

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The draft of this Plan was published for public comment prior to the City of Medford receiving notification from HUD of its final allocation for the year. The draft published for public comment estimated that the City would receive \$1,384,050. The final total allocation is \$1,466,160, and adjustments to the City's allocation of those funds appear in Sections A-15, AP-20, and A-35 of this Plan.

This 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 and presents the proposed objectives and outcomes for the Consolidated Plan for Program Years 2025-2029 and the Annual Allocation Plan for Program Year 2025. The City estimates that it will receive \$1,384,050 this program year, which extends from July 1, 2025 to June 30, 2026. At the time of publication of the draft of this Plan, the City has not yet received notification of its HUD CDBG grant allocation for the CDBG Program Year 2025. Accordingly, all figures are estimates, and all proposed activities' budgets will be increased or decreased in accordance with the procedures outlined in Section AP-15 of this Plan.

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. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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.

These include:

- Support the expansion and preservation of affordable housing.
- Increase economic development opportunities.
- Enhance parks, public facilities, and infrastructure.
- Enhance public services.

These priorities are further outlined in Sections SP-05 and SP-25 of this Plan, and the proposed Projects and Other Actions to address these priorities in the coming year are outlined in Sections AP-35, AP-38, and AP-85 of this Plan.

3. Evaluation of past performance

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, streets projects, and other public facilities. The City utilized CDBG funding for those projects in Program Year 2024 and will continue to do so in Program Year 2025.

In recent years, the City has also made commitments to supporting housing and economic development activities. The City has recently filled the positions of Economic Development Director and Economic Development Planner, and this additional staffing will enable the City to continue and expand on its economic development initiatives in the coming year.

In addition, in the prior year the City's new Housing Planner implemented a housing rehabilitation program to provide needed improvements to the homes of low- and moderate-income residents. With knowledge gained through the implementation of the program, the City intends to expand the program in the coming year. 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 Plan.

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.

4. Summary of citizen participation process and consultation process

PDS engaged Medford residents, neighborhood stakeholders and public service providers to aid in the development of this Plan. A series of public meetings and hearings were conducted by the City of Medford and the 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 April 16, 2025 to review this Plan. Additionally, a legal public hearing was held on April 29, 2025 to approve the submittal of this Plan, and the Plan was made available for public comment from April 12, 2025 to May 12, 2025. A public hearing was also held on September 19, 2024 in conjunction with the development of the CAPER for the prior program year at which public input on housing and community development needs was solicited. Additional detail on Citizen Participation appears in Section PR-15 of this Plan.

5. Summary of public comments

A summary of public comments received through the Citizen Participation and Consultation Process can be found within Section PR-15 of this Plan.

No public comments were received during the 30-day comment period, or at the public meeting held on 4/16/2025 or the public hearing held on 4/29/2025 at which this Plan was reviewed.

The City received 1 public comment in connection with the CAPER, which comment is included in the Citizen Participation Comments attached to this Plan.

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

All comments were accepted.

7. Summary

Medford, MA shall administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and certification requirement that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S. C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218 or other Executive Orders or immigration laws. The city will not use funding under this grant in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or abets policies that seek to shield illegal aliens from deportation. Unless excepted by PRWORA, the city must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.”

Medford, MA agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government’s payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.”

Medford, MA will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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 2025–2029 Consolidated Plan was developed through extensive consultation with NSC’s partner organizations and other stakeholders, as well as broad input from community members. Intergovernmental departments, affordable housing providers, advocates, and other key community stakeholders played an integral role in the process. The Consolidated Plan is also informed by information gathered from several recently published reports and local and statewide housing, community, and economic development services. Collectively, the data collected informs the current conditions and project outcomes for a variety of sectors that will impact the community. Service providers shared their insights through participation in virtual stakeholder sessions and through an online survey.

This section summarizes the extensive consultation and citizen participation conducted collectively and individually by the NSC consolidated plan jurisdictions.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

NSC and its entitlement communities combined consultation efforts for the development of the Consolidated Plan. NSC conducted extensive consultations with a broad range of partners, stakeholders, and community members in the development of the 2025-2029 Consolidated Plan. The process included a wide range of government agencies and nonprofit organizations that provide affordable housing, mental health, and other social services throughout the NSC.

NSC conducted consultation sessions with 26 different stakeholder groups from November 1, 2024 to November 26, 2024. Listed below are the session topics of each consultation session, which were well attended by community partners and agencies:

- Local health and child welfare agencies.
- Community action agencies and other groups serving LMI people.
- Publicly funded institutions/systems of care that may discharge persons into homelessness (e.g., healthcare facilities, mental health, foster care, prisons, etc.).
- Public services.
- Businesses, civic leaders, and community/neighborhood groups.
- Organizations working with seniors/elders and people living with disabilities.
- Victim services providers.
- Non-homeless special needs service/housing providers.
- Public housing authorities (PHAs).
- Public agencies managing transportation, public facilities, infrastructure, etc.
- Affordable housing developers.
- Continuum of Care (CoC).

NSC created an online stakeholder survey through SurveyMonkey to gain additional insight into community needs. The survey was open from October 15, 2024 to November 14, 2024. In that time, 26 stakeholders responded to the survey. The survey asked respondents to identify, rank, and provide commentary on community needs on the following topic areas:

- Affordable Housing
- Housing and Supportive Services
- Public Facilities and Infrastructure
- Human Services
- Fair Housing

Between both methods of outreach, the Consortium consulted with 35 unique organizations. Listed below are common themes stakeholders expressed across consultation sessions and survey results:

- There are unique challenges faced regarding affordable housing, including intense competition for land, financial constraints for smaller organizations, high costs, and regulatory hurdles.
- High rental costs have exacerbated income inequality, as costs have not kept pace with median incomes.
- There is a need for more housing and supportive services for non-English speakers, seniors, and survivors of domestic violence.
- Food insecurity increased significantly during the COVID-19 pandemic and has remained at a high level post-pandemic.
- The current shelter supply does not meet the needs of those experiencing homelessness in the NSC.

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(I)).

Medford coordinates many of the planning, community development, and housing initiatives within the city. Medford maintains continued collaboration with the relevant city departments, human services organizations, and homeless CoC members. The ongoing collaboration enables the coordination of efforts and investments. As an entitlement community, Medford seeks to coordinate CDBG investments to best address the needs and priorities of Medford residents.

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

Medford is a part of the Massachusetts Balance of State (BoS) CoC. The BoS CoC is managed by the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) and is made up of 79 cities and towns that are primarily in Norfolk and Middlesex counties. Medford shares the following Commonwealth of Massachusetts goals:

- Increase the number of permanent supportive housing units.
- Improve job readiness and employment rate.
- Provide homeless prevention and rapid rehousing assistance.
- Provide case management services to increase the likelihood of residential stability.

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

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

As a member of the BoS CoC, Medford will regularly consult with non-profits, housing authorities, state agencies, advocacy groups, and property developers and will support and advocate for BoS resources for Medford residents. Medford does not receive Emergency Solutions Grants Program funds nor is it responsible for the administration of the Homeless Management Information System.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Balance of State Continuum of Care
	Agency/Group/Organization Type	Services-homeless Other government - State Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
2	Agency/Group/Organization	HOUSING FAMILIES, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children 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 Homelessness Strategy Affordable Housing Barriers
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan

3	Agency/Group/Organization	JUST A START
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Affordable Housing Barriers
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
4	Agency/Group/Organization	Asian Community Development Corporation
	Agency/Group/Organization Type	Housing Services - Housing Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Affordable Housing Barriers
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation, Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
5	Agency/Group/Organization	Metro North Housing Corporation
	Agency/Group/Organization Type	Housing Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Affordable Housing Barriers
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
6	Agency/Group/Organization	Housing Corporation of Arlington
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation, Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
7	Agency/Group/Organization	ARLINGTON HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation, Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
8	Agency/Group/Organization	MEDFORD HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
9	Agency/Group/Organization	Everett Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation, Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
10	Agency/Group/Organization	THE MALDEN HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation, Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
11	Agency/Group/Organization	Metropolitan Area Planning Council
	Agency/Group/Organization Type	Regional organization Planning organization Housing Studies
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
12	Agency/Group/Organization	Melrose Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
13	Agency/Group/Organization	Melrose Alliance Against Violence
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation, Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
14	Agency/Group/Organization	COMMUNITY FAMILY
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan

15	Agency/Group/Organization	COUNCIL ON AGING
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
16	Agency/Group/Organization	Greater Malden Asian American Community Coalition (GMAACC)
	Agency/Group/Organization Type	Services-homeless Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
17	Agency/Group/Organization	Medford Chamber of Commerce
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Service-Fair Housing Services - Victims Business Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
18	Agency/Group/Organization	City of Melrose Veterans Services
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
19	Agency/Group/Organization	Milano Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
20	Agency/Group/Organization	Medford Veterans Services
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
21	Agency/Group/Organization	Medford Office of Prevention and Outreach
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
22	Agency/Group/Organization	BREAD OF LIFE
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation, Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
23	Agency/Group/Organization	The Neighborhood Developers
	Agency/Group/Organization Type	Housing Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Affordable Housing Barriers
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation, Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
24	Agency/Group/Organization	MEDFORD COMMUNITY HOUSING
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Affordable Housing Barriers
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation, Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
25	Agency/Group/Organization	Caribbean Integration Community Development
	Agency/Group/Organization Type	Housing Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Affordable Housing Barriers
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
26	Agency/Group/Organization	Melrose Affordable Housing Corporation
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Affordable Housing Barriers
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
27	Agency/Group/Organization	Caritas Communities
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Affordable Housing Barriers

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Consultation, Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
28	Agency/Group/Organization	SCM Community Transportation Corporation
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Market Analysis Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
29	Agency/Group/Organization	The Welcome Project
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
30	Agency/Group/Organization	Cambridge and Somerville Legal Services
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan

31	Agency/Group/Organization	City of Revere
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
32	Agency/Group/Organization	North Suffolk Community Services
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
33	Agency/Group/Organization	Bay Cove Human Services, Inc.
	Agency/Group/Organization Type	Housing Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Method of Consultation: Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan
34	Agency/Group/Organization	MGH Chelsea
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Method of Consultation: Survey; Anticipated Outcomes: Provided input into the development of the 2025-2029 Consolidated Plan</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

NSC did not exclude any agencies or organizations in the consultation process for the Consolidated 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		
Medford Climate Change Vulnerability Assessment	Go Green Medford	The 2019 Medford Climate Change Vulnerability Assessment identifies and evaluates the potential risks and impacts of climate change on the city of Medford.
Medford Climate Action Plan	City of Medford	The Medford Climate Action Plan describes the effects of climate change on the city and plans to address its effects.
Medford Community Preservation Plan	City of Medford	The 2017 Medford Community Preservation Plan analyzes local needs and goals for Community Preservation Act funding.
Medford Comprehensive Plan	City of Medford	The 2023 Medford Comprehensive Plan provides a high-level view of housing and community development activities to inform policies and investments.
Medford Hazard Mitigation Plan	City of Medford	The Hazard Mitigation Plan assesses the potential impacts to the city from multiple natural hazards.
Medford Housing Production Plan	City of Medford	The Medford Housing Production Plan establishes a strategic plan for the production of affordable and mixed-income housing.
Medford Open Space Recreation Plan	City of Medford	The 2019 Medford Open Space Recreation Plan serves to guide the city's decision around open space and recreation investment.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Medford Square Master Plan	City of Medford	The Medford Square Master Plan describes the implementation and management of the Medford Square Development District and invested Revenue District.

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In the development of the Consolidated Plan, NSC consulted with multiple agencies and public entities to gather input on the needs of residents. See Table 2 for a full list of organizations consulted.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

Medford followed the requirements for citizen participation outlined in its Citizen Participation Plan, which requires the city to hold one input public hearing during the development of the Consolidated Plan. The city will hold an additional public hearing during its 30-day public comment period upon publishing the draft.

Medford held a public hearing on September 19, 2024 to gather input on the development of the Consolidated Plan. Medford will hold an additional public hearing during the public comment period, which will occur from April 12, 2025 to May 12, 2025, regarding the use of CDBG funds.

Throughout the consultation process, Medford made a significant effort to proactively receive feedback from persons with disabilities, non-English-speaking persons, and minorities.

Through the citizen participation process, Medford encouraged public comments through public hearings and the public comment period in the following ways:

- Legal notifications of 30-day public comment period and public hearings published in the Boston Herald
- Legal notifications of 30-day public comment period and public hearings posted on the City's website
- Notification of the public hearings posted to the City's event calendar.
- Notification of the 30-day public comment period and public hearings posted in the City Clerk's Office
- Notification of the 30-day public comment period and public hearings posted to the City's social media
- Notification of the 30-day public comment period and public hearings distributed through the Office of Planning, Development & Sustainability's online newsletter

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	The Office of Planning, Development and Sustainability conducted a public hearing on September 19, 2024, to solicit public input regarding community development needs, development of proposed activities, proposed strategies and actions for fair housing, and review of program performance.	All comments were accepted.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Non-targeted/broad community	<p>The Medford City Council conducted a public hearing on April 29, 2025, to solicit public input on this plan.</p> <p>Approximately 40 individuals attended in addition to the Medford City Council and staff from the Office of Planning, Development, and Sustainability.</p>	All comments were accepted.	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)
3	Public Meeting	Non-targeted/broad community	The Medford City council conducted a Committee of the Whole meeting on April 16, 2025, to solicit input on this Plan and public services priorities. Approximately 15 individuals attended in addition to the Medford City Council and Office of Planning Development and Sustainability.	Services 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.	
4	Newspaper Ad	Non-targeted/broad community	Advertisements to attend the September 19, 2024, Public Hearing were published in the Boston Herald on September 5, 2024, and September 12, 2024.	Not applicable.	Not applicable.	

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	Newspaper Ad	Non-targeted/broad community	Advertisements to attend the April 29, 2025, Public Hearing were published in the Boston Herald on April 11, 2025, and April 18, 2025.	Not applicable.	Not applicable.	
6	Newspaper Ad	Non-targeted/broad community	Advertisements of the public comment period for this Plan were published in the Boston Herald on April 11, 2025, and April 18, 2025.	Not applicable.	Not applicable.	
7	Internet Outreach	Non-targeted/broad community	Advertisements to attend the public hearing on September 19, 2024, were published on the City's website on September 5, 2024.			

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 April 16, 2025, public meeting, the April 29, 2025 public hearing, and the public comment period for this Plan was published on the City's website on April 11, 2025.	Not applicable.	Not applicable.	
9	Internet Outreach	Non-targeted/broad community	Advertisement to attend the September 19, 2024, public hearing was published in the Mayor's online newsletter on September 4, 2024.	Not applicable.	Not applicable.	

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)
10	Internet Outreach	Non-targeted/broad community	Advertisement of the September 19, 2024, public hearing was published in the Office of Planning, Development and Sustainability's Electronic Newsletter on September 12, 2025.	Not applicable.	Not applicable.	
11	Internet Outreach	Non-targeted/broad community	Advertisement of the April 16, 2025 public meeting, the April 29, 2025 public hearing, and the public comment period for this Plan was published in the Office of Planning, Development and Sustainability's Electronic Newsletter on April 11, 2025.			

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment is comprised of the following sections:

- Housing Needs Assessment (NA-10)
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

Together these sections present key housing and community development needs of low- and moderate-income people in the NSC. The needs identified in this section inform the Strategic Plan, which outlines how Medford will use its CDBG funds over the next five years.

The Needs Assessment utilizes default data from the 2007–2011, 2017–2021, and 2018–2022 American Community Survey (ACS) and the 2017–2021 Comprehensive Housing Affordability Strategy (CHAS) datasets. CHAS datasets are developed for HUD by the U.S. Census Bureau based on the ACS. In addition to these data sources, the Needs Assessment is supplemented by more current data to provide context around the significant growth experienced by the region in recent years. Housing studies provided by the jurisdictions in the NSC (Malden, Medford, Revere, Arlington, Chelsea, Everett, Melrose and Winthrop) were also consulted. Additional qualitative data was also collected from a series of intensive consultations and surveys of community members and stakeholders. Various community organizations, focus groups, and residents were interviewed and surveyed to help further inform the Needs Assessment. Data sources derived from the consultation process are also noted and referenced throughout the Plan.

Definition of Low and Moderate Income

The CDBG program principally benefits LMI households. Who qualifies as an LMI household depends on the area median income (AMI) and household size. A household is defined as all the people who occupy one housing unit, which includes families, unrelated people such as roommates, and people living alone. LMI incomes are determined by HUD annually based on the area's AMI and may be adjusted by HUD.

The LMI limits are divided by income groups, which are important for qualification for certain HUD programs and some additional HUD rules regarding the municipality's HUD-funded programs.

Households earning less than 80 percent of the AMI are considered “moderate-income.” Households earning less than 50 percent AMI are considered “low-income,” and households earning less than 30 percent AMI are considered “extremely low-income.” Throughout the Consolidated Plan, the term LMI is used to describe all households earning less than 80 percent AMI.

Table 5 displays the income limits used to determine LMI status for the purposes of data analysis. Income limits for specific programs may vary. NSC uses the income limits for the Boston-Cambridge-Quincy, MA-NH metropolitan statistical area (“Boston MSA”).

In 2024, the income limit for a four-person LMI household in the Boston MSA is \$130,250 annually. For a single person (a household with one member), the income limit in 2024 is \$91,200 (Table 5).

Table 5—Income Limits by Household Size

Household Size	30% of Median Extremely Low-Income	50% of Median Low-Income	80% of Median Moderate-Income
1	\$34,300	\$57,100	\$91,200
2	\$39,200	\$65,300	\$104,200
3	\$44,100	\$73,450	\$117,250
4	\$48,950	\$81,600	\$130,250
5	\$52,900	\$88,150	\$140,700
6	\$56,800	\$94,700	\$151,100
7	\$60,700	\$101,200	\$161,550
8	\$64,650	\$107,700	\$171,950

Data Source: 2024 HUD Income Limits Documentation.

Table 5 Income Limits by Household Size

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The NA-50 Non-Housing Community Development Needs section of the Consolidated Plan describes the public facilities, public infrastructure, and public services needs of NSC as a whole, which informs the non-housing community development needs in Medford. Data for this section is provided by the following data sources:

- The 2025–2029 North Suburban Consortium Consolidated Plan Stakeholder Survey (26 responses).
- The 2025–2029 North Suburban Consortium Consolidated Plan Community Survey (650 responses).
- Consultation sessions with organizations, agencies, and partners working with LMI people in the community.

Across the three forms of engagement described below, two common themes for public facility improvements emerged:

- Expansion of community centers.
- Improvements to public facilities to foster social cohesion and emergency preparedness.

How were these needs determined?

Stakeholder Survey Responses

Respondents of the stakeholder survey provided input on the need for public facilities in the NSC. The first question asked respondents to select the public facility activities they believe are needed most in the area. Listed below are the top two selections and the percentage of respondents who selected the activity:

- Community centers for specific groups (41.67 percent).
- Parks and recreational facilities (33.3 percent).

