBG



Laurel Siegel

From: Office of Planning, Development, & Sustainability <ocd-medford-ma.gov@shared1.ccsend.com>
Sent: Friday, May 3, 2024 11:57 AM
To: Laurel Siegel
Subject: Junk in the Trunk, Main/South St Intersection Improvements, MPO Capital Plan



On Call Landscape Architects Selected

The City issued a Request for Qualifications (RFQ) several weeks ago. We received responses on April 10th. After careful review of the responses, the City is excited to announce that it will pursue on-call contracts with these firms for the next three years:

1. [CBA Landscape Architects](#)
2. [Copley Wolff](#)
3. [Klopfert Martin Design Group](#)
4. [Warner Larson Landscape Architects](#)

Having "on-call" landscape architect firms streamlines the process for getting project designs started. The RFQ we performed for selecting on-call firms replaces the need for doing individual RFQs or RFPs (Requests for Proposals) for individual projects the City chooses to pursue. The City will have a team of firms that they can work with as needed. The on-call contracts do not prevent the City from hiring other firms for projects. We are excited at the opportunity to work with the selected teams moving forward!

CDBG Draft Annual Action Plan Available for Public Review Until May 31st

The City of Medford's Community Development Block Grant (CDBG) draft Annual Action Plan for Program Year 50 (July 1, 2024 through June 30, 2025) will be available for public review and comment through May 31, 2024. A copy of the plan may be downloaded [here](#) and copies may also be obtained at the Office of Planning, Development & Sustainability at City Hall. **Comments must be submitted in writing on or before May 31, 2024** to the Office of Planning, Development & Sustainability, 85 George P. Hassett Dr. Room 308, Medford, MA 02155, or to jsiege@medford-ma.gov.

There will also be a public meeting with the City Council Committee of the Whole on **Tuesday, May 7 at 6:00 pm**, and a public hearing to review the plan before the City Council at their meeting on **Tuesday, May 14 at 7:00 pm**. The City encourages all interested low- and moderate-income residents, social service agencies, and the public-at-large to review and comment on the draft Annual Action Plan, to attend the meeting and

hearing, and to provide thoughts and comments on the City's future use of CDBG funds.

[View the Draft Here](#)

MPO's Draft Capital Plan Available for Review and Comment until May 22nd

The 30-day public comment period for the Draft FFYs 2025-29 Transportation Improvement Program (TIP) ends on May 22, 2024. [The Boston Region Metropolitan Planning Organization \(MPO\)](#) is expected to vote to endorse the plan on [June 6, 2024](#).

What is the TIP?

The TIP is the five-year rolling capital plan for the 97 cities and towns in the Boston Region Metropolitan Planning Organization's planning area.

The TIP documents all the transportation projects receiving federal funding in the region over the next five years. This includes projects funded with the specific pot of federal money the MPO has direct discretion over, called Regional Target funds, and projects pursued with federal transportation dollars by the Massachusetts Department of Transportation (or MassDOT), the MBTA, the MetroWest Regional Transit Authority (or MWRTA), and the Cape Ann Transportation Authority (or CATA).

The TIP proposes 70 MPO-funded projects, including 32 new projects, totaling \$728 million.

MPO Programs and Projects:

- Complete Streets: 21 projects, \$334M
- Major Infrastructure (Roadway): 4 projects, \$172M
- Transit Modernization: 11+ projects, \$81M
- Bike/Pedestrian Network Connections: 10 projects, \$69M
- Intersection Improvements: 8 projects, \$47M
- Community Connections: 16+ projects, \$21M



NEWS & EVENTS / MESSAGES

Public Notice: CDBG Public Services Program

09/06/2024 11:55 PM

Public Notice: CDBG Public Services Program

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

REQUEST FOR PROPOSALS – PUBLIC SERVICES

The City of Medford's Office of Planning, Development, & Sustainability invites proposals for Community Development Block Grant (CDBG) public services programs for the 2025 Fiscal Year (July 1, 2024 to June 30, 2025). Funding will be for programs that provide new or expanded public services to low- and moderate-income Medford residents, including underserved and at-risk populations.

APPLICATION DEADLINE: Friday, March 8, 2024 by 12:00 p.m.

