

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During the program year the City of Medford spent \$1,073,612.75 in CDBG funding to address the community needs identified in the five-year Strategic Plan and the Program Year 2025 Annual Action Plan. Major initiatives furthered this year included:

- **Public Facility Improvements:** Installation of new bleachers in Tufts Park; sidewalk and crossing improvements on Arlington Street, at the intersection of Main Street and Stearns Ave; and at the intersection of Willard Ave and Main Street.
- **Affordable Housing:** The City's Affordable Housing Trust finalized its Action Plan, which includes strategies to advocate for the preservation and creation of affordable housing, as well as fund the construction of additional affordable housing. Implementation of the City's Housing Rehabilitation Loan Program also proceeded this year, and the City commenced its first project under the program which was completed in the summer of 2026. Bids have been received for 3 additional projects, and 2 of the owners have officially accepted the bid and the third owner is reviewing the bid. Construction on these 3 projects are expected to commence later this year. A new round of applications will be launched later this year. With the assistance of a consultant, the City has also continued a robust process of analyzing and updating its zoning code to more easily allow housing in the commercial districts, converting them from "commercial" to "mixed use". In addition, housing staff worked on creating additional affordable units through private partnerships with developers as a leveraged activity.
- **Public Services:** Funds were provided to non-profit service agencies to: improve the resources available to the City's population at risk of homelessness, residents in crisis, and the physically and emotionally disabled population; encourage the creation of affordable housing and assist those with emergency and transitional housing needs with programs such as legal aid, food pantry and meals, and referral and counseling services; improving quality of life for Medford's elderly population through the provision of recreational programs and transportation to reduce isolation; and improving quality of life for Medford's school children through the provision of afterschool child care programs.
- **Economic Development:** The City's Economic Development Team continued building relationships with Medford's business community, created and executed programs to support commercial activity, and implemented the goals in the City's CDBG-funded Comprehensive Plan. The City continued the Vacant Storefront Grant Program. This incentive program encourages the occupancy of vacant commercial properties with a CDBG funded grant and matching state tax credit. The program provides support to eligible microenterprises or small businesses providing jobs to low- or moderate-income Medford residents. The City also conducted the second round of Project Pop-Up: Medford, a program to support eligible low- or moderate-income microenterprise business owners in establishing and marketing a retail storefront for their businesses. Finally, the City launched the Community Business Builders program. This program welcomed seven low- to moderate-income Medford resident

entrepreneurs to partake in a multi-week educational course on developing, growing, and scaling their businesses.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Enhance Public Facilities, Infrastructure & Parks	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	21680	216.80%	2755	7565	274.59%
Enhance Public Services	Homeless Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	5372	53.72%	5500	5372	97.67%
Enhance Public Services	Homeless Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	500	0	0.00%			
Expansion and Preservation of Affordable Housing	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	1000	0	0.00%			

Expansion and Preservation of Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	1	5.00%	6	1	16.67%
Increase Economic Development Activities	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0		0	0	
Increase Economic Development Activities	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	5	0	0.00%	3	0	0.00%
Increase Economic Development Activities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	55	10	18.18%	35	10	28.57%
Planning and Administration	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$	Other	Other	1	0	0.00%	1	1	100.00%
Section 108 Loan Guarantee Program	Affordable Housing Non-Housing Community Development	CDBG: \$	Other	Other	1	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Medford received \$1,466.160 in Community Development Block Grant (CDBG) funds and \$6,890 in Program Income during Program Year 2025. Of the CDBG funds expended between July 1, 2025- June 30, 2026, 100% benefited low- and moderate-income persons. This low-moderate benefit exceeded HUD's requirement of 70%. The CDBG priorities, accomplishments and use of funds are as follows:

Physical Improvements: Enhancing Parks, Public Facilities, and Infrastructure to remove architectural barriers and eliminate slums and blight in eligible low-mod income areas continues to be a major area of focus for the City. Work done this year included sidewalk and crossing improvements at Arlington Street and Boston Ave, at the intersection of Main Street and Stearns Ave; and at the intersection of Willard Ave and Main Street with \$414,230 expended this year. \$90,900 was also expended on design work for additional sidewalk improvements along Arlington Street, with construction work planned to commence in the coming year. In addition, \$6,452 was expended to install new bleachers at Tufts Park, and \$7,225 was expended for final landscaping improvements at McGlynn School Playground.