Community Survey Responses

Ninety respondents of the community survey provided input on the need for public facilities in the NSC. The question asked respondents to select three facility activities that are most needed to serve LMI people in the NSC. Listed below are the top three selections and the percentage of respondents who selected the activity.

- Improvements to facilities for people who are unhoused (61.1 percent).
- Improvements to nonprofit buildings that serve LMI people or neighborhoods (51.1 percent).

- Improvements to facilities for people with special needs such as seniors, youth, people with disabilities, victims of domestic violence, etc. (50 percent).

Stakeholder Consultation

The stakeholder consultations did not identify specific investments that should be made into the community; however, they consistently highlighted the need for increased investment in public facilities to strengthen the social fabric of the community and build resilience in the face of future challenges. The consultations emphasized that public facilities are not merely service providers, but rather vital community assets.

Describe the jurisdiction's need for Public Improvements:

Across the three forms of engagement described below, two common themes for public facility improvements emerged:

- Improvements to services for elderly or disabled people.
- Improvements to street infrastructure.

How were these needs determined?

Stakeholder Survey Responses

Respondents of the stakeholder survey provided input on the need for public improvement in the NSC. The first question asked respondents to select the public improvement activities they believe are needed most in the NSC. Listed below are the top two selections and the percentage of respondents who selected the activity:

- ADA accessibility improvements (58 percent).
- Street and lighting improvements (58 percent).

The next question asked respondents to rank public improvement activities based on need. Listed below are the top-ranked public improvement needs selected by respondents and their corresponding weighted score (scores closest to twelve indicate the highest-ranked choice).

- Street and sidewalk improvements (10.25).
- Water infrastructure improvements (9.83).

Community Survey Responses

Respondents to the community survey provided input on the need for public improvement in the NSC. The question asked respondents to select three public improvement activities that are most needed to

serve LMI people in the NSC. Listed below are the top three selections and the percentage of respondents who selected the activity.

- Improvements to public schools (56.84 percent).
- Improvements to recreational centers, senior centers, youth centers, etc. (46.77 percent).
- Improvements to nonprofit buildings that serve LMI people or neighborhoods (37.45 percent).

Stakeholder Consultation

Listed below are common themes that emerged from the consultation session regarding public improvement needs:

- Transportation is a crucial, but often overlooked, need for seniors and people with disabilities.
- Increased requests from residents for increased parks and recreation services

Describe the jurisdiction's need for Public Services:

Across the three forms of engagement described below, two common public service needs emerged:

- Mental health services and counselling.
- Substance use disorder treatment services.

How were these needs determined?

Community Survey Responses

Over 600 respondents of the community survey provided input on the need for public services in the NSC. The first question asked respondents to select the public service activities they believe are needed most in the NSC. Listed below are the six selections and the percentage of respondents who selected the activity:

- Childcare services (47.15 percent).
- Mental health services (46.34 percent).
- Senior services (32.89 percent).
- Food assistance (28.33 percent).
- Youth programs and services (27.76 percent).
- Transportation services (27.76 percent).

Stakeholder Survey Responses

Respondents of the stakeholder survey provided input on the need for human services in the NSC. The question asked respondents to select five human services that are most needed to serve LMI people in

the NSC. Listed below are the top five selections and the percentage of respondents who selected the activity.

- Mental health services (90 percent).
- Substance use disorder treatment services (80 percent).
- Employment training/job readiness (80 percent).
- Language access/translation resources (80 percent).
- Services for victims of domestic violence (70 percent).

Stakeholder Consultation

NSC held consultation sessions with community partners and organizations to assess service needs in the NSC. The sessions covered the following topics: special needs service providers, public and human services, and youth service providers. Listed below are common themes that emerged from the consultation sessions regarding public service needs:

- The consultations reveal a significant gap in access to legal assistance for domestic violence survivors.
- There is a significant gap for expanded mental health and social work support for everyone, especially seniors.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis describes the landscape in which NSC administers its programs by identifying the housing market, economic, and community development factors impacting LMI people and communities in NSC, which informs Medford's use of CDBG funds.

The Market Analysis is comprised of eleven sections:

- Number of Housing Units
- Cost of Housing
- Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities
- Barriers to Affordable Housing
- Non-Housing and Community Development Assets
- Needs and Market Analysis Discussion
- Broadband Needs of Housing
- Hazard Mitigation

Similarly to the Needs Assessment, the Market Analysis utilizes two primary data sources: data from the 2018–2022 ACS and 2017–2021 CHAS. These are the most recent versions of the data sets available at the time of drafting this document. To better understand recent trends impacting the region, this section also summarizes information from other existing reports, studies, plans, and input from the stakeholder survey, community survey, and consultation sessions.

Listed below are the major trends NSC identified as impacting LMI households during the consultation sessions.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

In determining priorities for the allocation of federal funds, NSC has recognized the need to foster a competitive regional economy that expands economic opportunities for current and future residents. This section describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies.

The following HUD-generated tables contain data pertinent to economic development in Medford.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	0	0	0	0	0
Arts, Entertainment, Accommodations	1,209	1,488	5	7	2
Construction	1,319	1,926	5	9	4
Education and Health Care Services	6,894	9,211	27	41	14
Finance, Insurance, and Real Estate	2,443	665	10	3	-7
Information	898	580	4	3	-1
Manufacturing	2,240	369	9	2	-7
Other Services	931	663	4	3	-1
Professional, Scientific, Management Services	5,506	2,993	22	13	-9
Public Administration	1,217	692	5	3	-2
Retail Trade	1,581	2,374	6	11	5
Transportation and Warehousing	753	553	3	2	-1
Wholesale Trade	412	755	2	3	1
Total	25,403	22,269	--	--	--

Table 5 - Business Activity

Data Source Comments: Data Source: 2017-2021 ACS Five-Year Estimate (Workers), 2021 Longitudinal Employer - Household Dynamics (Jobs).

Labor Force

Total Population in the Civilian Labor Force	38,898
Civilian Employed Population 16 years and over	37,193
Unemployment Rate	4.70
Unemployment Rate for Ages 16-24	5.10
Unemployment Rate for Ages 25-65	4.70

Table 6 - Labor Force

Data Source Comments: 2018-2022 ASC Five-Year Estimates

Occupations by Sector		Number of People
Management, business and financial	21,015	
Farming, fisheries and forestry occupations	77	
Service	5,877	
Sales and office	6,625	
Construction, extraction, maintenance and repair	1,605	
Production, transportation and material moving	2,147	

Table 7 – Occupations by Sector

Data Source Comments: 2018-2022 ACS Five-Year Estimates

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,934	48%

Travel Time	Number	Percentage
30-59 Minutes	13,120	43%
60 or More Minutes	2,751	9%
Total	30,805	100%

Table 8 - Travel Time

Data Source Comments: 2018-2022 ACS Five-Year Estimates

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,241	120	382
High school graduate (includes equivalency)	3,948	119	1,372
Some college or Associate's degree	4,705	198	836
Bachelor's degree or higher	20,178	709	1,889

Table 9 - Educational Attainment by Employment Status

Data Source Comments: 2018-2022 ACS Five-Year Estimates

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	12	44	69	444	664
9th to 12th grade, no diploma	215	144	195	825	419
High school graduate, GED, or alternative	1,751	960	902	3,656	3,731
Some college, no degree	2,976	1,038	887	1,884	1,338
Associate's degree	38	560	247	1,191	376
Bachelor's degree	2,693	6,094	2,508	3,238	1,380

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	184	4,180	2,931	3,206	1,109

Table 10 - Educational Attainment by Age

Data Source Comments: 2018-2022 ACS Five-Year Estimates

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	30,110
High school graduate (includes equivalency)	42,002
Some college or Associate's degree	54,654
Bachelor's degree	68,634
Graduate or professional degree	87,859

Table 11 – Median Earnings in the Past 12 Months

Data Source Comments: 2018-2022 ACS Five-Year Estimates

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Within the Boston region, health care, professional/technology services, and education are major employment sectors. According to a recent Massachusetts CHMA (2024) report, the HMA, which includes NSC communities, is a center for higher education and healthcare and a popular location for corporate headquarters in the New England region. The education and health services sector, with 22 percent of total nonfarm payrolls, has the largest concentration of jobs in the Boston-Cambridge-Nashua, MA-NH New England City and Town Area.

Figure 1 shows the extent of the dominance of the educational services, and health care and social assistance for NSC communities.

Describe the workforce and infrastructure needs of the business community:

According to a recent Metro North Workforce Board report (2024), which includes NSC communities, certifications in nursing and emergency care are highly sought after, indicating a focus on medical expertise. Additionally, there is notable interest in candidates with general professional credentials and essential certifications, reflecting the range of needs of employers across various sectors. This underscores the importance of both specialized healthcare skills and fundamental professional qualifications in the job market. Additionally, 17% of job postings require a Master's degree, while 8% require a Ph.D. or professional degree. This data indicates a broad range of educational requirements, with a significant emphasis on higher education applications.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Notable growth in the education and health services sector is expected to continue during the forecast period because Massachusetts General Hospital broke ground on a multiphase building with two towers in the City of Boston that will be completed between 2027 and 2030. When complete, the property will include the Massachusetts General Hospital Cancer Center, the Corrigan Minehan Heart Center, and 482 single-bed inpatient rooms. In the professional and business services sector, job growth is expected to resume during the next 3 years, partly because several companies are opening new headquarters in the City of Boston, including the LEGO Group, a toy manufacturer. Their new headquarters are expected to open by 2026. The LEGO Group will be moving its North American headquarters and 740 jobs from Enfield, Connecticut, to the City of Boston. Leisure and hospitality sector jobs also are expected to increase, and a full job recovery in the sector is imminent by the end of the forecast period (HUD Massachusetts Comprehensive Housing Market Analysis (2024) report).

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Boston region has historically had a strong manufacturing industry, which continues into the present. The region also has strong biotechnology and defense technology industries, which both contribute to and depend on the manufacturing sector. The region's CEDS notes that investments are required to develop or maintain the workforce in the manufacturing sector.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Commonwealth of Massachusetts' Workforce Training Fund Program is administered by Commonwealth Corporation and provides workforce training funding to Massachusetts businesses for current and newly hired employees. The program focuses on small- to medium-sized businesses that would otherwise lack the resources for employee training. Commonwealth Corporation also funds and administers multiple other workforce training programs, including youth programs and training programs for in-demand occupations.

MassHire Metro North Workforce Board, one of sixteen workforce boards in the state, serves the NSC area to develop strategies and programs for job seekers and local employers, including overseeing the MassHire Metro North Career Centers that provide job search and employer services.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes, the Economic Development Team within MAPC created the CEDS for 2020–2025 to guide regional economic development, particularly during recovery from the impacts of the COVID-19 pandemic.

The following is a summary of the goals and strategies from the CEDS report.

Goal 1: Residents of the region achieve financial stability in order to withstand three to six months of economic hardship.

- Provide effective workforce development supports and address barriers to quality employment for Black, Indigenous, and People of Color (BIPOC) through public-private collaboration and private sector leadership.
- Increase protections against predatory lending and expand access to financial services and education through partnerships with financial institutions and partners in the financial technology sector.
- Provide publicly funded income enhancements for those earning less than a living wage and support reduction in household expenses.

Goal 2: There is increased parity between the wealth of the BIPOC and White people in the region.

- Expand access to stable housing for BIPOC.
- Build the resiliency and stability of businesses owned by BIPOC.
- Strengthen community-driven economic systems.
- Explore and advance tax reform to address activities and actions that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

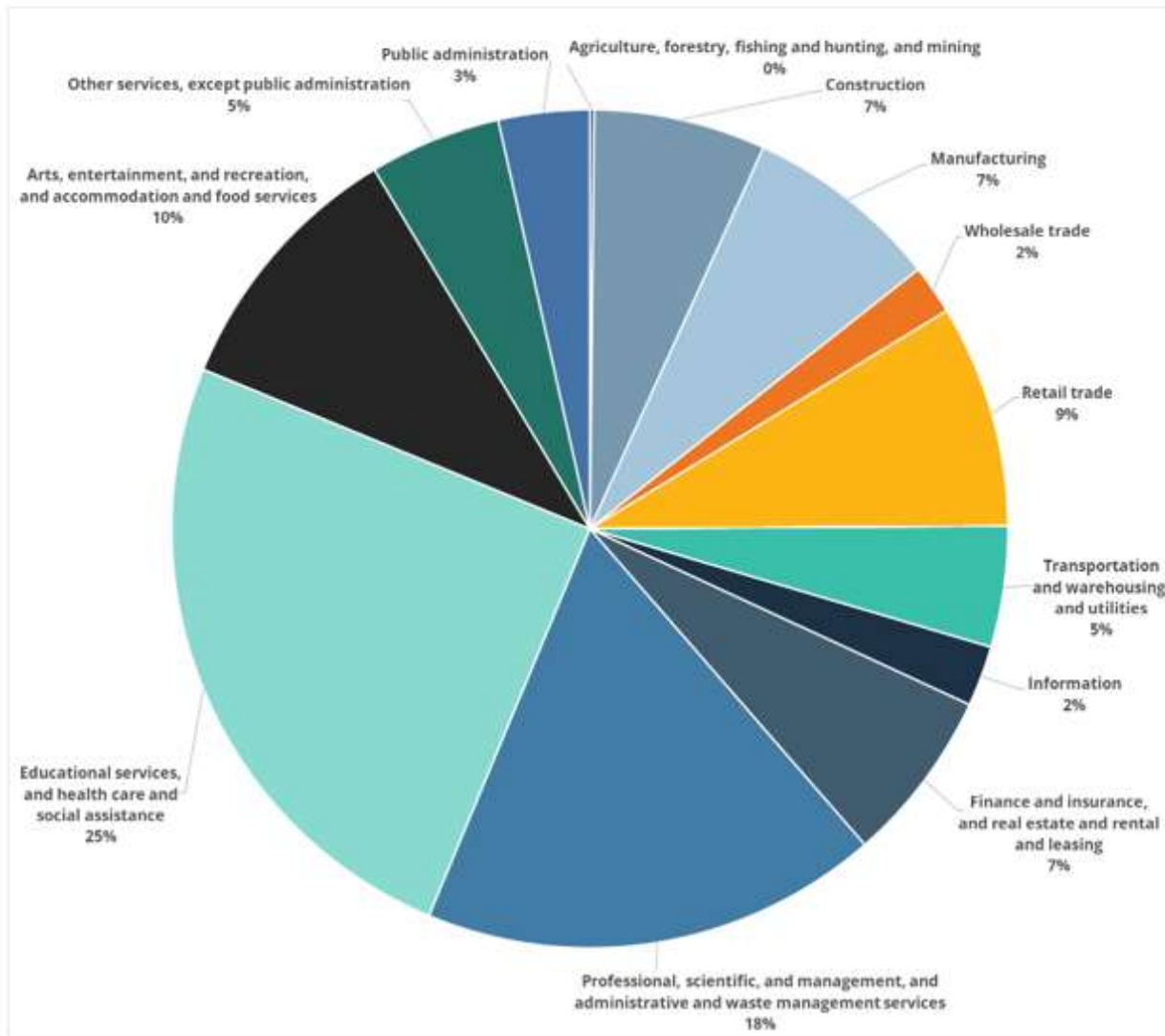
Goal 3. Everyone in the region is able to access jobs, goods, and services close to their home via affordable transportation options, with shorter commutes and fewer transfers.

- Enable the production of affordable housing near employment centers and transit nodes.
- Expand digital access to enable remote work and learning.
- Provide access to affordable, safe, and accessible transportation options.

With the assistance of the UMass Donahue Institute, Medford is conducting a city-wide strengths, weaknesses, opportunities, and threats analysis to identify the types of businesses and jobs that are currently available, any gaps in business and jobs that are available and that it would be beneficial to fill, and additional opportunities for development of new business in the City.

Discussion

Figure 1—Employment by Industry



Data Source: 2018–2022 ACS Five-Year Estimates (Arlington, Chelsea, Everett, Malden, Medford, Melrose, Revere, Winthrop); Civilian employed population 16 years and over.

Figure 1 Employment by Industry

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Within the NSC, block groups with a resident population of greater than 51 percent LMI households are located throughout the area. These areas are often used by communities as a tool to identify areas that may need additional community services, housing rehabilitation, infrastructure investment, and local economic development projects. Figure 2 depicts LMI census block groups in NSC.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

An analysis of 2021 R/ECAP data indicated that there were no census tracts in Medford with that designation. However, that does not mean that there are not areas with economic disparities in Medford (Figure 2). Challenges faced by populations in these areas continue to be a critical focus for local and federal planning efforts.

What are the characteristics of the market in these areas/neighborhoods?

While property values have risen across the state due to population growth and economic development, the neighborhoods in LMI areas still lag in terms of housing quality and affordability. The demand for affordable housing has increased, but the older housing stock in these areas continues to contribute to higher levels of housing-related issues.

Are there any community assets in these areas/neighborhoods?

As of 2024, community centers and faith-based organizations remain vital assets in the low-income neighborhoods of the NSC, particularly in areas with lower home values and rents. These resources continue to play a crucial role in providing social, educational, and support services to residents, especially in areas with concentrated poverty. The importance of these assets has not diminished but rather grown as population increases and economic disparities have heightened the demand for social services.

While specific locations of community assets have remained largely the same, these organizations have adapted to the evolving needs of the community. For instance, some community centers and faith-based groups have expanded their services to include more focused assistance in areas like food security, housing support, and mental health, which are increasingly critical in these low-income areas.

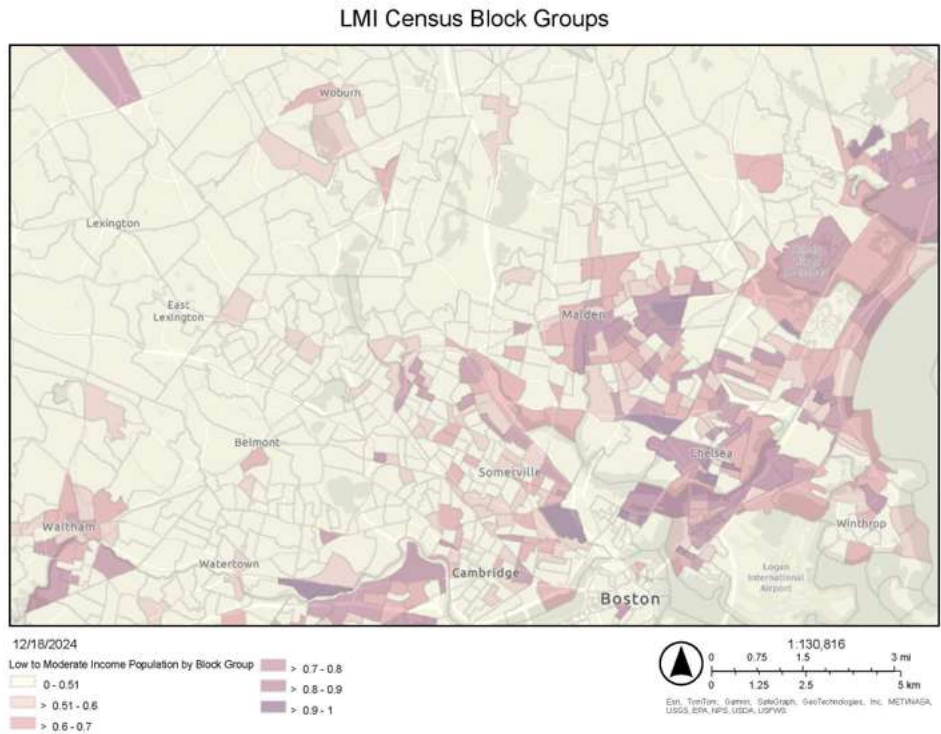
Overall, the role of community assets, such as faith-based organizations and community centers, continues to be a key factor in supporting low-income families in Medford and other NSC jurisdictions.