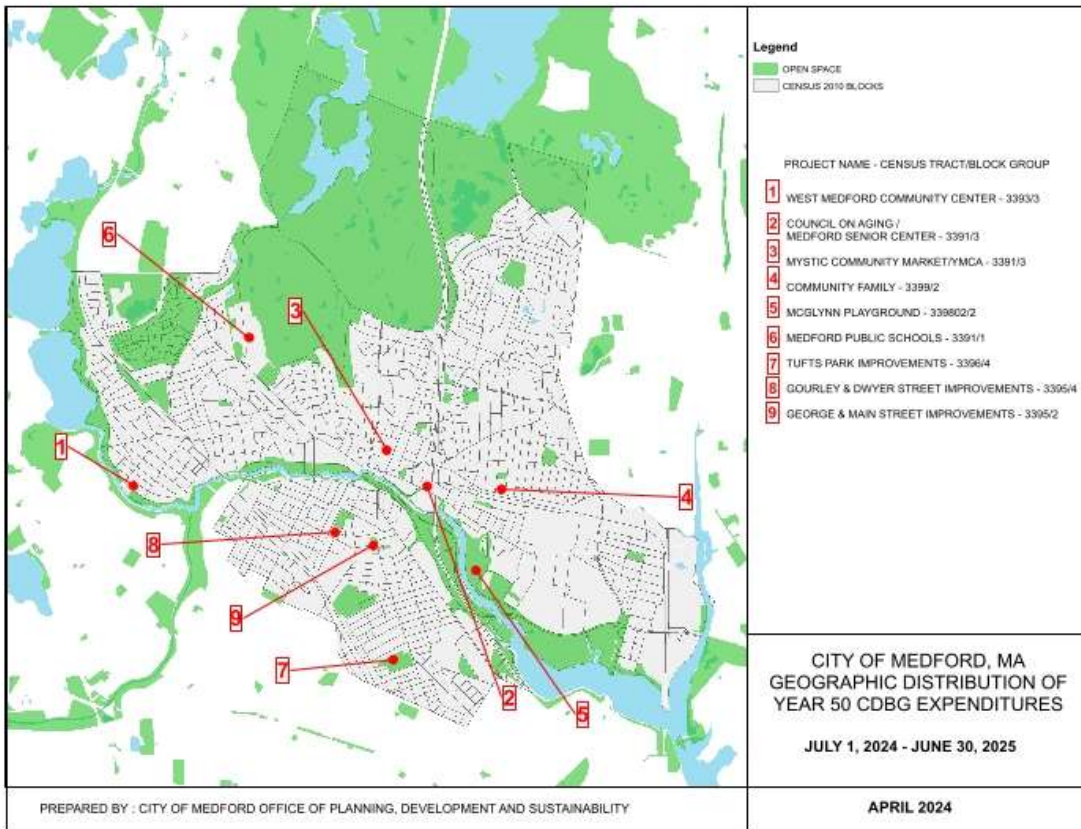
For full details on this Request for Proposals, including a link to the application form, please visit <https://info.ci.medford.or.us/cdbg-req-2024>. Please contact Laurel Storch, CDBG & Grants Manager, at lstorch@medford-or.gov or 541-325-2630 with any questions or if you need assistance with the application. Technical Assistance will be provided by appointment upon written request.

The CDBG program is a federal grant program that provides funding for cities to address the causes and consequences of poverty. Medford's CDBG program provides grants to qualified human service organizations through the public services program. Public services are social services administered by nonprofit agencies and organizations that directly benefit low-income Medford residents. Examples include homelessness prevention, after-school programming, and transportation for elderly or disabled residents. Fully 60% of these programs serve thousands of low-income Medford residents each year and further the CDBG program's objective to address the causes and consequences of poverty.

Eligible programs must demonstrate a clear role in improving the quality of life for low- and moderate-income residents of Medford. In other words, funding goes to other populations with a goal of assisting, forming and/or reinforcing institutions. Proposed programs must also further the goals of self-sufficiency and self-reliance for Medford residents. Please note that City of Medford CDBG program funding can only be used to serve residents of Medford.

The most information on CDBG please visit HUD's website here

###




Grantee SF-424's and Certification(s)

OMB Number: 4910-0094
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, see sec. appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
B. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Medford"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="04-6003400"/>	* c. UEI: <input type="text" value="W73062VWHP3"/>	
d. Address:		
* Street1: <input type="text" value="85 George P. Bassett Drive"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Medford"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="MA: Massachusetts"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	Zip/Postal Code: <input type="text" value="02155-0800"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Planning, Development & Sustain"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Alison"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Hart"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Director Planning Development & Sustainability"/>	
Organizational Affiliation: <input type="text" value="City of Medford"/>		
* Telephone Number: <input type="text" value="781.363.2480"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="alison.hart@medford-ma.gov"/>		

Application for Federal Assistance SF-424	
* 5. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.218"/> CFDA Title: <input type="text" value="Community Development Block Grant"/>	
* 12. Funding Opportunity Number: <input type="text" value="n/a"/>	
* Title: <input type="text" value="n/a"/>	
13. Competition Identification Number: <input type="text"/> Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="New Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="CDBG eligible activities in the City of Bedford"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional District Of:	
* a. Applicant: <input type="text" value="SFB"/>	* b. Program/Project: <input type="text" value="HA-065"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="09/01/2024"/>	* b. End Date: <input type="text" value="06/30/2025"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="1,386,050.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="2,129.30"/>
* g. TOTAL	<input type="text" value="1,386,179.30"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Breanna"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Dunqo-Koshu"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="781-395-2408"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="bdunqokoshu@sfedfund.com.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="5/23/24"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4340-0038
Expiration Date: 02/28/2025

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PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4720-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4901 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§260-263 and 260-263) as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-206).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Bedford, MA	5/23/24

SF-424D (Rev. 7-97) Back

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Offense and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-5 and 290 ee-3) as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
5. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1509 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

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Prescribed by OMB Circular A-162

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11998; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Bedford, MA	DATE SUBMITTED 5/23/24

Standard Form 424B (Rev. 7-87) Back

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

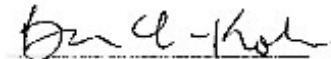
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701n) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official

5/23/24
Date

Mayor

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2024, 2025 and 2026 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

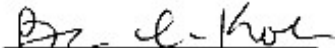
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official

5/23/24
Date

Mayor
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Bruce A. Kwon
Signature of Authorized Official

5/23/24
Date

Mayor
Title

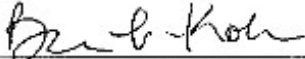
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official

5/23/24

Date

Mayor

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation -- If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs -- In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

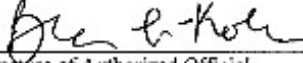
Matching Funds -- The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality -- The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan -- All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official

5/23/24
Date

Mayor _____
Title

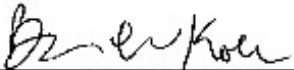
Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature of Authorized Official

5/23/24

Date

Mayor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.