Economic Development: The City's Economic Development Team continued administering the City's existing programs and goals with CDBG funding. Staff launched the second round of the Vacant Storefront Grant program which provides a CDBG-funded financial incentive for businesses to move into vacant storefronts. The CDBG-funded grant is matched with a state program that provides tax credits to those businesses. One grant was provided under the program this year, in the amount of \$25,000. Staff also launched a second round of a retail pop-up incubator program to support low- and moderate-income microenterprise business start-ups in Medford. The pop-up program provided retail space and business development resources to 3 businesses. \$50,000.00 was expended on that program this year. Staff also launched Community Business Builders, a program to provide small business consulting services to new and existing microenterprises, including services such as business plan development, accounting services, and legal consultations. \$48,800.00 was expended on that program this year.

See attached for additional information on Housing, Public Services, and CV expenditures. See also the attachment with public comments received on this CAPER.

Affordable Housing

Affordable Housing: After over a year of research, writing, and public listening sessions, the Affordable Housing Trust finalized and adopted a

Five-Year Action Plan and Guidelines (2025-2030), which will enable it to advocate and develop policy for the preservation and creation of affordable housing, and serve as a vehicle to fund the construction of additional affordable housing. In this year, the Trustees voted to approve two separate loans of \$100,000 to Medford Community Housing to provide necessary funds to complete a 3-unit affordable housing project. The Trust also began planning a Housing Resource Fair which will take place in September 2026. The Trust has researched opportunities to amend the City of Medford's Inclusionary Zoning Ordinance to allow fractional payments to the Affordable Housing Trust Fund as an additional source of revenue. Implementation of the City's Housing Rehabilitation Loan Program, funded through CDBG, also took place this year. The construction of the first project has been completed under the Housing Rehabilitation Loan Program. The 3 remaining projects have received bids, and 2 of the applicants indicated a desire to accept the bids. Therefore, work on these projects is anticipated to begin in fall 2026. A new round of applications will be launched later in 2026. In addition, housing staff worked on creating additional affordable units through private partnerships with developers as a leveraged activity. This included the approval of construction permits for development on Fellsway West and Mystic Valley Parkway, which will add 289 and 350 units of housing respectively, of which 25% will be affordable for each project. The City also granted approval of the entitlements for 99 Revere Beach Parkway (276 Units) 15% affordable; 10 & 20 Revere Beach Parkway (350 units) 15% affordable; 600 RiversEdge Drive (224 units) 5% affordable. Staff also worked with the North Suburban Consortium (NSC) to promote the HOME Program down payment assistance loan program to realtors and developers, as well as the general public. The City's Housing Planner, paid through CDBG Planning and Administration funding, is responsible for administering the Affordable Housing Trust and the Housing Rehabilitation Loan Program, as well as implementation of the City's Housing Production Plan and development of private partnerships between the City and developers to create additional housing units. City staff has evaluated and researched home-sharing programs, which increase affordable housing rental opportunities. The City is determining if it would be appropriate to support home-sharing opportunities where senior citizens with extra bedroom can rent rooms at a discounted price to younger residents who are interested in assisting with the upkeep of the house. These programs unlock untapped rental opportunities and assist seniors with aging place. Housing staff works with property managers and homeowners to verify income-eligibility of deed-restricted affordable housing units as a part of the annual compliance process. Staff collaborates with Massachusetts Executive Office of Housing and Livable Communities to add new affordable units to the Subsidized Housing Inventory, and staff works with property managers to approve rent increase requests. Staff also track the development of new housing units to maintain an accurate understanding of housing trends in the City of Medford.