These institutions provide vital social services and community connections, helping to alleviate some of the challenges faced by residents in these economically disadvantaged areas.

Are there other strategic opportunities in any of these areas?

To be determined.

Figure 2—LMI Census Block Groups



Data Source: 2017–2021 ACS and HUD.

Figure 2 LMI Census Block Groups

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Affordability is a challenge for obtaining and keeping home internet among LMI households.

The City of Medford has licenses with Comcast and Verizon, and in 2024 held a public hearing on renewing those licenses. Broadband access is available throughout Medford, and both companies offer discounted services for low-income households.

To broaden broadband access, Massachusetts formed a \$50 million Digital Equity Fund (from funding from the American Rescue Plan Act and the Infrastructure Investment and Jobs Act), which is administered by the Massachusetts Broadband Institute to provide resources for planning and implementation to close the digital divide.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are a few, though not many, choices for wired internet service providers within Medford, though not all households have the modern connections needed for high-speed internet. Table 13 depicts the number of households in each community with a broadband internet subscription.

Table 13—Computer and Broadband Internet Availability

-	Medford
Total households	25,359
With a computer	24,197
With a broadband internet subscription	23,413

Data Source: 2018–2022 ACS Five-Year Estimates.

Table 13 Computer and Broadband Internet Availability

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Medford Climate Change Vulnerability Assessment (2019) notes that the city is likely to experience three major changes due to climate change: 1) Rising temperatures; 2) Increased precipitation intensity; and 3) Rising sea levels. Infrastructure most at risk due to these climate changes include utilities (electric, natural gas, water), dams, emergency services, roads and public transit, schools and universities, food distribution centers, and the natural environment, including trees, parks, and open spaces.

Medford is anticipating similar rainfall increases to the City of Cambridge, which has predicted the 10-year, 24-hour storm to increase in magnitude from 4.9 inches of rain historically (1971–2000), to 5.6 inches by the 2030s, and 6.4 inches by the 2070s (note: a 10-year storm is a storm that produces a certain amount of precipitation within 24 hours that has a 10 percent chance of occurring in any given year. For example, a 10-year storm in Medford produces 4.9 inches of rain in a 24-hour period).

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The Medford Climate Change Vulnerability Assessment (2019) lists the following regional risks from climate change:

- **Heat:** Longer heat waves can lead to illnesses such as heat exhaustion and heat stroke and can exacerbate existing conditions such as asthma, heart disease, and diabetes. Extreme heat can even cause death.
- **Flooding:** In addition to damaging personal property and causing financial strain, increased flooding can interrupt transportation throughout the City. It can also lead to chemical leaks and sewage backups, which may lead to water contamination and associated health risks.
- **Vector-borne disease:** With more flooding and increased temperatures, populations of insects that thrive in warmer, wetter weather such as ticks and mosquitoes will also increase, leading to increased incidences of diseases that are transmitted by these insects, such as Lyme disease and Eastern Equine Encephalitis.
- **Psychological impacts:** The increased uncertainty around extreme weather and the rapid changes that result may lead to increased anxiety and depression. Such degraded mental health can further degrade physical health by weakening the immune system, disrupting sleep, and interfering with healthy digestion.

Certain residents may be especially vulnerable to these effects of climate change, including adults over 64 years old, children under 5, people with LEP, people of color, people of LMI, people living with disabilities, and people with less than a high school education.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic plan outlines Medford's goals, objectives, and specific strategies to work toward those goals and objectives over the next five federal fiscal years. The Strategic Plan is composed of eight sections: Geographic Priorities, Priority Needs, Anticipated Resources, Institutional Delivery Structure, Goals, Lead-Based Paint Hazards, Anti-Poverty Strategy, and Monitoring.

The eight communities in the North Suburban HOME Investment Partnerships Program (HOME) Consortium (NSC) worked together to prepare and submit the Consolidated Plan because they formed a HOME Consortium to receive HOME funds. Malden serves as the lead entity for the HOME Consortium and receives and administers HOME funds on behalf of all eight municipalities. Four cities, including Medford, directly receive their own allocation of Community Development Block Grant (CDBG) funds. This Strategic Plan includes priority needs and goals for the use of Medford's CDBG allocation.

The five-year strategic plan sets the framework for projects and activities in Medford over the next five years. Through public and stakeholder engagement and data analysts, Medford identified a set of priority needs and created the following goals, in no particular order or ranking, to meet these high-priority needs: Goal 1) Support the expansion and preservation of affordable housing; Goal 2) Increase economic development opportunities; Goal 3) Enhance parks, public facilities, and infrastructure; Goal 4) Enhance public services; Goal 5) Section 108 Guaranteed Loan Program; and Goal 6) Planning and administration.

Goal 1: Support the expansion and preservation of affordable housing.

Make improvements to existing housing conditions, including the rehabilitation and preservation of owner- and renter-occupied housing to bring units to code standard or provide safety improvements, energy efficiency improvements, access modifications, or treatment of lead or other home hazards. Additionally, provide support for the creation of additional affordable housing units.

Goal 2: Increase economic development opportunities.

Enhance economic stability and prosperity by increasing economic opportunities for residents through job readiness and skill training programs, promotion of entrepreneurship, assistance to small businesses, development of a storefront revitalization program, and other strategies.

Goal 3: Enhance parks, public facilities, and infrastructure.

Enhance publicly owned facilities and infrastructure that improve the community and neighborhoods throughout the City of Medford. Improvements may include parks, streets, sidewalks, streetscapes, water/sewer/flood drainage, accessibility for persons with disabilities, improvement of neighborhood/recreational facilities, and other infrastructure and facilities.

Goal 4: Enhance public services.

Provide essential services that improve the quality of life and opportunities for low- and moderate-income persons by increasing access to jobs, education, health and wellness, recreation, and social services activities. The City seeks to provide various public service programs and to continue support of nonprofit community development agencies. City objectives include:

- Combating social illness, impediments to 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 housing advocacy and assistance.

Goal 5: Section 108 Guaranteed Loan Program.

The Section 108 Guaranteed Loan Program provides CDBG recipients with the ability to leverage their annual grant allocation to access low-cost flexible financing for economic development, housing, public facility, and infrastructure projects.

Goal 6: Planning and administration.

Create suitable living environments, provide decent affordable housing, and create economic opportunities through planning and CDBG program administration.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Are a N am e:	Are a T yp e:	Other Tar get Area Descriptio n:	HUD A pprov al Dat e:	% of Low/ Mod :	Revi tal Typ e:	Other R evital D escripti on:	Iden tify the neig hbo rho od bou ndar ies for this targ et area .	Incl ude spec ific hou sing and com mer cial char acte risti cs of this targ et area .	How did your cons ulta tion and citiz en part icipa tion proc ess help you to iden tify this neig hbo rho od as a targ et area ?	Id en at are the opp ortu nities s for imp rove ment in this targ et area ?	Wh at are the opp ortu nities s for imp rove ment in this targ et area ?	Are ther e barr iers to imp rove ment in this targ et area ?	

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Table 12 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Medford does not have any designated or targeted geographic priority areas.

The CDBG program is intended to predominantly serve the needs of areas and individuals that are low-to moderate-income as defined by HUD. The City of Medford does not have any designated or targeted geographic priority area; however, investments will be allocated for CDBG-eligible Census tract/block groups.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Expansion and Preservation of Affordable Housing Enhance Public Services Section 108 Loan Guarantee Program

	Description	There is a continued need for the development of affordable owner-occupied and rental housing, rehabilitation of existing housing to ensure affordability and livability, and support to homebuyers. The City of Medford will prioritize the support of affordable housing opportunities, the rehabilitation of quality affordable owner-occupied and rental housing, and the promotion of and participation in regional homeownership programs to increase the supply of housing in Medford so that qualifying low- to moderate-income households can afford to buy or rent in the City. The City will continue to promote its participation in the NSC’s First Time Homebuyer Down Payment Assistance Program and first-time homebuyer training. The City will continue to work with the Medford Housing Authority to improve and modernize its housing stock. Additionally, the City will continue to work with private and non-profit housing developers to increase the stock of affordable housing in the City.
	Basis for Relative Priority	Escalating housing costs in the Greater Boston Area have created an affordability crisis among low- and moderate-income households. Medford and the NSC have prioritized improving the existing affordable rental and homeownership stock as a strategy to address escalating housing costs. The detailed analysis of housing stock, conditions, market trends, and affordability supports this prioritization.
2	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Individuals
	Geographic Areas Affected	
	Associated Goals	Increase Economic Development Activities Section 108 Loan Guarantee Program
	Description	Redevelopment or investment in commercial districts, supporting entrepreneurship, promoting a dynamic business climate, and preserving a strong employment base. This priority need was determined through extensive stakeholder consultation and through existing policies and plans. Specifically related to future economic development initiatives, local financial institutions were consulted to understand the needs of their low- to moderate-income clientele.

	Basis for Relative Priority	This priority need was determined through extensive stakeholder consultation and through existing policies and plans. Specifically related to future economic development initiatives, local financial institutions were consulted to understand the needs of their low- to moderate-income clientele.
3	Priority Need Name	Public Facilities, Infrastructure, and Parks
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Families with Children Chronic Substance Abuse veterans Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Enhance Public Facilities, Infrastructure & Parks Section 108 Loan Guarantee Program
	Description	Investing in the improvement or reconstruction of City infrastructure, public facilities, and parks and open spaces is essential to improving the quality of life for low- and moderate-income residents. The removal of architectural barriers permits expanded utilization of public spaces and facilities by persons with disabilities or mobility limitations. In addition, the City is committed to ensuring environmental resiliency, including through flood drainage improvements in low- and moderate-income neighborhoods.

	Basis for Relative Priority	Needs were identified through a collaborative process that involves the ongoing evaluation of Medford’s public facilities and infrastructure; consistent coordination and engagement with City departments and assessment of programmatic needs among low- and moderate-income residents, neighborhoods, slum and blighted areas; and initiatives designed to improve quality of life. Investments are targeted to create a livable community with quality and affordable housing, job opportunities, adequate public facilities, and access for low- and moderate-income residents.
4	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Expansion and Preservation of Affordable Housing Enhance Public Services

Description	Recognizing the broad range of economic, housing, and health challenges facing Medford’s low- to moderate-income residents, the City is committed to investing in various public service activities aimed at providing essential services and furthering goals of self-sufficiency. Crucial needs within the Medford community continue to include: transportation and recreational opportunities for the elderly, critically ill, and physically and developmentally disabled, affordable child care, access to food and emergency services, transitional housing, life-skill building, supportive services and advocacy, English for Speakers of Other Languages classes, and job preparedness. Strong interagency coordination with Medford’s network of service providers is vital to improving quality of life and shaping viable neighborhoods.
Basis for Relative Priority	Medford’s needs for public services are based on an ongoing evaluation of programmatic needs among low- and moderate-income residents and initiatives designed to expand economic opportunities and improve quality of life. Throughout the program year and Consolidated Planning process, the City has engaged residents, public services providers, experts, and officials to identify the variety of human service needs of the community. Consultations with public service agencies offer crucial insight into the needs of low- and moderate-income households and necessitate the continued support of programs providing essential services to Medford’s most vulnerable residents. The City places a high priority on supporting a range of programming, particularly those assisting children, the elderly, and developmentally and physically disabled persons.

Narrative (Optional)

The City of Medford conducted an extensive needs assessment and consultation process that identifies many priority needs across the jurisdiction. Virtually all housing and community development needs were identified as important; however, depending on the availability of resources throughout the next five years, the City may not be able to fund activities to address all priority needs. In some cases, a priority need may not be funded because it is addressed through other community resources.

The Priority Needs Summary Table assigns a “high” or “low” priority to each need, as prescribed by HUD. Generally, designating a need as “high priority” means that the jurisdiction plans to allocate funding to address it during the five-year consolidated plan period. A low-priority need indicates that, while the need is a recognized priority, there may be insufficient funds to address it with federal community development resources. To the extent community partners can assume these activities through other funding sources, the Consolidated Plan would support them. Changes in the availability of resources may allow certain low-priority needs to be funded or, conversely, for high-priority needs not to be funded. As conditions and resources available vary by jurisdiction, so does the level of priority attached to each need. A high- or low-priority designation is assigned to each priority need for each jurisdiction.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The SP-35 Anticipated Resources section of the Consolidated Plan identifies the federal, state, local, and private resources expected to be available to Medford to address the priority needs outlined in the Strategic Plan. The City of Medford receives CDBG funds for use within the city in the approximate annual amount of \$1,466,160. The Anticipated Resources table below describes this funding source.

The draft of this Plan was published for public comment prior to the City receiving notification from HUD of its final allocation for the program year. In the draft of this Plan, the City estimated receipt of an approximate annual amount of \$1,384,050 for the program year. Accordingly, all figures were estimates, and as set forth in the published draft of this Plan, budgets for proposed activities have been adjusted from the estimated funding levels to match actual allocation amounts as follows:

- Funds for Planning and Administration have been adjusted to an amount equal to 20% of the final allocation amount;
- Funds for Enhance Public Services have been adjusted to an amount equal to 15% of the final allocation amount, and the amounts of public services grants to subrecipients have been proportionally adjusted up or down based on the final 15% amount;
- The amount allocated to Enhance Public Facilities, Infrastructure, and Parks has been adjusted to reflect any remaining difference in the amount of the final total allocation; and
- No adjustments have been made to the funding amounts for Affordable Housing or Economic Development

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	1,466,160	0	230,000	1,696,160	5,864,640	CDBG funds leverage local, state, and federal funds. Agencies can combine funding sources in order to provide a wider range of services to the community.

Table 14 - Anticipated Resources

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 NSC, the City may access 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. Non-entitlement funds that will be used to further the goals of the Strategic Plan may include funds from private foundations, organizations, and individuals.

The following are anticipated leveraged resources:

Municipal General Funds: The annual City budget commits resources for the priority activities including public parks, facilities, and infrastructure, the Fair Housing Office, and the Disability Commission.

Affordable Housing Resources: Affordable housing developments are likely to utilize various state housing resources, including HOME program funds, Low-Income Housing Tax Credit funds, Housing Bond funds, the 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 and other state and federal grants that leverage spending on affordable housing and other CDBG-funded improvements.

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

New Market Tax Credit Programs: These programs provide tax credit incentives for equity investment.

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

Section 108 Loan Guarantee Program: The Section 108 Guaranteed Loan Program provides CDBG recipients with the ability to leverage their annual grant allocation to access low-cost flexible financing for economic development, housing, public facility, and infrastructure projects.

Continuum of Care Funds: Non-profit human service providers that offer housing and services to homeless persons throughout the Medford and Tri-City region can access resources through the Massachusetts Balance of State. These resources include, but are not limited to, non-entitlement Emergency Solutions Grants Program, McKinney-Vento, Residential Assistance for Families in Transition, and HomeBASE. CDBG, Low Income Home Energy Assistance Program, and Headstart are additional state and federal resources administered through Action for Boston Community Development.

In addition to these resources, the City's Affordable Housing Trust is developing its 5-year strategic plan that will enable the expansion of the City's 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 OSPCD as the NSC Lead Entity.

If appropriate, describe publically owned land or property located within the state 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 smaller-scale affordable infill housing and potential transfer to the Affordable Housing Trust. 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 resources available to meet those needs. The City of Medford's investments will leverage public and private funds to address the economic development, affordable housing, community development, and special needs populations' needs.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MEDFORD	Government	Economic Development Homelessness Ownership Rental neighborhood improvements public facilities	Jurisdiction
MALDEN YMCA	Non-profit organizations	public services	Region
SCM TRANSPORTATION INC.	Non-profit organizations	public services	Region
ARC OF EASTERN MIDDLESEX	Non-profit organizations	public services	Region
HOUSING FAMILIES, INC.	Non-profit organizations	Homelessness Rental public services	Region
MYSTIC VALLEY ELDER SERVICES	Non-profit organizations	Planning public services	Region
PORTAL TO HOPE	Non-profit organizations	Homelessness public services	Region
SALVATION ARMY	Non-profit organizations	Homelessness public services	Region
TRIANGLE, INC.	Non-profit organizations	public services	Region
COUNCIL ON AGING	Departments and agencies	Planning	Jurisdiction
MEDFORD HOUSING AUTHORITY	PHA	Ownership Public Housing Rental	Jurisdiction
WEST MEDFORD COMMUNITY CENTER	Non-profit organizations	public services	Jurisdiction
BREAD OF LIFE	Non-profit organizations	Homelessness public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
COMMUNITY FAMILY, INC.	Non-profit organizations	public services	Region
CONSUMER ADVISORY COMMISSION	Departments and agencies	public services	Jurisdiction
IMMIGRANT LEARNING CENTER	Non-profit organizations	public services	Region
ACCION	Non-profit organizations	Economic Development	Region
MEDFORD COMMUNITY HOUSING	Developer	Ownership Rental	Jurisdiction
City of Medford Public Schools	Departments and agencies	public services	Jurisdiction
A Better Tomorrow Services, Inc.	Non-profit organizations	public services	Region
Medford Disability Commission	Departments and agencies	Non-homeless special needs	Jurisdiction
North Suburban HOME Consortium	Regional organization	Ownership Planning Rental	Region
Medford Office of Prevention and Outreach	Departments and agencies	public services	Jurisdiction
Medford Chamber of Commerce	Non-profit organizations	Economic Development	Jurisdiction
Balance of State Continuum of Care	Regional organization	Homelessness	Region

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Institutional Delivery System’s strength lies in the range of engaged organizations. Under the administrative leadership of the City’s Office of Planning, Development, and Sustainability, an integrated network of City Departments, private non-profit organizations, and public agencies work collaboratively to address the needs of low- and moderate-income persons.

The complexity of regulatory constraints on program eligibility and available services presents an ongoing challenge to the existing institutional delivery system. Non-profit organizations identify the lack of resources and the complexity of program regulations as the major barriers to efficient delivery of services to vulnerable populations.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The above identified supportive services are available to be used by homeless persons and families. While the programs are not designed to exclusively serve homeless persons, the programs are prepared to serve any eligible individuals and families seeking assistance.

In addition to the community-wide services, targeted programs to serve homeless persons include rental assistance, mobile clinics, life skills, and mental health counseling.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City of Medford dedicates significant general government and CDBG funds to support services for special needs populations, including elders, physically and developmentally disabled persons, low-income youth, consumer fraud victims, and families in crisis. This extensive service delivery system is designed to protect vulnerable populations and support residential stability to the greatest extent possible to prevent homelessness.