Public Services

Public Services: The City sought to provide a variety of public service programs and continued to support programs and services provided by nonprofit community development agencies benefiting low- and moderate-income residents. The City allocated 15% of the total grant award (\$219,924.00) for various public service agencies to provide these public service programs. During the reporting period, a total of \$216,665.90

was expended, representing 98.5% of the funds allocated to public services. CDBG-funded programs this year included: Medford residents have experienced ongoing housing instability resulting from the impacts of the coronavirus on the cost of housing, and the City funded rental and utility assistance through Action for Boston Community Development, Inc. (ABCD) for residents at risk of losing their homes. The Welcome Project ESOL/Literacy Program helped non-English speaking adults become successful workers, parents and community members. Medford Council on Aging's Senior Citizens Services Program provides 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. Medford Public Schools' After School Scholarship Program provides scholarships to low- to moderate-income Medford residents for participation in after school programming for elementary school aged children. Mystic Valley YMCA operates its Mystic Community Market providing access to free, nutritious food for low- to moderate-income Medford residents. SCM Community Transport's Senior and Persons with Disabilities Medical and Shopping Transportation Program provides transportation services to Medford seniors and residents with disabilities. The West Medford Community Center Elder Services Program provides a variety of programming to enhance the lives of Medford's senior residents, including health and nutrition services, and social, educational and cultural events. Mystic Valley Elder Services provided shelf-stable emergency meals for Medford's older adults.

CDBG-CV

Medford was awarded CDBG-CV funding in two rounds, \$926,445 and \$525,848, totaling \$1,452,293. In this program year, the City's award of CDBG-CV funding focused on public service agencies providing services to prepare, prevent and respond to COVID-19. CDBG-CV funds contributed to the salary of the City's Housing Planner, whose work addresses the significant growth in the share of our low- and moderate-income residents who are housing cost burdened or who are unable to remain in Medford because they can no longer afford to live here as a result of increased housing costs created due to the pandemic, with \$86,830.90 spent this year on that salary and other administrative costs. A cumulative total of \$1,452,290.07 of the CDBG-CV award has been expended overall through the end of the program year. Of the total expended to date, 89.38% has benefitted low- and moderate-income persons.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1,710
Black or African American	1,372
Asian	580
American Indian or American Native	11
Native Hawaiian or Other Pacific Islander	8
Total	3,681
Hispanic	431
Not Hispanic	3,250

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

In addition to the above racial and ethnic categories, the City served the following:

Asian and White: 12

Asian and White - Hispanic: 0

Black/African American and White: 2

Black/African American and White - Hispanic: 0

American Indian/Alaskan and Black/African American: 0

American Indian/Alaska and Black/African American - Hispanic: 0

Multi-Racial: 1692

Multi-Racial - Hispanic: 544

The total of all persons served utilizing the City's CDBG and CDBG-CV funding this program year was 5,388. Please see the attached table with the full breakdown of persons served. The analysis of households served demonstrates that the City and its community-based partners are serving a broad population. Across all races the City's CDBG programs and projects are serving households consistent with their representation in Medford.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,696,160	1,073,612.75

Table 3 - Resources Made Available

Narrative

Medford's Program Year 2025 Annual Action Plan anticipated available resources for the year of \$1,733,520 including the annual entitlement, projected program income, and projected uncommitted funding from prior years.

For the program year, the City expended a total of \$1,073,612.75, and had actual Program Income of \$6,890.

In addition to the above funding, \$86,833.83 of the CDBG-CV funds remained available for use during this program year, of which \$86,830.90 was expended.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

For the program year, the City invested the following in street repair and improvement work:

- Sidewalk and crossing improvements at Arlington Street and Boston Ave, at the intersection of Main Street and Stearns Ave; and at the intersection of Willard Ave and Main Street - West Medford and South Medford Neighborhoods: \$414,230. Service area for Arlington Street: Census Tract 339300, Blocks 1, 2, 3. 54.81% of 2,755 residents are low or moderate income. Service Area for Main Street/Stearns and Willard/Main: Census Tract 339500, Blocks 1, 2, Census Tract 339600, Blocks 1, 2, 3, 4, 5, 6, Census Tract 339700, Block 1, 2, 3, 4. 54.18% of 11,360 residents are low or moderate income.

- Design for further sidewalk crossing and improvements along Arlington Street – West Medford Neighborhood: \$90,900. Service area same as above for Arlington Street.

The City invested CDBG funding in the following parks improvement projects:

- Tufts Park bleachers – South Medford Neighborhood: \$6,452. Service Area: Census Tract 339600,

Blocks 1,2, 3, 4, 5, 6, Census Tract 339700, Blocks 1, 2, 3, 4. 53.82% of 8,825 residents are low to moderate income.