While the service delivery system consists of a vast array of talented and experienced private organizations, programs that are primarily dedicated to the homeless and persons living with HIV are provided on a regular basis. The regionalization of service can present challenges for persons seeking access. To the greatest extent possible, the City and provider network each seek to minimize those challenges.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

While the existing network of government entities and non-profit providers has a proven track record, the greatest challenge to the existing system is the lack of available resources to meet the needs. The shortage of available resources impacts the private sector's ability to create affordable housing, the City's ability to address the infrastructure and facility needs, and human services providers' ability to respond to the basic needs of low- and moderate-income persons.

All responsible entities will continue to seek additional resources and opportunities for cost-effective collaboration.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expansion and Preservation of Affordable Housing	2025	2029	Affordable Housing		Affordable Housing Public Services	CDBG: \$733,080	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Increase Economic Development Activities	2025	2029	Non-Housing Community Development		Economic Development	CDBG: \$733,080	Jobs created/retained: 5 Jobs Businesses assisted: 55 Businesses Assisted
3	Enhance Public Facilities, Infrastructure & Parks	2025	2029	Non-Housing Community Development		Public Facilities, Infrastructure, and Parks	CDBG: \$3,528,860	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Enhance Public Services	2025	2029	Homeless Non-Housing Community Development		Affordable Housing Public Services	CDBG: \$1,099,620	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Homelessness Prevention: 500 Persons Assisted
5	Section 108 Loan Guarantee Program	2025	2029	Affordable Housing Non-Housing Community Development		Affordable Housing Economic Development Public Facilities, Infrastructure, and Parks	CDBG: \$0	Other: 1 Other
6	Planning and Administration	2025	2029	Affordable Housing Homeless Non-Housing Community Development			CDBG: \$1,466,160	Other: 1 Other

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Expansion and Preservation of Affordable Housing
	Goal Description	Improvements to existing housing conditions, including the rehabilitation and preservation of owner- and renter-occupied housing to bring units to code standard or provide safety improvements, energy efficiency improvements, access modifications, or treatment of lead or other home hazards, as well as to support the creation of additional affordable housing units.
2	Goal Name	Increase Economic Development Activities
	Goal Description	Enhance economic stability and prosperity by increasing economic opportunities for residents through job readiness and skill training programs, promotion of entrepreneurship, assistance to small businesses, development of a storefront revitalization program, and other strategies.
3	Goal Name	Enhance Public Facilities, Infrastructure & Parks
	Goal Description	Enhance publicly owned facilities and infrastructure that improve the community and neighborhoods throughout the City of Medford. Improvements may include parks, streets, sidewalks, streetscapes, water/sewer/flood drainage, accessibility for persons with disabilities, improvement of neighborhood/recreational facilities, and other infrastructure and facilities.
4	Goal Name	Enhance Public Services
	Goal Description	Provide essential services that improve the quality of life and opportunities for low- and moderate-income persons by increasing access to jobs, education, health and wellness, recreation, and social services activities. The City seeks to provide various public service programs and to continue support of nonprofit community development agencies.
5	Goal Name	Section 108 Loan Guarantee Program
	Goal Description	The Section 108 Guaranteed Loan Program provides CDBG recipients with the ability to leverage their annual grant allocation to access low-cost flexible financing for economic development, housing, public facility, and infrastructure projects.
6	Goal Name	Planning and Administration
	Goal Description	Create suitable living environments, provide decent affordable housing, and create economic opportunities through planning and CDBG program administration.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Medford is a participating member of the NSC, in which HOME funds are administered by the City of Malden. The NSC estimates that over 300 extremely low-income, low-income, and moderate-income families/households will benefit from HOME-funded housing programs over the course of the next five years. HOME-funded activities will include new construction of rental housing, leased to persons at or below 60 percent area median income or dedicated to formerly homeless households; down payment assistance/buy-down subsidy programs targeted to low-income households (at or below 80 percent area median income); and the rehabilitation of rental and homeowner housing. Through CDBG funding, the City estimates 20 low- to moderate-income households assisted through rental rehabilitation activities.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Hazards created by lead-based paint are addressed through enforcement of the Lead Paint Notification Laws, the promotion of the MassHousing “Get the Lead Out” Program (which provides Lead Remediation financing to eligible property owners), and the integration of lead remediation in the housing rehabilitation programs and affordable housing development programs.

Public awareness and education are the keystone of an effective public health policy. The Commonwealth’s Childhood Lead Paint Prevention Program provides a wealth of information on the hazards, safe treatment, and legal responsibilities related to lead-based paint hazards. Additionally, the program tracks childhood blood testing rates and incidence of poisoning. The commitment to raise public awareness led to the passage of Massachusetts’ Lead Law, which requires property owners to remove or cover all lead paint hazards in homes built before 1978 if a child under six years old resides in the home.

In addition, a Rental Property Owner must provide these notifications and forms prior to the execution of a rental agreement:

- A copy of lead inspections reports.
- A copy of the letter of compliance.
- Any information about lead in the home.

A seller of a home built prior to 1978 must provide buyers with the following:

- Property Transfer Notification.
- A signed Property Transfer Lead Certification.
- Any information about lead in the home.
- A copy of any lead inspection report, Letter of Compliance, or Letter of Interim Control.
- A 10-day period to have the home inspected for lead at the buyer’s expense.

The Commonwealth operates the “Get the Lead Out” program through certified Local Rehabilitation Agencies and private lenders. The program provides secondary financing at desirable rates to remediate or remove lead hazards from residential units. The funds, while limited, are available throughout the Commonwealth.

In addition, the City routinely monitors lead levels in water by conducting random household water sampling. The City also offers rebates of \$1,000 to eligible homeowners toward the replacement of their lead water service lines and is in the process of developing a plan for the replacement of city-owned lead water service lines throughout the city.

How are the actions listed above integrated into housing policies and procedures?

The City of Medford has fully integrated Lead Hazard education and remediation into housing policies and programs. The City requires compliance with Mass Lead Notification and federal laws, including the Lead Safe Housing Rule, which is documented in all project files. Affordable rental projects are required to abate lead-based paint hazards prior to occupancy; first-time homebuyers are required to sign the Commonwealth's Transfer of Property Notification in the case of purchasing of existing properties and follow other requirements as noted above; and any new construction or substantial rehabilitation is made fully compliant.

In addition to the requirements noted above, the CDBG and HOME programs require property owners to do the following:

1. Provide the required notice to all occupants.
2. Ensure the home is to be inspected by a trained professional.
3. Assess if the project is of low, moderate, or high risk for de-leading due to the scope of work.
4. Have work performed by a licensed contractor.
5. Monitor de-leading to ensure compliance with federal and state laws.
6. Obtain project clearance for occupancy.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Medford continues its active engagement in a network of regional and local organizations, operating programs, and initiatives intended to help reduce the number of persons living in poverty. According to the 2017–2023 American Community Survey, 8.2 percent of Medford residents live in poverty. To reduce this number, the City will continue its focus on the following anti-poverty initiatives:

Economic Growth

- Increase the General Fund through non-residential tax revenue.
- Increase business activity within mixed-use areas.

Creation and Preservation of Affordable Housing

- Decrease the unemployment rate.
- Increase the median Medford income.
- Reduce the number of persons living in poverty.

Support and Self-Sufficiency Programs

- Increase Medford resident participation in Workforce Development programs.
- Decrease the housing cost burden for elders and disabled persons.

In the long term, focus on economic development and support of microenterprises will mean that Medford residents will be better able to afford housing in Medford. In the short-term, support and self-sufficiency programs and the creation and preservation of affordable housing reduce the likelihood of housing instability, especially of elders and disabled populations.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Most activities undertaken by the City with CDBG and other federal and state funds for low-income families are efforts to reduce the number of persons in poverty and improve the quality of life for Medford residents, either directly or indirectly. Staff also work in partnership with residents, other city departments, and the public and private sectors to accomplish the City's goal of reducing poverty. CDBG programs can be used and can indirectly influence the impact on household living by those at or below the poverty level by reducing other costs, including affordable housing, energy efficiency, public transportation, and health care assistance.

Business Development: The Consolidated Plan prioritizes the need for economic development in the City's central neighborhood districts and support of microenterprises in business districts, and funds Americans with Disabilities Act improvements and compliance.

Job Creation: The Consolidated Plan prioritizes job creation through collaboration with state and local business developer groups and referrals to job training and readiness programs.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Office of Planning, Development, & Sustainability is responsible for managing the expenditure of funds covered in the Consolidated Plan and works closely with the HUD Field Office representative to address any compliance issues, improve the timeliness of expenditures, hire and train staff to better fulfill objectives, and monitor the performance of sub-recipients.

Monitoring functions performed, include:

- Inclusion of program requirements within funding agreements such as National Objectives, Activity Eligibility, Recordkeeping, Procurement, and Conflict of Interest.
- Review of reimbursement requests through desk audits and, if appropriate, field observations.
- Review of grant recipient's program reports for eligibility of beneficiaries and of activities.
- Provision of technical assistance upon request or as determined by desk reviews.

The monitoring process is regularly evaluated to ensure effectiveness and improve efficiencies.

Utilizing staff resources, the Office of Planning, Development & Sustainability will conduct a risk assessment of subrecipients on an annual basis. The purpose of the risk assessment is to target staff time and resources while providing an appropriate level of monitoring, training, and technical assistance. Quarterly reports are required from all public service agencies that receive funding. The CDBG & Grants Manager is responsible for primary financial management, contract compliance, reporting, and monitoring functions of the office. Monitoring is done onsite and offsite as needed.

Expected Resources

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

Introduction

The SP-35 Anticipated Resources section of the Consolidated Plan identifies the federal, state, local, and private resources expected to be available to Medford to address the priority needs outlined in the Strategic Plan. The City of Medford receives CDBG funds for use within the city in the approximate annual amount of \$1,466,160. The Anticipated Resources table below describes this funding source.

The draft of this Plan was published for public comment prior to the City receiving notification from HUD of its final allocation for the program year. In the draft of this Plan, the City estimated receipt of an approximate annual amount of \$1,384,050 for the program year. Accordingly, all figures were estimates, and as set forth in the published draft of this Plan, budgets for proposed activities have been adjusted from the estimated funding levels to match actual allocation amounts as follows:

- Funds for Planning and Administration have been adjusted to an amount equal to 20% of the final allocation amount;
- Funds for Enhance Public Services have been adjusted to an amount equal to 15% of the final allocation amount, and the amounts of public services grants to subrecipients have been proportionally adjusted up or down based on the final 15% amount;
- The amount allocated to Enhance Public Facilities, Infrastructure, and Parks has been adjusted to reflect any remaining difference in the

amount of the final total allocation; and

- No adjustments have been made to the funding amounts for Affordable Housing or Economic Development

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	1,466,160.00	0.00	230,000.00	1,696,160.00	5,864,640.00	CDBG funds leverage local, state, and federal funds. Agencies can combine funding sources in order to provide a wider range of services to the community.

Table 18 - 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 NSC, the City may access 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. Non-entitlement funds that will be used to further the goals of the Strategic Plan may include funds from private foundations, organizations, and individuals.

The following are anticipated leveraged resources:

Municipal General Funds: The annual City budget commits resources for the priority activities including public parks, facilities, and infrastructure, the Fair Housing Office, and the Disability Commission.

Affordable Housing Resources: Affordable housing developments are likely to utilize various state housing resources, including HOME program funds, Low-Income Housing Tax Credit funds, Housing Bond funds, the 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 and other state and federal grants that leverage spending on affordable housing and other CDBG-funded improvements.

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

New Market Tax Credit Programs: These programs provide tax credit incentives for equity investment.

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

Section 108 Loan Guarantee Program: The Section 108 Guaranteed Loan Program provides CDBG recipients with the ability to leverage their annual grant allocation to access low-cost flexible financing for economic development, housing, public facility, and infrastructure projects.

Continuum of Care Funds: Non-profit human service providers that offer housing and services to homeless persons throughout the Medford and Tri-City region can access resources through the Massachusetts Balance of State. These resources include, but are not limited to, non-entitlement Emergency Solutions Grants Program, McKinney-Vento, Residential Assistance for Families in Transition, and HomeBASE. CDBG, Low Income Home Energy Assistance Program, and Headstart are additional state and federal resources administered through Action for Boston Community Development.

In addition to these resources, the City's Affordable Housing Trust is developing its 5-year strategic plan that will enable the expansion of the City's 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 OSPCD 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 smaller-scale affordable infill housing and potential transfer to the Affordable Housing Trust. 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 resources available to meet those needs. The City of Medford's investments will leverage public and private funds to address the economic development, affordable housing, community development, and special needs populations' needs.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expansion and Preservation of Affordable Housing	2025	2029	Affordable Housing		Affordable Housing	CDBG: \$182,000.00	Homeowner Housing Rehabilitated: 6 Household Housing Unit
2	Increase Economic Development Activities	2025	2029	Non-Housing Community Development		Economic Development	CDBG: \$150,000.00	Jobs created/retained: 3 Jobs Businesses assisted: 35 Businesses Assisted
3	Enhance Public Facilities, Infrastructure & Parks	2025	2029	Non-Housing Community Development		Public Facilities, Infrastructure, and Parks	CDBG: \$851,004.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2755 Persons Assisted
4	Enhance Public Services	2025	2029	Homeless Non-Housing Community Development		Affordable Housing Public Services	CDBG: \$219,924.00	Public service activities other than Low/Moderate Income Housing Benefit: 5500 Persons Assisted
5	Planning and Administration	2025	2029	Affordable Housing Homeless Non-Housing Community Development			CDBG: \$293,232.00	Other: 1 Other

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Expansion and Preservation of Affordable Housing
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<p>Goal Description</p>	<p>Strategic Planning Goals: Support the expansion and supply of affordable homeownership and rental housing opportunities. 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. Increase affordable housing ownership opportunities through homebuyer education programs and down-payment and closing cost assistance.</p> <p>Proposed activities that the City of Medford anticipates funding through CDBG include:</p> <ul style="list-style-type: none"> • Continuing with a second round of projects under the Housing Rehabilitation Program • Supporting the creation of a 5-year action plan for the Affordable Housing Trust to create and preserve affordable housing in Medford • Continuing to coordinate the administration of the Inclusionary Housing Ordinance with Boards and proponents and identifying potential ordinance amendments to increase its effectiveness and further the goals outlined in the Housing Production Plan • Continuing analysis of the City's inclusionary housing fees and the potential addition of affordable housing to the City's linkage fees • Continuing the City's work to enact the goals of the City's Comprehensive Plan by updating its zoning ordinance to increase the flexibility of zoning and allow for a broader range and increased 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 • Monitoring affordable housing rental and homeownership units across the City. • Participation and coordination with local and regional housing planning groups • Assisting individuals with referrals to agencies specializing in housing issues and programs • Renewing the City's Housing Choice Designation status which would grant the City special consideration when applying for the State's housing-related grants and funding
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		During the 2025 program year, the Office of Planning, Development & Sustainability intends to establish/design additional affordable housing programs and build internal capacity within the department to administer these programs throughout the 2025-2029 Consolidated Plan cycle.
2	Goal Name	Increase Economic Development Activities
	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"> • Providing financial support to businesses committed to occupying identified vacant storefronts. • Continuing a second round of our retail pop-up program with the dual goals of removing blight by occupying a vacant storefront and providing educational and other resources to small businesses. • Providing technical support to new and existing businesses through consultation services, educational programming and training, and other forms of business support. <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 Public Facilities, Infrastructure & Parks
	Goal Description	<p>The Strategic Plan Goal is to enhance publicly owned facilities and infrastructure to improve 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 for the program year include:</p> <ul style="list-style-type: none"> • ADA improvements to sidewalks, curb cuts, and street crossings in low- and moderate-income neighborhoods.

4	Goal Name	Enhance Public Services
	Goal Description	<p>Increased access to jobs, education, health and wellness, recreation, 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"> • 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 housing advocacy and assistance • Providing English language and citizenship preparedness training for new residents • Supporting 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 PY2025.</p>
5	Goal Name	Planning and Administration
	Goal Description	This funding is for CDBG administrative activities not covered by program activity costs.

AP-35 Projects - 91.420, 91.220(d)

Introduction

In PY2025, 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 infrastructure renovations, the continuation of the 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 \$1,466,160. In addition, the City projects a total of \$230,000 in uncommitted prior funds, for a total of available resources (as detailed in AP-15) of \$1,696,160. The City does not anticipate receiving any Program Income this program year. The City's allocations of those funds have been adjusted as follows:

- Planning & Administration: Estimated \$276,810, Final \$293,232
- Public Services: Estimated \$199,303; Final \$219,924
- Economic Development: Estimated \$150,000; Final \$150,000
- Housing Rehabilitation and Preservation: Estimated \$182,000; Final \$182,000
- Public Infrastructure Improvements: Estimated \$805,937; Final \$851,004

#	Project Name
1	Planning & Administration
2	Enhance Public Services
3	Economic Development
4	Housing Rehabilitation and Preservation Program
5	Public Infrastructure Improvements Program

Table 20 – Project Information

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Planning & Administration
	Target Area	
	Goals Supported	Expansion and Preservation of Affordable Housing Increase Economic Development Activities Enhance Public Facilities, Infrastructure & Parks Enhance Public Services Planning and Administration
	Needs Addressed	Affordable Housing Economic Development Public Facilities, Infrastructure, and Parks Public Services
	Funding	CDBG: \$293,232.00
	Description	This funding is for CDBG administrative activities not covered by program activity costs.
	Target Date	6/30/2026
	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.
	Project Name	Enhance Public Services

2	Target Area	
	Goals Supported	Expansion and Preservation of Affordable Housing Increase Economic Development Activities Enhance Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$219,924.00
	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 programming for seniors; transportation assistance for senior, disabled and critically ill residents; pro-bono legal aid; food pantry and emergency assistance; transitional housing, referrals and support services; and ESOL classes and job preparedness training.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	5,500 families
	Location Description	city-wide

<p>Planned Activities</p>	<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 • Housing Families Legal Aid for Wellbeing & Stability (LAWS) Program providing free legal advice, representation, and assistance for low- to moderate-income Medford residents facing eviction in housing court or facing housing instability, and helping families resolve disputes with landlords. 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 Elder Services Emergency Shelf-Stable Meals Program providing emergency shelf-stable meals to Medford older adults ahead of weather-related emergencies to ensure consumers have access to emergency food if MVES staff are unable to deliver meals. 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 Medford Schools English for Parents providing English for Speakers of Other Languages (ESOL) classes to low- and moderate-income Medford residents who are parents of school-aged children. National Objective: LMI
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		<ul style="list-style-type: none"> 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 Activities
	Needs Addressed	Economic Development
	Funding	CDBG: \$150,000.00
	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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	35 business; 3 jobs
	Location Description	city-wide

	Planned Activities	<ul style="list-style-type: none"> • Providing grants to 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. National Objective LMJ (for small businesses) or LMCMC (for microenterprises) • Assisting microenterprises through an incubator program providing technical assistance and direct financial assistance to enable them to occupy and operate a retail storefront establishment. National Objective LMCMC • Providing technical support to new and existing 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 and Preservation of Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$182,000.00
	Description	Expand affordability of existing owner-occupied housing through rehabilitation, thereby improving livability and ensuring homes become or remain affordable to low- to moderate-income households.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	6 households
	Location Description	city-wide

	Planned Activities	Provide safety improvements, energy efficiency improvements, access modifications, treatment of lead or other home hazards, and address issues of code compliance in homes of low- and moderate-income residents.
5	Project Name	Public Infrastructure Improvements Program
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$851,004.00
	Description	This project creates suitable living environments by supporting improvements to Medford's aging infrastructure, increasing its availability and accessibility for Medford's low- and moderate-income residents.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,675
	Location Description	ADA Sidewalk Improvements in low- and moderate-income areas
	Planned Activities	ADA Sidewalk Improvements: construction of ADA/AAB-complaint sidewalk improvements at intersections in low- and moderate-income Medford neighborhoods. National Objective: LMA

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, PY2025 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 or household, not through geographic targeting.