- McGlynn School Playground – Riverside Neighborhood: \$7,225. Service area: Census Tract 339100 Block 3; Census Tract 339801 Blocks 1, 2, 3 and 4; Census Tract 339802 Blocks 1, 2 and 3; Census Tract 339900 Blocks 1, 2, 3, 4 and 5; Census Tract 340000 Block 3. 51.32% of 17,020 residents are low to moderate income.

Investments were targeted in these areas because the City identified them as the low- and moderate-income neighborhoods most in need.

This program year, the City also invested \$216,665.90 of CDBG funds in subrecipients providing public services which provided assistance city-wide.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City leveraged the use of Massachusetts Chapter 90 funds to help fund the ADA Sidewalk Repairs. In addition, Community Preservation Act (CPA) funding has been leveraged to provide initial funding to the Affordable Housing Trust.

No publicly owned land was utilized during the Program Year 2025 program year.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

This year the City initiated its first project under the new Housing Rehabilitation Loan Program this program year. That project will be completed in the new program year, along with projects for at least 2 other applicants who applied in Program Year 2025.

Similarly, the City contracted to install new bleachers and a sun shade at Tufts Park this year to benefit residents in that LMA neighborhood, but due to performance issues with the contractor only the bleachers were installed.

Discuss how these outcomes will impact future annual action plans.

Expanding affordable housing continues to be a critical priority for the City. The City and the NSC have invested CDBG and HOME funds toward affordable housing production. Medford Community Housing, Inc. was previously awarded \$810,000 in HOME funds from the NSC for the construction of 3 affordable housing units on Fellsway West. The project is now complete and 2 of the units are occupied. The NSC has also allocated \$1.8 million in HOME funds to Medford Housing Authority for the redevelopment of their Walkling Court housing development, which will add additional low-income housing units. Construction on the Walkling Court project is expected to commence in fall of 2026.

The City will build on its successes by continuing to access HOME funds for locally supported affordable housing projects, investigating opportunities to develop housing programs aimed at preserving the current housing stock, strengthening community partnerships, and seeking alternative resources, such as funds from the CPA and the Affordable Housing Trust.

The City's planning staff continue to work towards forwarding the City's housing goals, including work with the City Council to explore strengthening the City's Inclusionary Zoning Ordinance and linkage fee structure to increase available resources, including the addition of fees to help fund affordable housing. The City conducted an affordable housing linkage nexus study this year which determined the feasibility of a new affordable housing linkage fee to be imposed on commercial and industrial developments. The revenue generated by this fee would go into the Affordable Housing Trust to support the preservation and creation of more affordable housing in Medford. This recommendation is now going to the City Council to incorporate into zoning.

The City is also continuing its multi-year process of reviewing and adopting amendments to the City's zoning code to maximize the encouragement of redevelopment and the availability of a range of housing options, which work will continue into the new program year. This year the city created several mixed-use zones, enabling buildings with ground floor commercial with residential above as an allowed type in formerly commercial zones.

In addition, since the City's adoption of its Accessory Dwelling Unit (ADU) Ordinance, and the Commonwealth's adoption of the Affordable Homes Act which allowed ADUs by right in all single-family zoning districts, the City has seen a number of property owners apply to add ADUs to existing buildings throughout the city, adding to the stock of available housing.

The City's Housing Production Plan, funded through CDBG, identified obstacles and opportunities to develop affordable housing in Medford and provides recommendations including:

- Working with mission-driven housing developers to explore the potential for development of available

parcels of land;

- Preserving units with expiring affordability restrictions;
- Supporting the Medford Housing Authority's work to rehabilitate and add additional units to existing low-income housing developments; and
- Analyzing the feasibility of establishing a community land trust in Medford to own and develop affordable housing for the benefit of the community.

Also, the Affordable Housing Trust adopted a Five-Year Action Plan and Guideline in fall of 2025 to enable them to establish policy and advocate for the preservation and creation of affordable housing, as well as seek funding for the construction of additional affordable housing.