Geographic Distribution

Target Area	Percentage of Funds

Table 21 - 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. 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-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 PY2025 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. 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. Rising property values have continued to create an obstacle for new homebuyers and the number of properties out of reach to prospective buyers is increasing. While this limitation is beyond the City's ability to address, Medford and the NSC 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.

This program year, the City will also continue its 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's Affordable Housing Trust is also actively exploring funding sources such as additional 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.

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.

In addition, the City will continue to use its community liaisons to reach harder to reach populations and educate them about affordable housing.

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, in 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

Efforts of City staff and development boards to foster and maintain affordable housing include project coordination, exploring affordable housing restrictions, promoting affordable homeownership

opportunities, and ensuring long-term affordability through the addition of affordable units on the Local Initiative Program's Subsidized Housing Inventory. Additionally, the City will continue to explore opportunities to create housing programs that preserve the quality of Medford's existing housing stock and support the creation of new housing. Further, the Affordable Housing Trust will develop its 5-year action plan to create and preserve affordable housing in Medford. 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. The City will also continue to engage with non-profit affordable housing developers to identify private and surplus City-owned parcels that are appropriate for the development of affordable housing.

Actions planned to reduce lead-based paint hazards

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

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

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

In the coming year, the City will be initiating a program to remove residential lead water service lines, starting first in lower income neighborhoods and then expanding throughout the City. This program will be supported in part by funding from the Massachusetts Water Resources Authority.

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, 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 2025 include:

- The economic development programs listed in AP-35 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 MassHire and the Workforce Investment Board and will continue to publicize 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 support their efforts to help legal/documented immigrant adults become successful workers, parents, and community members.
- Programs being funded this year for ABCD and Housing Families 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 will identify ready-to-proceed public works and facility projects. Newer staff, including an Economic Development Director, an Economic Development Planner, and a Housing Planner, have increased the City's capacity to perform these functions. 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 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) Walkling 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. CPA funding has also been allocated to the Affordable Housing Trust for implementation of its affordable housing goals.

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 Prevention and Outreach, strengthening our engagement with community partners and enhancing outreach and coordination efforts. As a part of those efforts, the City will continue 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.

The City will coordinate with the Medford Housing Authority (MHA) on projects to improve and expand on affordable housing and community resources at their Walking Court and Willis Avenue housing developments. The City will also engage with non-profit affordable housing developers to identify private and surplus City-owned parcels that are appropriate for the development of affordable housing.

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 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 will directly operate 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 handyman to provide needed small but essential repairs which allow our older 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, a 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 \$1,466,160 as the City's 2025 origin year grant in Community Development Block Grant entitlement funds.

The aggregate use of CDBG funds (including Section 108 guaranteed loans) 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 this year.

Attachments

Citizen Participation Comments



City of Medford

Office of Planning, Development, & Sustainability

City Hall - Room 308
85 George P. Hassett Drive
Medford, Massachusetts 02155

(781) 393-2480
Fax: (781) 393-2342
ocd@medford-ma.gov

<http://medfordma.org/departments/planning-development-sustainability>

Re: Public Comment:
CDBG Program Year 2025-2029 Consolidated Plan
Program Year 2025 Annual Action Plan

Date: May 13, 2025

The City of Medford published the above plans for public comment for the period of April 12, 2025 to May 12, 2025. The City also held a public hearing on the plans on April 29, 2025.

No comments were received during the public comment period for plans.

No comments were received on the plans at the public hearing.

A handwritten signature in black ink, appearing to read 'Laurel Siegel'.

Laurel Siegel
CDBG & Grants Manager

LEGAL NOTICES

COMMONWEALTH OF MASSACHUSETTS

SALE OF REAL ESTATE

By virtue of a Judgment and Order of the Boston Municipal Court Central Division (Civil Action No. 2401CV00113) in favor of the Board of Trustees of the 528 Tremont Street Condominium Trust against Santa Fe Styling Co., Inc. et al., establishing a lien on the real estate known as Unit 1 of the 528 Tremont Street Condominium with a street address of 528 Tremont Street, Unit 1, Boston, Suffolk County, Massachusetts 02116 for the purpose of satisfying such lien, the real estate is scheduled for public auction commencing at 10:00am on April 23, 2025 at 528 Tremont Street, Boston, Massachusetts. The premises to be sold are more particularly described as follows:

DESCRIPTION: The land in Boston, Suffolk County, Massachusetts All that certain premises and proportionate interest in and to the 528 Tremont Street Condominium, a Condominium in Boston, Suffolk County, Massachusetts, more particularly described as follows: Unit 1 of the 528 Tremont Street Condominium together with an undivided 22.5 percent interest in the common elements as established in the Register Book, dated January 5, 1998 and recorded with Suffolk Deeds Book 22064 Page 296. For title, see Deed recorded with Suffolk Deeds in Book 8064, Page 112.

CONDOMINIUM UNIT DEED Unit 1 of 528 Tremont Street Condominium created by Master Deed, dated January 5, 1998 and recorded, Suffolk Deeds Book 22064, Page 296 and filed on January 5, 1998 with Suffolk Registry, District of Suffolk County at Boston Massachusetts. The Post Office Address of the Condominium is: 528 Tremont Street, Unit 1, Boston, Massachusetts 02116.

Inclusion in the conveyance: The unit conveyed is sold out as shown on a plan filed herewith, which plan is a copy of a portion of the plans filed with said Master Deed and to which is affixed a verified statement in the form provided in M.G.L. Chapter 183A, the Master Deed and the By-Laws filed therewith.

This Unit of the Condominium is intended for commercial purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed. The undivided percentage interest of the unit conveyed hereunder, in the common areas and the facilities of, all that certain premises and proportionate interest in and to the 528 Tremont Street Condominium, a condominium in Boston, Suffolk County, Massachusetts, more particularly described as follows: Unit 1, of the 528 Tremont Street Condominium, together with an undivided 22.5% percent interest in the common elements as established in the Master Deed dated January 5, 1998 and recorded with Suffolk Deeds Book 22064, Page 296. For title see deed recorded with Suffolk County Registry of Deeds in Book 8064, Page 112.

For title, see Massachusetts Unit Deed to Santa Fe Styling Co., Inc. dated January 27, 1999 and recorded with Suffolk County Registry of Deeds in Book 8176, Page 282. In the event of a typographical error or omission contained in this publication, the description of the premises contained in said Unit Deed shall control.

TERMS OF SALE: 1. A non-refundable deposit payable in cash, certified check or bank check in the amount of \$10,000.00 for the unit shall be payable at the auction.

2. The balance of the purchase price is to be paid within thirty (30) days of the auction.

3. An Auctioneer's Release Deed will be issued to the purchaser, upon payment of the balance of the purchase price, within thirty (30) days of the auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing encumbrances of record senior to the lien hereby being satisfied, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens is made in the deed.

4. Additionally, and not by way of limitation, the sale shall be subject to and with the benefit of any and all tenancies, tenancies, and occupants, if any.

5. No representation is or shall be made as to any amount of taxes due and outstanding.

6. The successful bidder shall pay the future condominium common charges commencing with the date of the auction.

7. No representation is or shall be made as to any other mortgages, liens or encumbrances of record.

8. No representation is or shall be made as to the condition of the premises or the Condominium. The Premises shall be sold "as is."

9. Other items, if any, shall be announced at the sale.

10. The sale is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the seller's counsel, Attorney Paul J. Barresi, 149 Birchwood Road, Hanover, MA 02339, (781) 724-8756.

528 TREMONT STREET CONDOMINIUM TRUST, By its Board of Trustees March 28, April 4 and April 11

#NY0141585

1617-423-4545 to place your classified ad.

LEGAL NOTICES

NOTICE OF TERMINATION OF ACTIVITY AND USE LIMITATION

03-0036822 - 348 NIVER STREET, BOSTON, RTN 03-0036822

A Release of Oil and/or Hazardous Materials has occurred at this location, which is a Disposal Site as defined by M.G.L. c. 21E.

TERMINATION OF ACTIVITY AND USE LIMITATION ON THE ABOVE DISPOSAL SITE was recorded and/or registered with the Suffolk County Registry of Deeds on 03/21/2025 by 532 River, LLC. The NOTICE OF ACTIVITY AND USE LIMITATION was originally recorded on 05/03/2022. Any persons who have any personal information or questions regarding the NOTICE OF ACTIVITY AND USE LIMITATION and the Disposal Site file may contact Arden Property, Inc., 290 Summer Street, Roseland, MA 02070 at 781-582-9929. The TERMINATED NOTICE OF ACTIVITY AND USE LIMITATION and the Disposal Site file can be viewed at the MassDEP website using Release Tracking Number (RTN) 03-0036822 at https://eodpdepweb.state.ma.us/portal/portal/water/water.html at the MassDEP Northeast Regional Office, 150 Presidential Way, Woburn, MA 01801.

April 11

#NY0143002

LEGAL NOTICES

COMMONWEALTH OF MASSACHUSETTS

DEPARTMENT OF THE TRIAL COURT

COMPLAINT TO FORECLOSE TAX LIEN

No. 23 JL 00092

TO ALL WHOM IT MAY CONCERN, to any trustee, beneficiary, or any other persons claiming any interest in the Fourth Ave Realty Trust, recorded trust, without a currently serving trustee record, created by a declaration of trust dated January 4, 1995, and recorded on February 9, 1995, at the Middlesex County (Northern District) Registry of Deeds in Book 9393, Page 09: Arly E. Lorrussu a/k/a Amy Elizabeth Lorrussu, individually, and as beneficiary and successor trustee nominee for said Fourth Ave Realty Trust, now or formerly of Doughty, in the State of Maine; Carroll M. Lowenstein a/k/a Carroll M. Lowenstein, now or formerly of Arlington, Middlesex County, and said Commonwealth; or their heirs, devisees, or legal representatives:

A Complaint has been filed by the Plaintiff Town of Chelmsford. The Complaint asks the Court to enter a judgment ending any ownership rights or interests in the land described below. The Complaint is about all the parcels of land located in the Town of Chelmsford, Middlesex County, Massachusetts, described in the Complaint as follows:

A parcel of land with any building thereon, approximately 9729 Square Feet, located and known as Fourth Av Shown on the Town of Chelmsford Assessor's Records as Parcel Identifiers 18/73/19 and being part of the premises recorded in book 7383 on page 0072 in the Middlesex Registry of Deeds. Assessed to Lowenstein Carroll M Trustee Arly E. Lorrussu a/k/a Amy Elizabeth Lorrussu.

To respond to the Complaint, you or your attorney must take these steps by the Deadline to Answer, which is the Second Day of June in the year two thousand and twenty-five.

First, prepare a written Answer. You may write your own answer or use the form of the online guided interview program on the Court website. Second, file your Answer with the Land Court Recorder's Office, or the Assistant Recorder's Office at the Registry of Deeds where the land is located, or using the Court's online e-filing system. Third, serve a copy of your Answer to the Plaintiff by mail or email.

If you do not answer the Complaint by the above Deadline to Answer, this Court will rule in your default. You will lose the chance to answer or dispute the facts listed in the Complaint or pay the tax owed. You may lose all ownership rights or interest in the land described above. If a judgment of foreclosure is entered, you will lose ownership of your property. If the property is worth more than the amount owed to cover the tax debt and foreclosure costs, you may be entitled to receive any remaining funds (excess equity) from the Plaintiff.

It is ordered that this citation be published right away, once in Boston Herald a newspaper published in Boston, Massachusetts, and once in the year two thousand and twenty-five.

Attest with Seal of said Court.

Deborah J. Patterson Recorder

Plaintiff's Attorney: David J. Coppola, Esq., Coppola and Coppola, 401, 639-0140, Northhead, MA 01945 Tel: (781) 639-0140

#NY0143013

April 11

Don't store your boat or motorcycle...SELL IT! Boston Herald Classifieds 617.423.4545

LEGAL NOTICES

CITY OF MEDFORD

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

5-YEAR CONSOLIDATED PLAN, PROGRAM YEAR 2025 ANNUAL ACTION PLAN

AND CITIZEN PARTICIPATION PLAN

PUBLIC COMMENT PERIOD

The City of Medford's Community Development Block Grant (CDBG) draft 5-year Consolidated Plan for Program Years 2025-2029 and the City's Program Year 2025 (July 3, 2025 through June 30, 2026) draft Annual Action Plan will be available for public review and comment beginning April 12, 2025. The Office of Planning, Development & Sustainability invites public review and comment prior to the submission of the City's 5-Year Consolidated Plan and Annual Action Plan to the Department of Housing and Urban Development (HUD). In order to receive CDBG funds, the Consolidated Plan and 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.

The draft 5-Year Consolidated Plan outlines broad goals and objectives to address priority needs. The Annual Action Plan was created based upon the goals and objectives outlined in the draft 5-Year Consolidated Plan. The City expects to receive approximately \$1,384,050 in new grant funds from HUD for CDBG Program Year 2025. At the time of publication of the draft Annual Action Plan, the City had not yet received notification of its CDBG grant allocation for Program Year 2025. Accordingly, all figures are estimates, and details on the approval or decreasing of proposed activities and budget since HUD has notified the City of its final allocation can be found within the draft Annual Action Plan. Based on the requests for funds, monies will be allocated for Affordable Housing; Economic Development; Parks, Public Safety and Infrastructure; Public Services; and Planning and Administration for these activities as allowed by HUD. The City anticipates that approximately 85% of CDBG funds over a 3-year period will be used toward projects benefiting low and moderate income residents.

In addition, the City's updated Citizen Participation Plan detailing opportunities for public participation in the development of plans and reports related to its CDBG funding will be available for public review and comment beginning April 12, 2025. The drafts of the 5-Year Consolidated Plan, Annual Action Plan, and Citizen Participation Plan will be available for review from April 12, 2025 to April 20, 2025. Copies of the plans can be obtained at Medford City Hall, Room 308, 85 George P. Hassett Dr., Medford, MA 02155, or at ocd@medford-ma.gov; and on the City's website at ocd@medford-ma.gov; and on the City's website at ocd@medford-ma.gov. All interested parties are encouraged to review and comment on the draft Consolidated Plan, Annual Action Plan, and Citizen Participation Plan. Comments must be sent in writing on or before May 12, 2025 to the Office of Planning, Development & Sustainability, 85 George P. Hassett Dr., Room 308, Medford, MA 02155, or to ocd@medford-ma.gov.

4/11/25, 4/18/25

#NY0142651

PROBATE CITATIONS

Commonwealth of Massachusetts

The Trial Court

Probate and Family Court

Docket No. NO25P0712EA

INFORMAL PROBATE

PUBLICATION NOTICE

Notfor Division

Estate of Gail A Starr

Also Known As: Gail Starr

Date of Death: 12/07/2024

To all persons interested in the above captioned estate, by Petition of Petitioner Roland C Starr of Lafayette GA Petitioner Melissa J Ricci of Dedham MA a 312 has been admitted to informal probate. Roland C Starr of Lafayette GA Melissa J Ricci of Dedham MA has been informally appointed as the Personal Representative of the estate to serve without supervision on the bond. The estate is being administered under informal probate 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 11

#NY0142930

LEGAL NOTICES

CITY OF MEDFORD

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

5-YEAR CONSOLIDATED PLAN, PROGRAM YEAR 2025 ANNUAL ACTION PLAN

AND CITIZEN PARTICIPATION PLAN

PUBLIC HEARING

A Public Hearing will be held by the Medford City Council on Tuesday, April 29, 2025 at 7:00 p.m. The purpose of this Public Hearing will be to solicit the general public and representatives of public service agencies to express comments regarding the City's Five-Year Consolidated Plan and Annual Action Plan, and on the City's housing and community development needs and development of proposed activities. The Consolidated Plan includes broad goals and objectives to address priority needs with resources available from the U.S. Department of Housing and Urban Development (HUD), including a 5-year strategy for use of Community Development Block Grant (CDBG) funding for Program Years 2025-2029. The Action Plan contains the proposed use of CDBG funds for the program year which extends from July 1, 2025 through June 30, 2026 (Program Year 2025).

The hearing will also invite public comments regarding the City's updated CDBG Citizen Participation Plan detailing opportunities for public participation in the development of plans and reports related to its CDBG funding. The Office of Planning, Development and Sustainability will be requesting that the Medford City Council authorize Mayor Vanessa Langlois-Koehn, official representative of the City of Medford, to submit the Program Year 2025-2029 Consolidated Plan, the Program Year 2025 Annual Action Plan, the Citizen Participation Plan, and all other assurances and certifications to HUD. The City is applying for an estimated \$1,384,050 in CDBG grant funds for Program Year 2025. Funds are estimated and details on the increase or decrease of proposed activities and budget since HUD has notified the City of its final allocation can be found within the draft Annual Action Plan.

If you need a reasonable accommodation to attend or participate in this hearing, please contact Frances Huxley by email at frances@medford-ma.gov or by phone at 781-993-2439.

4/11/25, 4/18/25

#NY0142653

LEGAL NOTICES

COMMONWEALTH OF MASSACHUSETTS

DEPARTMENT OF THE TRIAL COURT

Docket Number: 25 SM 000998

ORDER OF NOTICE

TO: Kalidas Nandy and Tapati G. Nandy

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. § 3901 et seq.;

Eastern Bank, successor to Century Bank and Trust Company

claiming to have an interest in a Mortgage covering real property in Bedford, Suffolk County, Massachusetts, located at 30 Spruce Road, given by Kalidas Nandy and Tapati G. Nandy to Century Bank and Trust Company dated January 25, 2002, recorded with the Middlesex County/Suffolk District) Registry of Deeds in Book 34755, Page 107. Has/has filed with this court a complaint for determination of 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 benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on this 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 05/19/2025 or you may lose the opportunity to challenge the foreclosure on the ground of non-compliance with the Act.

Witness, Gordon H. Piper, Chief Justice of said Court on 4/3/2025.

Attest: Deborah J. Patterson Recorder

#NY0142497

April 11

For convenient home delivery of the Boston Herald, call (800) 882-1211.