This year, City staff added 350 units to the City's Subsidized Housing Inventory (SHI). However, these units come from the Mystic Modera 40B project at 4000 Mystic Valley Parkway, which were previously added to the SHI. However, they did not obtain the necessary permits in a timely fashion, resulting in those 350 units being deducted from the SHI in the previous year. Now that the project has received their building permits, the 350 units have been added back to the SHI this year. This means that Medford's Total SHI units is now up to 2,439 units, and the percentage of subsidized housing in Medford is currently 9.49%.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City funded the services provided by ABCD and Housing Families detailed in the next section with CDBG funds during the program year aimed at stabilizing housing for Medford residents and preventing them from being evicted and becoming homeless. In addition, the City provides the following services to assist homeless and unsheltered persons in the community: The Office of Outreach and Prevention helps address social determinants of health and health inequities including housing stability, homelessness, mental health and substance abuse, hoarding, and basic needs by connecting those in need of assistance to local resources and supporting them through the process. They have published a housing guide "Medford Housing Resources, Preventing Homelessness and Connecting to Services" which is currently translated into Spanish, Haitian Creole, Portuguese, and Arabic. Additionally, they host the Medford regional HUB Situation Table, which addresses the needs of at-risk individuals and families in the community when an emergency response is warranted with a multi-service intervention. They represent the City of Medford at the Malden Housing Task Force for immediate needs concerning housing with multiple housing providers and assist the Building and Health Departments if a housing situation is determined to be unsafe and immediate action is needed. The City's Social Services Coordinator also meets with individuals and families directly and assesses their social needs, addresses stress and concerns, and connects them to resources.

The City's Office of Outreach and Prevention and Police Jail Diversion Clinicians also work with unhoused residents to offer connections to essential services and assist them with creating wellness plans with achievable goals to enable them to become more self-sufficient.

During the program year, the City worked with a total of 32 individuals who were actively experiencing homelessness and connected those individuals to a variety of social services organizations to help secure emergency shelter, food, medical treatment and transportation, and other basic needs. The City also worked with 31 individuals/families/households who were facing homelessness and/or pending evictions due to a lack of income. A total of 39 Medford cases were connected to services through the regional Housing Task Force. Additionally, the City was able to leverage available grant funding to subsidize sober house scholarships for four individuals. In addition, through funding from the Massachusetts Attorney General's settlements with opioid manufacturers and distributors and RIZE Massachusetts, the City is initiating a micro-grant program to help pay rental costs for those in recovery from substance misuse.

Addressing the emergency shelter and transitional housing needs of homeless persons

ABCD Mystic Valley provides their Mobile Homeless Outreach Team, patrolling Medford with their mobile outreach van and assisting unhoused residents with accessing mainstream services and permanent housing.

In addition, the City's Social Services Coordinator works with the CoC to apply for shelter assistance for unhoused residents.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City has adopted a Housing Stability Notification Ordinance which requires landlords to provide tenants with notification of their rights and available housing resources. The City has also developed and distributed to property owners a Tenant Rights and Resources Guide to help ensure they are aware of their tenants' rights.

Action for Boston Community Development (ABCD), a CDBG public services subrecipient, provided direct rental and utility assistance and housing counseling services to 66 low-to-moderate income Medford residents this year, enabling them to remain in their homes and avoid becoming homeless. In addition, Housing Families provided legal advice, representation, advocacy, outreach and information to 131 low-to-moderate income Medford residents. Services focus on housing, eviction and civil cases threatening a household's sustainability. Families served also receive access to service referrals, direct financial assistance and comprehensive support services.

The Welcome Project also received CDBG funding for their English Language Program which provides free classes to help non-English speaking parents of school-aged students in Medford become successful workers, parents and community members, strengthening their earning potential to maintain the financial stability to pay for housing. In addition, through funding from the Massachusetts Attorney General's settlement with opioid manufacturers and distributors and the RIZE foundation, the City pays rental costs for those in recovery.

Other local agencies that do not receive CDBG funding also address many of these needs. Mystic Valley Elder Services provides protective services support to residents over the age of 60 who are experiencing homelessness or housing insecurity. Protective Service case workers work with individuals to place them in stable housing situations. Case workers will also make referrals to provide support for elder residents facing eviction in housing court. The Salvation Army offers an emergency services program that provides families in crisis with rental assistance, utility assistance and other assorted basic needs. Eliot

Community Human Services offers their Tenancy Preservation Program (TPP) providing clinical consultation to the court in eviction cases that are entitled to reasonable accommodations due to the presence of a documented mental health or physical disability.