LEGAL NOTICES **LEGAL NOTICES** **LEGAL NOTICES**

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE
 By virtue and in execution of the Power of Sale contained in a certain Mortgage given by the Massachusetts Electronic Registration Systems, Inc., as nominee for Santander Bank, N.A., its successors and assigns, dated December 8, 2021, and recorded with the Suffolk County Registry of Deeds at Book 06817, Page 176, subsequently assigned to Santander Bank NA by Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Santander Bank, N.A., its successors and assigns by assignment recorded in said Suffolk County Registry of Deeds at Book 70460, Page 03 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 2:00 PM on April 25, 2025 at 18-20 Cedar Street Unit 2, Boston, MA, all and singular the premises described in said Mortgage, to wit:

Unit No. 2 of the 18-20 Cedar Street Condominium created pursuant to Chapter 283A of the Massachusetts General Laws by Master Deed dated June 14, 2007, and recorded July 13, 2007 with the Suffolk County Registry of Deeds at Book 42139, Page 212, as the same may have been or may hereafter be amended from time to time of record.

The condominium is comprised of the buildings, improvements, and structures thereon shown on the site plan filed with said Master Deed.

The Unit is shown on the floor plans of the building recorded simultaneously with said Master Deed and on the copy of the portion of said plans attached to the Unit Deed recorded at Book 05433, Page 212.

Said Unit is conveyed together with an undivided 50.00% percentage interest in the common areas and facilities as defined and described in the Master Deed.

For record title, see deed recorded immediately prior hereto.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE
 A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check payable to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the sale by written notice by oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. TIME WILL BE OF THE ESSENCE.

Other terms, if any, to be announced at the sale.

Santander Bank, N.A.
 Present Holder of said Mortgage.
 By its Attorneys
ORLANDO LAW GROUP PLLC
 PO Box 540548
 Waltham, MA 02454
 Phone: (781) 790-7800
 04-066623
 #NY0141078 4/4, 4/11, 4/18

Small Business Owners
 Call the Boston Herald Classified Advertising Department to discover advertising options.
 Call 617-423-4545.

LEGAL NOTICES **LEGAL NOTICES**

MASSACHUSETTS MUNICIPAL WHOLESALE ELECTRIC COMPANY
INVITATION FOR PROPOSALS
 In accordance with St. 1975, c. 775, Section 19(1), notice is hereby given that the Massachusetts Municipal Wholesale Electric Company ("MMWEC") is inviting sealed proposals in compliance with the Proposal Documents provided by MMWEC and to be received by MMWEC, 327 Moody Street, Ludlow, MA 01096, no later than 2:00 P.M. on Tuesday, April 29, 2025 for the materials, work and services described in MMWEC's Proposal Documents entitled "Control System Upgrade." Invitation for Proposal No. BD-041623. All Proposals will be opened and publicly read aloud on the date and time specified. Proposal Documents may be obtained from or examined at the Procurement Office of MMWEC.

Each Proposal shall be irrevocable, not subject to change for a time period of thirty (30) days after the Proposal opening. MMWEC RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSALS. In accordance with St. 1975, c. 775, Section 19(1), MMWEC reserves the right to accept or reject any and all Proposals or portions thereof, to waive irregularities in any or all Proposals and to accept any Proposal or portion thereof deemed to be in its best interest.

Massachusetts Municipal Wholesale Electric Company
 Procurement Department 4/28/25
 #NY0143680

Fill Your Home with Love
 Check out our daily Pet listings in the Classified Marketplace.
 To place an ad, call 617-425-4545.

LEGAL NOTICES **LEGAL NOTICES**

LEGAL NOTICE
CITY OF MEDFORD
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
5-YEAR CONSOLIDATED PLAN, PROGRAM YEAR 2025 ANNUAL ACTION PLAN AND CITIZEN PARTICIPATION PLAN PUBLIC HEARING

A Public Hearing will be held by the Medford City Council on Tuesday, April 29, 2025 at 7:00 a.m. 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 Five-Year Consolidated Plan and Annual Action Plan, and on the City's housing and community development needs and development of proposed activities. The Consolidated Plan includes broad goals and objectives to address priority needs with resources available from the U.S. Department of Housing and Urban Development (HUD), including a 5-year strategy for use of Community Development Block Grant (CDBG) funding for Program Years 2025-2029. The Action Plan contains the proposed use of CDBG funds for the program year which extends from July 1, 2025 through June 30, 2026 (Program Year 2025).

The hearing will also invite public comments regarding the City's updated CDBG Citizen Participation Plan detailing opportunities for public participation in the development of plans and reports related to its CDBG funding. The Office of Planning, Development and Sustainability will be requesting that the Medford City Council authorize Mayor Stephanie Lupo-Kaeth, official representative of the City of Medford, to submit the Program Year 2025-2029 Consolidated Plan, application for funds, and all other assurances and certifications to HUD. The City is applying for an estimated \$1,384,050 in Block Grant funds for Program Year 2025. Funds are estimated and details on the increasing or decreasing of proposed activities and budget once the HUD has notified the City of its final allocation can be found within the draft Annual Action Plan.

If you need a reasonable accommodation to attend or participate in this hearing, please contact Frances Newell by email at fnewell@medford-ma.gov or by phone at 781-993-2499.

4/11/25, 4/18/25
 #NY0142653

PROBATE CITATIONS **PROBATE CITATIONS**

Commonwealth of Massachusetts
 The Trial Court - Probate and Family Court
 Middlesex Probate and Family Court
 10-U Commerce Way
 Woburn, MA 01801

CITATION ON PETITION FOR FORMAL ADJUDICATION

Re: Joseph F. DiCenzo
 Date of Death: 01/14/2025
 To all interested persons:
 A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by
Richard S. Jacobson of Mesa AZ
 requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.
 The petitioner requests that:
Richard S. Jacobson of Mesa AZ be appointed as Personal Representative(s) of said estate to serve without Surety on the bond in unopposed administration.

IMPORTANT NOTICE
 You have the right to obtain a copy of the Petition from the petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on the return day of 05/13/2025. This is NOT a hearing, but a deadline by which you must file a written appearance and objection. If you object to this proceeding, you must file a timely written appearance and objection followed by an affidavit of objection within thirty (30) days of the return day, action may be taken without notice to you.

UNOPPOSED ADMINISTRATION UNDER MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
 A Personal Representative appointed under the MUPC in an unopposed administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.
 Dated: April 15, 2025
 Tara E. DeCristoforo, Register of Probate
 April 18

#NY0143651

PROBATE CITATIONS **PROBATE CITATIONS**

CITATION GIVING NOTICE OF CONSERVATOR'S ACCOUNT
 Commonwealth of Massachusetts
 The Trial Court
 Probate and Family Court
 Docket No. M23P130294
 Middlesex Probate and Family Court
 10-U Commerce Way
 Woburn, MA, 01801

In the matter of: **Mary Hinde Of Cambridge, MA**
 Protected Person/Disabled Person/Respondent.

To the named Respondent and all other interested persons, you are hereby notified pursuant to Rule 72 of the Supplemental Rules of the Probate & Family Court, that the **First and Final (Amended)** account(s) of Robert Dimler of Plymouth, MA as Temporary Conservator of the property of said Respondent has or have been presented to the Court for allowance.

You have the right to object to the account(s). If you wish to do so, you or your attorney must file a written appearance and objection at the Court on or before 10:00 A.M. on the return date of **05/13/2025**. This day is NOT a hearing date, but a deadline date by which you have to object to the account(s). If you fail to file the written appearance and objection by the return date, action may be taken in this matter without further notice to you, including the allowance of the account(s).

Additionally, within thirty days after said return day (or within such other time as the Court upon motion may order), you must file a written affidavit of objections stating the specific facts and grounds upon which each objection is based and a copy shall be served upon the Conservator pursuant to Rule 3 of the Supplemental Rules of the Probate & Family Court.

You have the right to send to the Conservator, by registered or certified mail, a written request to receive a copy of the Petition and account(s) at no cost to you.

IMPORTANT NOTICE
 The outcome of this proceeding may limit or completely take away the above named person's ability to make decisions about personal affairs or financial affairs or both. The above-named person has a right to a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.
 Tara E. DeCristoforo, Register of Probate
 Date: April 15, 2025

#NY0143631 April 18

For convenient home delivery of the Boston Herald, call (800) 882-1211.

PROBATE CITATIONS **PROBATE CITATIONS**

Commonwealth of Massachusetts
 The Trial Court - Probate and Family Court
 Middlesex Division Docket No. M23P1611EA
INFORMAL PROBATE PUBLICATION NOTICE
 Estate of Barbara Prutsals Also known as: Barbara M. Prutsals, Barbara Mae Prutsals Date of Death: February 7, 2025. To all persons interested in the above captioned estate, by Petition of Petitioner Mark T. Prutsals of Brooklyn NY. A will has been admitted to informal probate. Mark T. Prutsals of Brooklyn 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 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.

4/18/25
 #NY0143521

PROBATE CITATIONS **PROBATE CITATIONS**

Commonwealth of Massachusetts
 The Trial Court - Probate and Family Court
 Middlesex Division Docket No. M23P1736EA
INFORMAL PROBATE PUBLICATION NOTICE
 Estate of Robert E. Moran, Jr. Date of Death: December 21, 2024. To all persons interested in the above captioned estate, by Petition of Petitioner Katherine M. Bourque of Waltham, Massachusetts. A will has been admitted to informal probate. Katherine M. Bourque of Waltham, Massachusetts 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 18, 2025
 #NY0142583

Commonwealth of Massachusetts
 The Trial Court - Probate and Family Court
 Middlesex Division Docket No. S23P0788EA
INFORMAL PROBATE PUBLICATION NOTICE
 Estate of Guillermo Rivera-Pagan Date of Death: November 7, 2024. To all persons interested in the above captioned estate, by Petition of Petitioner Katherine Tasapouas of Boston, MA. Katherine Tasapouas of Boston, 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 18, 2025
 #NY0143343

PROBATE CITATIONS **PROBATE CITATIONS**

Commonwealth of Massachusetts
 The Trial Court - Probate and Family Court
 Middlesex Division Docket No. S23P0788EA
INFORMAL PROBATE PUBLICATION NOTICE
 Estate of Barbara Prutsals Also known as: Barbara M. Prutsals, Barbara Mae Prutsals Date of Death: February 7, 2025. To all persons interested in the above captioned estate, by Petition of Petitioner Mark T. Prutsals of Brooklyn NY. A will has been admitted to informal probate. Mark T. Prutsals of Brooklyn 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.

April 18, 2025
 #NY0143521

PROBATE CITATIONS **PROBATE CITATIONS**

Commonwealth of Massachusetts
 The Trial Court - Probate and Family Court
 Middlesex Division Docket No. S23P0788EA
INFORMAL PROBATE PUBLICATION NOTICE
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April 18, 2025
 #NY0143343

PROBATE CITATIONS **PROBATE CITATIONS**

Commonwealth of Massachusetts
 The Trial Court - Probate and Family Court
 Middlesex Division Docket No. S23P0788EA
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April 18, 2025
 #NY0143521

PROBATE CITATIONS **PROBATE CITATIONS**

Commonwealth of Massachusetts
 The Trial Court - Probate and Family Court
 Middlesex Division Docket No. M23P1611EA
INFORMAL PROBATE PUBLICATION NOTICE
 Estate of Barbara Prutsals Also known as: Barbara M. Prutsals, Barbara Mae Prutsals Date of Death: February 7, 2025. To all persons interested in the above captioned estate, by Petition of Petitioner Mark T. Prutsals of Brooklyn NY. A will has been admitted to informal probate. Mark T. Prutsals of Brooklyn 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.

April 18, 2025
 #NY0143521

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Commonwealth of Massachusetts
 The Trial Court - Probate and Family Court
 Middlesex Division Docket No. M23P1611EA
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April 18, 2025
 #NY0143521

PROBATE CITATIONS **PROBATE CITATIONS**

Commonwealth of Massachusetts
 The Trial Court - Probate and Family Court
 Middlesex Division Docket No. M23P1611EA
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April 18, 2025
 #NY0143521

PROBATE CITATIONS **PROBATE CITATIONS**

Commonwealth of Massachusetts
 The Trial Court - Probate and Family Court
 Middlesex Division Docket No. M23P1611EA
INFORMAL PROBATE PUBLICATION NOTICE
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April 18, 2025
 #NY0143521

LEGAL NOTICES

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 67 Upham Street, Malden, Massachusetts
By virtue and in execution of the Power of Sale contained in a certain mortgage given by John P King and Margaret A King to Bank of America NA and now held by Bank of America, F.A., said mortgage dated April 11, 2008, and registered at Middlesex County (South-eastern District) Registry District of the Land Court as Document No. 01471777, and noted on Certificate of Title No. 175012, of which mortgage the undersigned is the present holder for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on May 2, 2025 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to-wit:

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF MIDDLESEX, AND STATE OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OF LAND SITUATED IN MALDEN, MIDDLESEX COUNTY, MASSACHUSETTS, WITH THE BUILDINGS THEREON, BOUNDING AND DESCRIBED AS FOLLOWS:

NORTHWESTERLY BY UPHAM STREET, SEVENTY FEET;

NORTHEASTERLY BY LAND NOW OR FORMERLY OF JOHANNAH SLATTERY ET AL., ONE HUNDRED AND FIFTY-EIGHT FEET;

SOUTHEASTERLY BY LAND NOW OR FORMERLY OF ANNIE N. TROCK, SEVENTY FEET; AND

SOUTHWESTERLY BY LAND NOW OR FORMERLY OF CHARLES E. CROWE ET AL., ONE HUNDRED AND FIFTY-EIGHT FEET.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A PLAN APPROVED AND ENTERED BY THE COURT FILED IN THE LAND REGISTRATION OFFICE, A COPY OF PORTION OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 93, PAGE 245, WITH CERTIFICATE 14682. (PLAN NO. 87A)

PARCEL ID: M1084 B-405 L1522

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated October 29, 1985, and registered at Middlesex County (Southern District) Registry District of the Land Court as Document No. 082933 and noted on Certificate of Title No.: 171792.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

SUBJECT TO a prior mortgage dated and recorded June 7, 2001 in Book 1009 at Page 52 as further assigned of record.

TEN THOUSAND (\$10,000.00) Dollars of the purchase price must be paid by a certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid by a certified check, bank treasurer's or cashier's check within forty-five (45) days after the date of sale.

Other terms to be announced at the sale.

Marinoski Law Group, P.C. 275 West Notick Road, Suite 300 Warwick, RI 02886
Attorney for Bank of America, N.A. President Holder of the Mortgage Telephone: (401) 234-9200 FAX: (401) 234-9200 REG File No. 04/04/2025, 04/11/2025 and 04/18/2025

#NY0142088

LEGAL NOTICES

CITY OF MEDFORD LEGAL NOTICE (25-050)

The Medford City Council is considering action on the following loan order, submitted by Her Honor the Mayor, Breama Lungo-Koehn, approved for first reading on April 8, 2025.
On Order: School HVAC Infrastructure and Roof Bonds.
BE IT ORDERED: That Twenty-Five Million Seven Hundred and Seventy-Five Dollars (\$25,775,000) is appropriated for the purpose of replacing boilers and cooling systems with new condensing boilers and heat pumps, including associated automated controls, structural and architectural work, electrical work, and weatherization, at the McGivern School and Andrews School, and the acquisition and installation solar panels and a new roof or roof repairs at the McGivern School, including the costs of planning, design, architectural and engineering services and all other costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount pursuant to Chapter 44A, Section 711 of the General Laws, or pursuant to any other existing authority, and to issue bonds or notes of the City therefor. AND FURTHER ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of the Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws and all bonds of the City authorized to be borrowed pursuant to this loan order and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

#NY0143675 4/18/25

We Can Help!

Looking for tenants? Filling a job? Selling a home? The Boston Herald Classified Advertising Department can help!

Give us a call at 617-423-4545. BOSTON HERALD #NY0143392

LEGAL NOTICES

CITY OF MEDFORD COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

5-YEAR CONSOLIDATED PLAN PROGRAM YEAR 2025 ANNUAL ACTION PLAN AND CITIZEN PARTICIPATION PLAN PUBLIC COMMENT PERIOD
The City of Medford's Community Development Block Grant (CDBG) draft 5-year Consolidated Plan for Program Years 2025-2029 and the City's Program Year 2025 (July 1, 2025 through June 30, 2026) draft Annual Action Plan will be available for public review and comment beginning April 12, 2025. The Office of Planning, Development & Sustainability invites public review and comment prior to the submission of the City's 5-year Consolidated Plan and Annual Action Plan to the Department of Housing and Urban Development (HUD). In order to receive CDBG funds, the Consolidated Plan and 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.

The draft 5-year Consolidated Plan outlines broad goals and objectives to address priority needs with the use of resources available from HUD. The Annual Action Plan was created based upon the goals and objectives outlined in the draft 5-year Consolidated Plan. HUD for CDBG Program Year 2025. At the time of publication of the draft Annual Action Plan, the City had not yet received notification of the CDBG grant allocation for Program Year 2025. Accordingly, all figures are estimates, and details of the financing and budget once HUD has notified the City of its final allocation can be found within the draft Annual Action Plan. Based on the requests for funds, monies will be allocated for Affordable Housing, Economic Development, Parks, Public Facilities and Infrastructure, Public Services, and Planning and Administration for these activities as allowed by HUD. The City anticipates that approximately 85% of CDBG funds over a 3-year period will be used toward projects benefiting the low-and-moderate income residents.

In addition, the City updates Citizen Participation Plan detailing opportunities for public participation in the development of plans and reports related to its CDBG funding will be available for public review and comment beginning April 12, 2025. The drafts of the 5-year Consolidated Plan, Annual Action Plan, and Citizen Participation Plan will be available for review from April 12, 2025 to May 12, 2025. Copies of the plans can be viewed at the City Hall, Room 308, 85 George F. Hassett Dr., Medford, MA 02155, or at the City Office of Planning, Development & Sustainability, 85 George F. Hassett Dr., Room 308, Medford, MA 02155, or to oc@medford-ma.gov.

All interested parties are encouraged to review and comment on the draft Consolidated Plan, Annual Action Plan, and Citizen Participation Plan. Comments must be sent in writing on or before May 12, 2025 to the Office of Planning, Development & Sustainability, 85 George F. Hassett Dr., Room 308, Medford, MA 02155, or to oc@medford-ma.gov. 4/11/25, 4/18/25 #NY0142651

PROBATE CITATIONS

Commonwealth of Massachusetts The Trial Court - Probate and Family Court Middlesex Division Docket No. M0591946A

INFORMAL PROBATE PUBLICATION NOTICE

Estate of Rachel K. Lalliche. Also known as: Rachel C. Lalliche. Date of Death: 1/30/2025. In all persons interested in the above-captioned estate, by Petition of Petitioner Charles Lalliche of Marlborough, MA. A will has been admitted to informal probate. Charles Lalliche 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 18, 2025 #NY0143392

PROBATE CITATIONS

CITATION ON PETITION FOR FORMAL ADJUDICATION Commonwealth of Massachusetts The Trial Court

Probate and Family Court Middlesex Division Docket No. M03222436A
Estate of: William R. Holmes Also known as: William Holmes Date of Death: 01/20/2025

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Michelle M. Labadie of Dedham MA and Robert L. Holmes of Dedham MA and Theresa A. Smith of Brandwynne MD

requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that Michelle M. Labadie of Dedham MA and Robert L. Holmes of Dedham MA and Theresa A. Smith of Brandwynne MD be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in an unsupervised administration.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the petitioner or at the Court. You have a right to object to this proceeding. If you or your attorney must file a written appearance and objection at the Court before 10:00 a.m. on the return day of 05/07/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection following by an affidavit of objections within thirty (30) days of the return of the action, you may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Patricia Gorman, First Justice of this Court. Date: March 31, 2025. Colleen M. Boreley, Register of Probate #NY0143548 April 18

PROBATE CITATIONS

CITATION ON PETITION TO CHANGE NAME Commonwealth of Massachusetts The Trial Court

Probate and Family Court Middlesex Division Docket No. M025C0469CA

In the matter of: Jennifer Mae Khirallah A Petition to Change Name of Adult has been filed by Jennifer Mae Khirallah of Newton, MA.

requesting that the court enter a Decree changing their name to: Jennifer Khirallah Cadavid

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 05/14/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this process.

WITNESS, Hon. Terri L. Khug Caffezzo, First Justice of this Court. Date: April 10, 2025. Tara E. DeCristoforo, Register of Probate #NY0143595 April 18

617-423-4545 to place your classified ad.

TOWN OF BROOKLINE

NOTICE TO CONTRACTORS

Sealed bids for proposals addressed to the Commissioner of Public Works for the "Sole Courtyard Play Area" Contract No. PW/25-23 will be received at the office of the Brookline Department of Public Works, Town Hall, 333 Washington Street, Fourth Floor, Brookline, Massachusetts, until Thursday, May 1, 2025, at 11:00 AM local time, and all bids will be publicly read in the Fourth Floor Conference Room of the Town Hall.

Project specifications, including proposal forms, may be obtained at the Engineering Office, Town Hall, 333 Washington Street, Fourth Floor, Brookline, Massachusetts, on Thursday, April 17, 2025, upon payment of a NON-REFUNDABLE CHARGE OF FIFTY (\$50.00) DOLLARS, or can be requested digitally free of charge. Please email: krf@as@brooklinema.gov

Bid security in the form of a bid bond or certified check in the amount of 5% of the bid payable to the Town of Brookline is required. Bid security shall not be enclosed with the proposal but shall be delivered separately to the office of the Department of Public Works attached to the outside of the bid proposal.

The successful bidder shall furnish guarantee bonds in the form of a performance bond and a payment bond, each in the amount equal to 100% of the bid, from a surety company satisfactory to the Town.

Minimum wage rates have been fixed by the Massachusetts Department of Labor and Industries and shall be in conformance with Section 28 through Section 27G of Chapter 149 of the Massachusetts General Laws. The Town is an equal opportunity employer and will require compliance with its Affirmative Action program and with the Affirmative Actions stated in Article 4.4 of the Town by-law.

A pre-bid conference advising bidders of bid conditions and Affirmative Action Guidelines will be held at the Soule Children's Early Childhood Center at 563 Hammond St., Brookline, MA, on April 23, 2025, at 1:00 PM local time.

The contract book shall be submitted intact for comparison of bids. The Commissioner of Public Works reserves the right to reject any or all bids, or to accept any bid, or to order the start of work operations should he deem it in the best interest of the Town to do so.

Erin Chute Commissioner of Public Works Town of Brookline Solicitation Soule Court- Brookline Play Area 01.10.10.00.18 #NY0143602

LEGAL NOTICES

COMMONWEALTH OF MASSACHUSETTS LAND COURT

DEPARTMENT OF THE TRIAL COURT

Docket Number: 25 SM 001090

ORDER OF NOTICE

TO: Franklin E. Daley and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. App. § 3903, et seq.: Eastern Bank

claiming to have an interest in a Mortgage covering real property in Mattapan (Boston), numbered 943, Manchester Street, given by Franklin E. Daley to Eastern Bank, dated June 2, 2022, recorded with the Suffolk County Registry of Deeds in Book 67886, Page 139, has/have 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 05/28/2025 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, Gordon H. Peigs, Chief Justice of said Court on 4/10/2025.

Attest: Deborah Ke- #NY0143135 April 18

To be published 4/11/25 and 4/18/25

RECEIVED
CITY CLERK
MEDFORD, MASS.

2025 APR -9 PM 12:20

LEGAL NOTICE
CITY OF MEDFORD
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

5-YEAR CONSOLIDATED PLAN,
PROGRAM YEAR 2025 ANNUAL ACTION PLAN
AND CITIZEN PARTICIPATION PLAN

PUBLIC HEARING

A Public Hearing will be held by the Medford City Council on Tuesday, April 29, 2025 at 7:00 p.m. 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 Five-Year Consolidated Plan and Annual Action Plan, and on the City's housing and community development needs and development of proposed activities. The Consolidated Plan includes broad goals and objectives to address priority needs with resources available from the U.S. Department of Housing and Urban Development (HUD), including a 5-year strategy for use of Community Development Block Grant (CDBG) funding for Program Years 2025-2029. The Action Plan contains the proposed use of CDBG funds for the program year which extends from July 1, 2025 through June 30, 2026 (Program Year 2025).

The hearing will also invite public comments regarding the City's updated CDBG Citizen Participation Plan detailing opportunities for public participation in the development of plans and reports related to its CDBG funding.

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 Program Year 2025-2029 Consolidated Plan, the Program Year 2025 Annual Action Plan, application for funds, and all other assurances and certifications to HUD. The City is applying for an estimated \$1,384,050 in Block Grant funds for Program Year 2025. Funds are estimated and details on the increasing or decreasing of proposed activities and budget once the HUD has notified the City of its final allocation can be found within the draft Annual Action Plan.

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.



HOME > ABOUT > NEWS AND EVENTS

News and Events

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC COMMENT PERIOD

Apr 11 2025

CD&G

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC HEARING

Apr 11 2025

CD&G



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC COMMENT PERIOD

Apr 11 2025 11:05 AM

LEGAL NOTICE

CITY OF MEDFORD

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

5- YEAR CONSOLIDATED PLAN, PROGRAM YEAR 2025 ANNUAL ACTION PLAN,

AND CITIZEN PARTICIPATION PLAN

PUBLIC COMMENT PERIOD

The City of Medford's Community Development Block Grant (CDBG) draft 5-Year Consolidated Plan for Program Years 2025-2029 and the City's Program Year 2025 (July 1, 2025 through June 30, 2026) draft Annual Action Plan will be available for public review and comment beginning April 12, 2025. The Office of Planning, Development & Sustainability invites public review and comment prior to the submission of the City's 5-Year Consolidated Plan and Annual Action Plan to the Department of Housing and Urban Development (HUD). In order to receive CDBG funds, the Consolidated Plan and 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 5-Year Consolidated Plan outlines broad goals and objectives to address priority needs with the use of resources available from HUD. The Annual Action Plan was created based upon the goals and objectives outlined in the draft 5-Year Consolidated Plan. The City expects to receive approximately \$1,329,699 in new grant funds from HUD for CDBG Program Year 2025. At the time of publication of the draft Annual Action Plan, the City had not yet received notification of its CDBG grant allocation for Program Year 2025. Accordingly, all figures are estimates, and details on the increasing or decreasing of proposed activities and budget once HUD has notified the City of its final allocation can be found within the draft Annual Action Plan. Based on the requests for funds, monies will be allocated for Affordable Housing; Economic Development; Parks, Public Facilities and Infrastructure; Public Services; and Planning and Administration for these activities as allowed by HUD. The City anticipates that approximately 85% of CDBG funds over a 3-year period will be used toward projects benefiting low-and-moderate income residents

In addition, the City's updated Citizen Participation Plan detailing opportunities for public participation in the development of plans and reports related to its CDBG funding will be available for public review and comment beginning April 12, 2025.

The drafts of the 5-Year Consolidated Plan, Annual Action Plan, and Citizen Participation Plan will be available for review from April 12, 2025 to May 12, 2025. Copies of the plans can be obtained in Medford City Hall, Room 308, 85 George P. Hassett Dr.; by contacting the office at 781-393-2480 or ocd@medford-ma.gov; and on the City's website at www.medfordma.org/cdbg (<http://www.medfordma.org/cdbg>). All interested parties are encouraged to review and comment on the draft Consolidated Plan, Annual Action Plan, and Citizen Participation Plan. Comments must be sent in writing on or before May 12, 2025 to the Office of Planning, Development & Sustainability, 85 George P. Hassett Dr. Room 308, Medford, MA 02155, or to ocd@medford-ma.gov.

CDBG



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC HEARING

Apr 11 2025 11:04 AM

LEGAL NOTICE

CITY OF MEDFORD

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

5-YEAR CONSOLIDATED PLAN,

PROGRAM YEAR 2025 ANNUAL ACTION PLAN

AND CITIZEN PARTICIPATION PLAN

PUBLIC HEARING

A Public Hearing will be held by the Medford City Council on Tuesday, April 29, 2025 at 7:00 p.m. 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 Five-Year Consolidated Plan and Annual Action Plan, and on the City's housing and community development needs and development of proposed activities. The Consolidated Plan includes broad goals and objectives to address priority needs with resources available from the U.S. Department of Housing and Urban Development (HUD), including a 5-year strategy for use of Community Development Block Grant (CDBG) funding for Program Years 2025-2029. The Action Plan contains the proposed use of CDBG funds for the program year which extends from July 1, 2025 through June 30, 2026 (Program Year 2025).

[Skip To Main Content](#)



The hearing will also invite public comments regarding the City's updated CDBG Citizen Participation Plan detailing opportunities for public participation in the development of plans and reports related to its CDBG funding.

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 Program Year 2025-2029 Consolidated Plan, the Program Year 2025 Annual Action Plan, application for funds, and all other assurances and certifications to HUD. The City is applying for an estimated \$1,328,688 in Block Grant funds for Program Year 2025. Funds are estimated and details on the increasing or decreasing of proposed activities and budget once the HUD has notified the City of its final allocation can be found within the draft Annual Action Plan.

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



City of Medford

Contact Us City Resources Events Calendar

ABOUT DEPARTMENTS BOARDS & COMMISSIONS MAYOR'S OFFICE CITY COUNCIL FOR RESIDENTS FOR BUSINESS

HOME > DEPARTMENTS > PLANNING, DEVELOPMENT & SUSTAINABILITY > EMPLOYMENT, HOUSING & COMMUNITY DEVELOPMENT > COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

Departments

- Animal Control
- Assessor's Office
- Building Department
- Demolition
- City Clerk
- Civil Defense/Emergency Management

Community Development Block Grant (CDBG) Program

Medford's CDBG Program

The City of Medford receives annual Community Development Block Grant (CDBG) funding through the U.S. Department of Housing and Urban Development (HUD). CDBG provides funding for cities to address the causes and consequences of poverty, and all CDBG activities must primarily benefit low- and moderate-income residents.

Medford's CDBG & Grants Manager in the Office of Planning, Development & Sustainability administers the City's CDBG program in accordance with CDBG laws and regulations. The City's CDBG & Grants Manager, Laurel Siegel, can be reached at lsiegel@medford-ma.gov or 781-993-2480.

Print >

Community Development Block Grant (CDBG) Program

Medford's CDBG Program

The City of Medford receives annual Community Development Block Grant (CDBG) funding through the U.S. Department of Housing and Urban Development (HUD). CDBG provides funding for cities to address the causes and consequences of poverty, and all CDBG activities must primarily benefit low- and moderate-income residents.

Medford's CDBG & Grants Manager in the Office of Planning, Development & Sustainability administers the City's CDBG program in accordance with [CDBG laws and regulations \(https://www.hudexchange.info/programs/cdbg/cdbg-laws-and-regulations/\)](https://www.hudexchange.info/programs/cdbg/cdbg-laws-and-regulations/). The City's CDBG & Grants Manager, Laurel Siegel, can be reached at lsiegel@medford-ma.gov (<mailto:lsiegel@medford-ma.gov>) or 781-393-2480.

The City encourages input from low and moderate-income residents, social service agencies, and the public-at-large on the City's use of CDBG funds. Plans and reports on use of CDBG funds are made available for public comment, and the City will hold public hearings at least twice each year (usually in April and September) to solicit input.

The City of Medford's Community Development Block Grant (CDBG) draft 5-Year Consolidated Plan and Annual Action Plan for Program Year 2025 (July 1, 2025 through June 30, 2026) will be available for public review and comment from April 12, 2025 through May 12, 2025. In addition, the City's updated Citizen Participation Plan detailing opportunities for public participation in the development of plans and reports related to the City's CDBG funding will be available for public review and comment from April 12, 2025 through May 12, 2025.

[Skip To Main Content](#)



Copies of the draft Consolidated Plan, Annual Action Plan, Citizen Participation Plan, and summaries of the plans may all be downloaded using the following links:

- [Medford CDBG Program Year 2025 Summary \(/fs/resource-manager/view/aaa8defc-2983-4953-b668-b103f3c4a496\)](/fs/resource-manager/view/aaa8defc-2983-4953-b668-b103f3c4a496)
- [Draft Consolidated Plan \(/fs/resource-manager/view/8d32316d-3b87-48a6-8e2e-e9e84bd96788\)](/fs/resource-manager/view/8d32316d-3b87-48a6-8e2e-e9e84bd96788)
- [Draft Annual Action Plan \(/fs/resource-manager/view/3073c3cc-8322-47c5-8bfd-297e5e92610c\)](/fs/resource-manager/view/3073c3cc-8322-47c5-8bfd-297e5e92610c)
- [Citizen Participation Plan Summary \(/fs/resource-manager/view/5de1d532-81a5-4720-ac75-a20e63aedb5e\)](/fs/resource-manager/view/5de1d532-81a5-4720-ac75-a20e63aedb5e)
- [Draft Citizen Participation Plan \(/fs/resource-manager/view/cdfd0dc2-36a2-4368-8c2e-4d65941abef4\)](/fs/resource-manager/view/cdfd0dc2-36a2-4368-8c2e-4d65941abef4)

Copies may also be obtained at the City's Office of Planning, Development & Sustainability at City Hall. Comments must be submitted in writing on or before May 12, 2025 to the Office of Planning, Development & Sustainability, 85 George P. Hassett Dr. Room 308, Medford, MA 02155, or to ocd@medford-ma.gov (<mailto:ocd@medford-ma.gov>).

There will also be a public meeting with the City Council's Committee of the Whole to discuss the plans on Wednesday, April 16 at 6:00 pm, and a public hearing to review the plans before the City Council at their meeting on Tuesday, April 29 at 7:00 pm. Both meetings will be available in person and on Zoom. Zoom links will be posted on the City's [event calendar](#). (<https://www.medfordma.org/about/events-calendar>) 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 Consolidated Plan, Annual Action Plan, and Citizen Participation Plan, to attend the meeting and hearing, and to provide thoughts and comments on the City's future use of CDBG funds.

[Skip To Main Content](#)



Laurel Siegel

From: Office of Planning, Development, & Sustainability <ocd-medford-ma.gov@shared1.ccsend.com>
Sent: Friday, April 11, 2025 11:02 AM
To: Laurel Siegel
Subject: Public Comment & Hearing on Medford CDBG Plans



GO GREEN | Medford

**Community Development Block Grant:
Draft 5-Year Consolidated Plan, Annual
Action Plan, Citizen Participation Plan**

**CITY OF MEDFORD
COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG)
PROGRAM YEAR 2025**



**PUBLIC COMMENT PERIOD 4/12/25-5/12/2025:
5-YEAR CONSOLIDATED PLAN
PROGRAM YEAR 2025 ANNUAL ACTION PLAN
CITIZEN PARTICIPATION PLAN**

**COMMITTEE OF THE WHOLE 4/16/25 - 6 PM
CITY COUNCIL HEARING 4/29/25 - 7 PM**

The City of Medford's Community Development Block Grant (CDBG) draft 5-Year Consolidated Plan and Annual Action Plan for Program Year 2025 (July 1, 2025 through June 30, 2026) will be available for public review and comment from **April 12, 2025 through May 12, 2025**. In addition, the City's updated **Citizen Participation Plan** detailing opportunities for public participation in the development of plans and reports related to the City's CDBG funding will be available for public review and comment from **April 12, 2025 through May 12, 2025**.

Copies of the draft Consolidated Plan, Annual Action Plan, and Citizen Participation Plan may all be downloaded [HERE](#) and copies may also be obtained at the City's Office of Planning, Development & Sustainability at City Hall. Comments must be submitted in writing on or before May 12, 2025 to the Office of Planning, Development &

Sustainability, 85 George P. Hassett Dr. Room 308, Medford, MA 02155, or to ocd@medford-ma.gov.

There will also be a public meeting with the City Council's Committee of the Whole to discuss the plans on Wednesday, April 16 at 6:00 pm, and a public hearing to review the plans before the City Council at their meeting on Tuesday, April 29 at 7:00 pm. Both meetings will be available in person and on Zoom. Zoom links will be posted on the City's [event calendar](#). 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 Consolidate Plan, Annual Action Plan, and Citizen Participation Plan, to attend the meeting and hearing, and to provide thoughts and comments on the City's future use of CDBG funds. .

[CLICK HERE to download the Consolidated Plan, Annual Action Plan & Citizen Participation Plan](#)

City Resources

[Business Resources](#)

The City of Medford understands the stress that our entrepreneurs, workers, and freelancers are under given the uncertainty of the situation and the level of disruption to daily life. This site aims to be a place for businesses to access resources, information, and support in this difficult time.

[Food Access Guide](#)

To assist residents with access to food and food resources, and to assist with navigating various food assistance programs, the City of Medford created a Food Access Guide. The Food Access Guide is available Español (Spanish), Kreyòl ayisyen (Haitian Creole), 中文 (Chinese), العربية (Arabic), & Português (Portuguese).

[City Alerts](#)

The City of Medford offers a free service for residents to receive important information and emergency updates via text, phone, and/or email messages. We encourage all residents to sign up!

[Housing Resources & Support Services](#)

Laurel Siegel

From: Office of Planning, Development, & Sustainability <ocd-medford-ma.gov@shared1.ccsend.com>
Sent: Friday, May 2, 2025 1:42 PM
To: Laurel Siegel
Subject: CDBG Comment Period Open, Retail Pop-Up Project, Park Project Updates





Join us at Medford City Hall (Wednesday, June 4th, 8:30 AM), for a forum with networking, panel discussions, and resources to help your small business thrive. Whether you're a seasoned entrepreneur or just starting out, this event is perfect for anyone looking to take their business to the next level. Register below, space is limited!

Get ready to:

- Connect with other local businesses.
- Learn about resources available from City of Medford, Mass Development, Massachusetts Office of Business Development, and U.S. Small Business Administration.
- From general tips to available financial products, our lineup of panelists will cover a wide range of topics to help you succeed.

If you have questions please call the Office of Planning, Development, and Sustainability at 781-393-2480 or email Kayla Myros, Economic Development Planner, at kmyros@medford-ma.gov.