ABCD's Mystic Valley location serves Malden, Medford and Everett. Beyond their programs funded with CDBG funding, their housing services include general counseling, comprehensive assessments for those at risk of homelessness, referrals for services and resources to meet specific needs, assistance with finding and applying for affordable housing, and housing workshops. ABCD also offers ESOL classes; food stamps/SNAP and tax assistance; citizenship/naturalization classes and application assistance; and clothing and home furnishings resources. ABCD Mystic Valley also received Medford Community Preservation Act funding to administer the Medford Move In Program, which offers first and last month's rent for income eligible individuals and families to rent an apartment in Medford.

A weekly Housing Task Force is facilitated by Housing Families including social service coordinators from Medford and Malden, along with ABCD Homeless Outreach, Eliot, Respond, Cambridge Health Alliance, and Mystic Valley Elder Services. The goal is to collaborate and triage unhoused individuals and help them secure housing, many of whom are in and out of healthcare facilities. Police Jail Diversion Clinicians also work with unhoused residents to offer connections to essential services and assist them with creating wellness plans with achievable goals to enable them to become more self-sufficient.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City's Office of Outreach and Prevention's Social Services Coordinator and Police Jail Diversion Clinicians work with unhoused residents to offer connections to essential services, provide crisis management, and assist them with creating wellness plans with achievable goals to enable them to become more self-sufficient. They also coordinate with the City's Veterans Services Office to provide services in applicable cases. In addition, they make referrals to the Eliot PATH program which works with individuals who are either chronically or transitionally homeless.

The North Suburban Consortium (NSC) has also utilized HOME funds to establish a Supportive Services and Outreach (SSO) for Homeless and Other Qualifying Populations program with Housing Families. Under this program, Housing Families is providing services to the 8 consortium communities, including Medford. Program services include street outreach, housing problem solving, case management, response and intake. The HOME Investment Partnership American Rescue Program (HOME-ARP) provides funding to reduce homelessness and increase housing stability. The NSC received \$7.3 million in HOME-ARP funds that must be spent by 2030. NSC hosts monthly HOME-ARP SSO calls, which Medford participates in.

Currently, one of the greatest barriers to ending homelessness is the shortage of affordable housing. The City's CDBG supported Housing Production Plan identifies obstacles and opportunities to develop affordable housing in Medford, including recommendations to overcome those obstacles and a map of possible housing development sites.

City staff also participate in monthly planning meetings of the Balance of State Continuum of Care (CoC) managed by the Massachusetts Executive Office of Housing and Livable Communities. The CoC, composed of 115 communities, identifies and facilitates the admission of vulnerable, at-risk persons into permanent supportive housing through its process of Coordinated Entry. The CoC aims to allocate assistance as effectively as possible, improve coordination, avoid duplication of services, assess, and prioritize based on vulnerability, while identifying service gaps and potential resources. All individuals identified as homeless are assessed, regardless of initial residency, by outreach workers and shelter providers. From there, Coordinated Entry staff connect each individual to the appropriate services based on the information provided in the centralized intake.

The City's Social Services Coordinator also participates in regional meetings for critical housing cases, as well as weekly meetings with the Malden Task Force, which includes representation from Medford and surrounding communities as well as from the CoC. As a part of those efforts, the City has established Medford Connects, a program to share current activities amongst local agencies, organizations, and City departments; identify opportunities for improved communication and outreach to the Medford community; and create a space for opportunities to collaborate and make connections and build relationships within the community. Participating agencies and organizations include medical and mental health service providers, City departments, and service agencies. PDS staff participate in these meetings to better understand community-wide needs.

In addition, ABCD's Mobile Homeless Outreach Team assists Medford's unhoused with securing shelter and provides them with wrap-around supportive service including access to food and support services.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

This year, the city received funding in the amount of \$250,000 through a Congressional Directed Spending Request to fund the replacement and enlargement of the community center located within the Medford Housing Authority's (MHA) Willis Avenue Housing Development, which center will serve as a resilience center for Medford's low income families, providing an educational center for work-readiness as well as ongoing social services and a location for help during emergencies. MHA has also been awarded \$1.8 million in HOME funding through the North Suburban HOME Consortium for its project to redevelop and expand the number of units in its Walking Court housing development.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

MHA continues to maximize federal and state grants such as the Resident Opportunity and Self-Sufficiency Service Coordinator (ROSS), Family Self-Sufficiency Coordinator (FSS), and the Resident Services Coordinator (RSC) programs and community partnerships to assist residents in obtaining services they may need to age in place, as well as achieve economic and housing self-sufficiency. The MHA works closely with Medford Community Housing (MCH) a non-profit and a registered (HUD) counseling provider through Citizen's Housing and Planning Association. MCH provides First Time Home Buyers Workshop sessions, which are actively promoted to MHA program participants. Debt to income ratios and poor credit scores continue to be a challenge to homeownership for public housing residents and Section 8 program participants. Through its Moving to Work Designation (MTW), the MHA has created two asset building initiatives to address these challenges. Savings Plus is designed to promote the creation and growth in resident savings account balances and encourages a habit of saving. Credit Climb involves reporting positive rent payments to the credit bureaus on behalf of residents resulting in positive credit data to participant records and increased credit scores. Each initiative also involves an educational component of Financial Empowerment Workshop opportunities and Financial Empowerment Flyers.

The MHA has also partnered with Operation Hope, a non-profit organization whose mission is to Expand Economic Opportunity, Making Free Enterprise Work for Everyone. This organization offers free, small group and individual financial wellbeing coaching services to share information that will support changes in financial habits and improve overall financial stability. The MHA, along with its partners, have and will continue to collaborate and communicate to program participants Financial Education Programs to remove barriers and assist program participants to create a pathway to economic and housing stability as well as homeownership. The MHA also provides translation/interpretation services to LEP residents for equal participation in programs and services, and accommodations as requested by its program participants to enable full participation in MHA programs.

The MHA presents the federal and state Annual Plans and Moving to Work (MTW) Supplement to the

Resident Advisory Board members annually. Public comment is also encouraged from all program participants and the general public.

The MHA Board of Commissioners includes at least 1 resident of MHA properties.

Actions taken to provide assistance to troubled PHAs

The City does not currently have any troubled PHAs.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

During the program year, the City worked to address the goal of its Comprehensive Plan to ensure affordable housing for all by creating, expanding, and protecting mixed income housing options throughout the City. To meet this goal, the City continued work to implement revisions to the local Zoning Code, including:

- Expanded eligibility for Accessory Dwelling Units (ADUs) in conformity with the Commonwealth's Affordable Homes Act which allowed ADUs by right in all single-family zoning districts; and
- The City continued its work with the City Council and an outside consultant to analyze the City's zoning code to develop amendments to maximize the flexibility of the City's zoning to allow for a broader range of housing and increase availability of housing.

Development costs continue to be very high, which acts as a barrier to affordable housing, and City Staff continue to meet with prospective developers to identify potential affordable housing sites. To assist in minimizing costs, the City has also worked to streamline and consolidate its permitting processes into a single online permitting system.

Ongoing efforts are part of the Department of Housing and Community Development's Local Initiative Program (LIP), regulated under Chapter 40B, providing communities the flexibility to proactively address the creation of low-to-moderate income housing, while maintaining long-term affordability. Chapter 40B is a statute under Massachusetts General Laws requiring that municipalities restrict 10% of their local housing stock as affordable for households at or below 80% of the Area Median Income (AMI).

Construction Permits were issued this year for the construction of residential developments on Mystic Valley Parkway and on the Fellsway, each of which will include 25% deed restricted affordable units. Completion of these projects would enable the City to reach the 10% threshold.

The City also enforces an inclusionary housing zoning ordinance. The mandatory provision of affordable units is 10% for 10 to 24 lots or units; 13% for 25 to 49 lots or units; and 15% for 50 or more lots or units. The City identified an opportunity to increase the number of housing units built and collect revenue for the Affordable Housing Trust (the Trust) by amending the inclusionary housing ordinance to allow fractional payments to the Trust in lieu of creating an additional affordable unit. This proposed ordinance has been approved by the Community Development Board and will hopefully begin generating revenue for the Trust in the coming year. The City is working with private for-profit and non-profit developers to facilitate affordable housing creation and affirmatively markets those opportunities to provide fair and equitable access to all. HOME, the CPA, and CDBG provide funds for affordable housing projects and the City promotes participation in first time homebuyer trainings and down payment assistance programs.