NOTE: SBA's cooperation does not constitute or imply endorsement of any opinions, products, and/or services. All SBA programs are extended to the public on a non-discriminatory basis. This event is accessible.

If you need a reasonable accommodation to participate in this event, please reach out to ADA Coordinator fnwajei@medford-ma.gov or by phone at 781 393-2439.

Community Development Block Grant: Public Comment Period Open

CITY OF MEDFORD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM YEAR 2025



**PUBLIC COMMENT PERIOD 4/12/25-5/12/2025:
5-YEAR CONSOLIDATED PLAN
PROGRAM YEAR 2025 ANNUAL ACTION PLAN
CITIZEN PARTICIPATION PLAN**

The City of Medford's **Community Development Block Grant (CDBG) draft 5-Year Consolidated Plan and Annual Action Plan for Program Year 2025** (July 1, 2025 through June 30, 2026) is available for public review and comment from until **May 12, 2025**. In addition, the City's updated Citizen Participation

Plan detailing opportunities for public participation in the development of plans and reports related to the City's CDBG funding will be available for public review and comment from April 12, 2025 through May 12, 2025.

Copies of the draft Consolidated Plan, Annual Action Plan, and Citizen Participation Plan may all be downloaded [HERE](#) and copies may also be obtained at the City's Office of Planning, Development & Sustainability at City Hall. Comments must be submitted in writing on or before May 12, 2025 to the Office of Planning, Development & Sustainability, 85 George P. Hassett Dr. Room 308, Medford, MA 02155, or to ocd@medford-ma.gov.

[Click here to download the Consolidated Plan, Annual Action Plan, and Citizen Participation Plan](#)

Inquire about the *upcoming* retail pop-up in Medford Square!

RECEIVED

By City Clerk | Medford, Mass. at 6:01 pm, Apr 10, 2025



Medford City Council
Medford, Massachusetts

Committee of the Whole, April 16, 2025

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/83090357675>

Call-in Number: +13052241968,,83090357675#

Live: Channel 22 (Comcast), Channel 43 (Verizon), [YouTube](#), and medfordtv.org.

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

CALL TO ORDER & ROLL CALL

ACTION AND DISCUSSION ITEMS

25-060

Offered by

Community Development Block Grant (CDBG) Action Plan for FY2026

PAPERS IN COMMITTEE

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

Adjournment

1

Page 1 of 11



Medford City Council
Medford, Massachusetts

MEETING DATE

April 16, 2025

SPONSORED BY

AGENDA ITEM

25-060 - Community Development Block Grant (CDBG) Action Plan for FY2026

FULL TEXT AND DESCRIPTION

The purpose of this meeting is to discuss the City's Community Development Block Grant (CDBG) Annual Action Plan for community development and planning. The Action Plan contains the proposed use of Community Development Block Grant funds for the program year which extends from July 1, 2025 through June 30, 2026. Community Development Block Grant (CDBG) is a program of the U.S. Department of Housing and Urban Development (HUD) that began in 1974. FY2026 will be the City of Medford's Program Year 51 of CDBG funding.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. AAP PY25 Public Meeting COW 0416 Notice
2. Medford CDBG Summary PY25

CITY OF MEDFORD
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

5-YEAR CONSOLIDATED PLAN,
PROGRAM YEAR 2025 ANNUAL ACTION PLAN,
AND CITIZEN PARTICIPATION PLAN

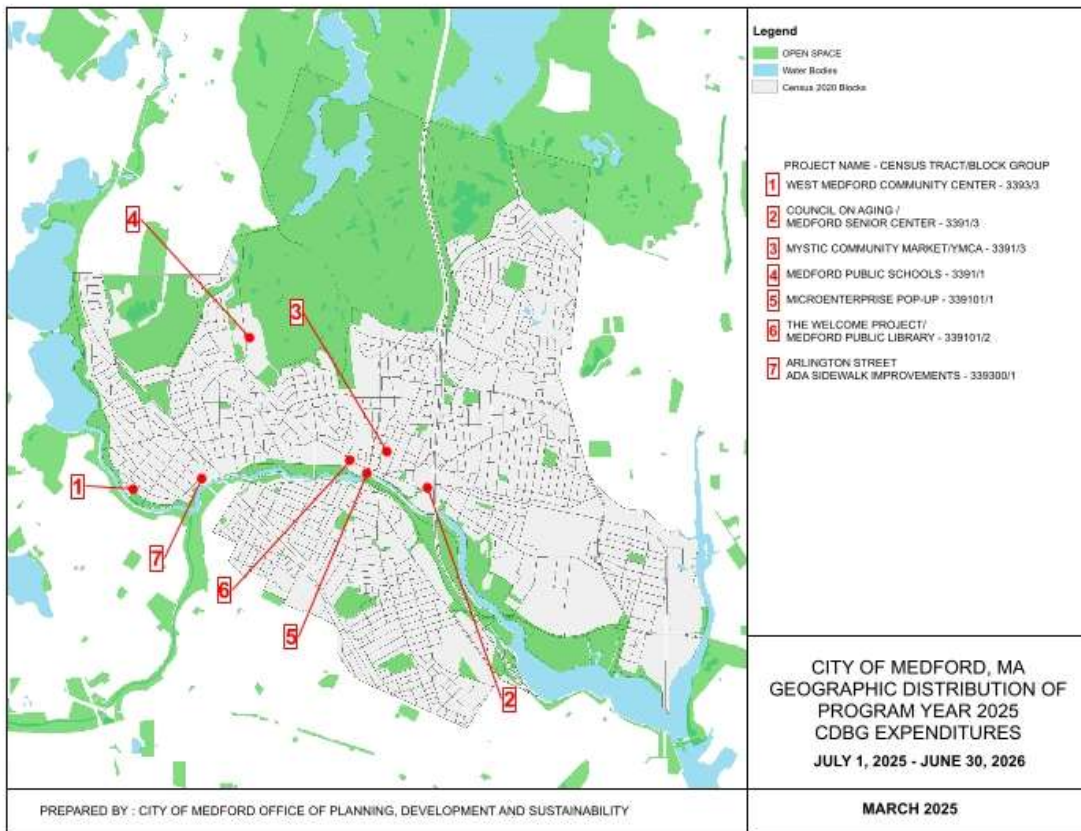
PUBLIC MEETING

There will be a meeting of the Medford City Council Committee of the Whole on Tuesday, April 16, 2025 at 6:00 p.m.

The purpose of this meeting is to discuss the City's Community Development Block Grant (CDBG) 5-Year Consolidated Plan for 2025-2029, the Annual Action Plan for Program Year 2025 (July 1, 2025 to June 30, 2026), the updated Citizen Participation Plan, and the public services applications for CDBG grant funding. Copies of these plans are available for review and download at www.medfordma.org/cdbg. The Annual Action Plan contains the proposed use of CDBG Grant funds for the program year which extends from July 1, 2025 through June 30, 2026.

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 meeting, please contact Frances Nwajei by email at fnwajei@medford-ma.gov or by phone at 781-393-2439.



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Yakema Manufacturing Co. Inc. is seeking CDM Submitters Lead in Cambridge, MA to lead the Global Inventory Management and Control (IMC) Submissions. Team for regulatory submissions in all countries such as Development submission (Developmental Medical Product Dossier), Clinical Trial Application (Investigational New Drug application), Global Marketing Application, New Drug Application, Marketing Authorization Application, Biological License Application, and other regulatory changes submissions. Up to 40% telecommuting allowed. Full time, \$124,500 - \$180,000 per year. Apply on-line at <https://www.lined.com> and search for Job #9032109.

GENERAL

Analytical Development Principal Research Associate, Cell Analysis Development with Verica Pharmaceuticals, Incorporated located in Boston, MA. Position will design, develop, execute and analyze characterization and release assays for identity, purity, strength and potency of cell-based products. Send resume to Sarah.Hadden@verica-pharm.com. Reference ID:031316.

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LEGAL NOTICES

(SEAL) COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT
Docket Number: 24 SM 003207
ORDER OF NOTICE
TO: Olive Uriah Coke and Sherell M. Noble
and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 93901 (et seq.)
RRA CP Opportunity Trust 2
claiming to have an interest in a Mortgage governing real property in Melrose, 8 Central Terrace, given by Olive Uriah Coke to New Century Mortgage Corporation dated February 26, 2005, and recorded at the Middlesex County (Southern District) Registry of Deeds in Book 44719, Page 266, as affected by a Judgment, dated August 9, 2024 and recorded at the Middlesex County (Southern District) Registry of Deeds in Book 83204, Page 298. Has been 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 benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on this 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 10/21/2024, 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 this Court on 9/9/2024
Attest: Deborah J. Patterson Recorder September 12 #NY0124654

LEGAL NOTICES

Commonwealth of Massachusetts The Trial Court Probate and Family Court
Docket No. **NO24P1550EA**
Norfolk Probate and Family Court 35 Shawmut Road, Canton, MA, 02021
CITATION ON PETITION FOR FORMAL ADJUDICATION
Estate of: Brian Carroll Conroy. Also known as: Brian C. Conroy. Date of Death: Feb. 19, 2024. To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Laura A. Howell of Sandown, NH, requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Laura A. Howell of Sandown, NH, be appointed as Personal Representative of said estate to serve without Surety on the bond in Unsupervised Administration.

IMPORTANT NOTICE: You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10/03 a.m. on the return day of 10/03/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice of the Court.

Witness, Hon. Terri L. Klug Cafazco, First Justice of Probate September 12 #NY0124655

PROBATE CITATIONS

Commonwealth of Massachusetts The Trial Court Probate and Family Court
Docket No. **NO24P1550EA**
Norfolk Probate and Family Court 35 Shawmut Road, Canton, MA, 02021
CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT
Commonwealth of Massachusetts The Trial Court Probate and Family Court
Middlesex Probate and Family Court 10-11 Commerce Way Woburn, MA 01801 (781) 865-0000
Docket No. M14P4526EA
First Justice of Probate
Also known as: Anne Krakosian
Date of Death: 06/30/2014

A Petition for Order of Complete Settlement has been filed by **Mary Louise Cirignano of Wakefield MA** requesting that the court enter a formal Decree of Complete Settlement, including the allowance of a final account, a set of Final Account and other such relief as may be requested in the Petition.

IMPORTANT NOTICE: You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10/03 a.m. on the return day of 10/03/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice of the Court.

Witness, Hon. Terri L. Klug Cafazco, First Justice of Probate September 12 #NY0124655

LEGAL NOTICES

NOTICE OF PUBLIC HEARING AND PUBLIC COMMENT PERIOD CITY OF WENDELL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
Notice is hereby given that the CDBG CDBG-2023 called for public hearing and Evaluation Report (CAPER) for the City of Wendell required by the U.S. Department of Housing and Urban Development for a period of July 1, 2023 through June 30, 2024 will be available for public review and comment from September 9, 2024 to September 24, 2024 at <https://www.ci.wendell.ma.us/development/CAPER2023> and at City Hall, Room 308. This report identifies the federal funds which were committed and expended during this period to further the objectives of the CDBG Consolidated Plan.

Written comments must be submitted no later than 5:00 pm on September 24, 2024 to Laurie Siegel, CDBG & Grants Manager, Office of Planning, Development & Sustainability, Room 308, City Hall, 85 George P. Hassett Drive, Wendell, MA 02155 or to lsiegel@wendell-ma.gov.

The City of Wendell, Massachusetts, through its Office of Planning, Development & Sustainability, shall conduct a public hearing on Thursday, September 15, 2024 at 6:00 pm. The meeting will take place in person at City Hall, Room 307, 85 George P. Hassett Drive, Wendell, MA 02155 and on Zoom. The purpose of this hearing is to discuss the CAPER detailing the previous program year's CDBG accomplishments and current uses of funds, and to elect representatives from local and moderate-income residents, social service agencies and to publicize large in the future use of CDBG funds.

To participate in this hearing via Zoom, please use the following link: <https://us06web.zoom.us/j/88674997106>

To participate remotely outside of the virtual platform, guidelines and comments may be submitted by email to lsiegel@wendell-ma.gov or by phone to 781-393-2480. If you need a reasonable accommodation to attend or participate in this hearing, please contact Frances Rowe by email at fr@wendell-ma.gov or by phone at 781-393-2439. 9/25/24, 9/12/24 #NY0124641

LEGAL NOTICES

Public Notice
The Boston Redevelopment Authority, d.o.b. The Boston Planning & Development Agency (the "BPDA") pursuant to Article 80, Section 80A-2 of the City of Boston Zoning Code (the "Code"), hereby gives notice that a Small Project Review Application ("SPRA") was submitted pursuant to Section 80E of the Code by Harrison Lenox, LLC, a joint venture between Related Bio, LLC and DREAM Development, LLC (collectively, the "Proposer") on September 6, 2024. The SPRA describes the proposed construction of an approximately 44,000 square foot of Gross Floor Area (as such term is used in the definition of "Floor Area Ratio" in the Code, "GAR"), six-story residential building that will be no greater than 67 feet in building height (as such term is defined in the Code) (the "Project") at East Lenox Street in the Roxbury neighborhood of Boston (the "Project Site").

The SPRA may be viewed at the Office of the Executive Director/Secretary of the BPDA, 9th Floor Boston City Hall, One City Hall Square, Boston, MA 02201 (Monday through Friday, 9am to 5pm, except legal holidays).

Public comments on the SPRA should be submitted to Eileen Dalakas, Senior Manager, Boston Planning Department, One City Hall Square, Boston, MA 02201 or via email at edalakas@boston.gov by October 7, 2024.

BOSTON PLANNING & DEVELOPMENT AGENCY
James Arthur Jerison, Chief of Planning & Director
September 11, 2024 September 12, 2024 #NY0124695

MARKETPLACE

GARAGE/YARD SALES

Free Market Mondays
Saturday 9:00 and 9:28
Sun 9am
First Baptist Church
401 Ashmont St, Dist.
617-982-2391

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WANTED TO BUY

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lps. & 45s
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City of Medford CDBG Program Year 2023 CAPER – Public Comment

One public comment from a Medford resident was submitted by telephone in response to the advertisement of the public comment period for the CAPER:

Medford doesn't do a lot for a disabled young person. How can we bridge the gap?

It's difficult to get to the Mystic Community Market. It's not easy by public transit and is geared towards people with cars. Other cities have mobile markets to public housing.

Would like to see transportation that doesn't require you to prove your income or level of disability.

No other comments were received during the public comment period for the CAPER.

No comments were received on the CAPER at the public hearing held on September 19, 2024.

Grantee SF-424's and Certification(s)

OMB Number: 4340-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424		
<p>* 1. Type of Submission:</p> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
<p>* 2. Type of Application:</p> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
<p>* F Revision, select appropriate letter(s):</p> <input type="text"/> <p>* Other (Specify):</p> <input type="text"/>		
<p>* 3. Date Received:</p> <input type="text" value="05/14/2025"/>		<p>4. Applicant Identifier:</p> <input type="text"/>
<p>5a. Federal Entity Identifier:</p> <input type="text"/>		<p>5b. Federal Award Identifier:</p> <input type="text"/>
<p>State Use Only:</p> <p>6. Date Received by State: <input type="text"/> 7. State Application Identifier: <input type="text"/></p>		
<p>8. APPLICANT INFORMATION:</p>		
<p>* a. Legal Name: <input type="text" value="City of Medford"/></p>		
<p>* b. Employer/Taxpayer Identification Number (EIN/TIN):</p> <input type="text" value="04-8001400"/>		<p>* c. UCI:</p> <input type="text" value="DM70UR8VYMRJ"/>
<p>d. Address:</p> <p>* Street1: <input type="text" value="85 George P. Hassett 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-CB06"/></p>		
<p>e. Organizational Unit:</p> <p>Department Name: <input type="text" value="Planning, Development & Sustain"/> Division Name: <input type="text"/></p>		
<p>f. Name and contact information of person to be contacted on matters involving this application:</p> <p>Prefix: <input type="text"/> * First Name: <input type="text" value="Laurel"/> Middle Name: <input type="text"/> * Last Name: <input type="text" value="Siegel"/> Suffix: <input type="text"/> Title: <input type="text" value="ODIG & Grants Manager"/> Organizational Affiliation: <input type="text" value="City of Medford"/> * Telephone Number: <input type="text" value="781-393-2480"/> Fax Number: <input type="text"/> * Email: <input type="text" value="lsiegel@medford-ma.gov"/></p>		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>City or Township Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify)</p>	
<p>* 10. Name of Federal Agency:</p> <p>U.S. Department of Housing and Urban Development</p>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <p>15.210</p> <p>CFDA Title:</p> <p>Community Development Block Grant</p>	
<p>* 12. Funding Opportunity Number:</p> <p>n/a</p> <p>* Title:</p> <p>n/a</p>	
<p>13. Competition Identification Number:</p> <p>Title:</p>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p>Add Attachment Update Attachment View All Attachments</p>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <p>CDBG eligible activities in the City of Medford</p>	
<p>Attach supporting documents as specified in agency instructions.</p> <p>Add Attachments Update Attachments View Attachments</p>	

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,466,160.00"/>
* 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="0.00"/>
* g. TOTAL	<input type="text" value="1,466,160.00"/>

19. Is Application Subject to Review By State Under Executive Order 12372 Process?

a. This application was made available to the State under the Executive Order 12372 Process for review on:

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes", provide explanation and attach:

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)**

** 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: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

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. 1701u) and implementing regulations at 24 CFR Part 75.

B. L. Kroll
Signature of Authorized Official

5/14/25
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 specifics 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, 2028 and 2028 [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

5/14/25
Date

Mayor
Title

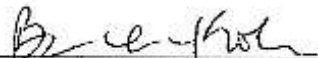
Specific HOME Certifications

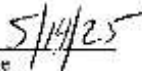
The HOME participating jurisdiction certifies that:

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


Date

Mayor
Title

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0044
Expiration Date: 02/28/2017

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.53, and 148.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.33.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

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

*Authorized Representative Name:

Prefix: [] *First Name: Brenna
Middle Name: []
Last Name: Lunga-Koehn
Suffix: []

*Title: Mayer

*Applicant Organization: City of Medford

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and operate the program as described in the application and the governing body has duly authorized the submitter of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2100(a)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribal designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 148 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 5801-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.405(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. 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) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-111, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all levels (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribal designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §§3720, 3802; 24 CFR §28.10(b)(1)(ii)).

*Signature:

Brenda Noel

*Date:

6/25/25

Form HUD-424-B (02/23)

Appendix - Alternate/Local Data Sources

Sort order	Type	Data Source Name	List the name of the organization or individual who originated the data set.	Provide a brief summary of the data set.	What was the purpose for developing this data set?	Provide the year (and optionally month, or month and day) for when the data was collected.	Briefly describe the methodology for the data collection.	Describe the total population from which the sample was taken.	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	How comprehensive is the coverage of this administrative data? Is data concentrated in one geographic area or among a certain population?	What time period (provide the year, and optionally month and day) is covered by this data set?	What is the status of the data set (complete, in progress, or planned)?
<TYPE=[pivot_table] VERSION=[2] REPORT_GUID=[884DC1E44796F035A521FE96F1A3ABF2]>												