The City has also received the Housing Choice community designation from the Commonwealth, which gives the City access to exclusive state funding opportunities and technical assistance to support housing growth and local planning.

Further, the Affordable Housing Trust, which is now in its second year of operation, approved their Five-Year Action Plan and Guidelines for 2025-2030. The Trust is using this plan as a road map for how they want to support the preservation and creation of affordable housing. They are focusing on advocacy and development of new policies, generating additional revenue, and directly funding the construction of additional affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Medford's membership in the North Suburban Consortium (NSC) provides access to gap funding critical in addressing the shortage of affordable housing. The City works with the NSC to facilitate affordable housing production by awarding CDBG and HOME funds to local CHDOs. Work was completed this year on Medford Community Housing's construction of a three-family home on Fellsway West funded with HOME funds. The Affordable Housing Trust also voted to approve two loans of \$100,000 each to pay for the additional financing needed to finalize the project. At this time, two of the three units are occupied by renters.

The City's Economic Development Team coordinates with large-scale commercial developers to help guide them to build highest and best use. The Economic Development Director connects with the Massachusetts Office of Labor and Workforce Development and MassDevelopment, to follow state-level initiatives, programs, and policies. To complement this outreach, the team completed a citywide economic assessment that identifies economic development strategies for Medford.

Economic development staff are also prioritizing building relationships with small business owners through public events, office hours, social media campaigns, and digital newsletters. The Economic Development Planner serves as the designated point of contact for the small business community, helping to connect business owners with resources. Additionally, the team is working to streamline permitting and building processes for businesses by fostering improved interdepartmental collaboration. The intent is to have a more transparent, modern, and efficient process for reviewing business applications and have a clear line of communication with City staff.

The City completed work on ADA-compliant sidewalk and crossing improvements on Arlington Street between Boston Ave and Bowen Street, at the intersection of Main Street and Stearns Ave; and at the intersection of Willard Ave and Main Street, which will enhance pedestrian safety and enable accessibility for all residents. Further work along Arlington Street will be completed in the coming year.

Medford continues to support organizations providing essential social and human services, particularly those serving youths and seniors. SCM Community Transportation transports seniors and residents with disabilities to health appointments, grocery shopping, and to and from the Council on Aging. Medford

Public Schools provides scholarships to low-to-moderate income families for after-school care at the public schools. The Medford Council on Aging and West Medford Community Center both provide a range of services to Medford seniors including nutrition and meal programs, small home repairs through a handyperson, health education and assistance including vaccine and blood pressure clinics, as well as social outings and other quality of life programs. Mystic Valley Elder Services provides shelf-stable meals to Medford older adults to ensure they have access to nutritious meals during snow storms and other weather events. Other public service activities include legal aid, food banks and ESOL classes. In total, public service activities served 5,377 individuals this program year.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City, in coordination with the North Suburban Consortium, ensures compliance with Massachusetts' lead laws on all homebuyer assistance and developer-driven projects. Testing and lead-safe removal of lead-based paint hazards are required in all HOME and CDBG funded rehabilitation activities. This includes units being rehabilitated through the City's Housing Rehabilitation Loan Program, which are tested and deleaded as applicable. The City of Medford Board of Health also serves as a point of contact regarding lead-based paint 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 Lead Poisoning Prevention Program to initiate lead home inspections and blood testing. No units were made lead free during this program year.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Aligned with its commitment to reduce poverty, the City has prioritized the funding of public service programs that support low-income Medford families in achieving self-sufficiency. 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. According to the 2020-2024 American Community Survey Estimates, 7.6% of Medford residents had an income below the poverty line, which is less than the Massachusetts state poverty level of 9.7% and the national poverty level of 12.1%.

The public services programs funded this program year through CDBG provided assistance to 4,329 residents with an income at or below 30% of the Area Median Income (AMI).

This year, ABCD's rental and utility assistance program, funded through CDBG provided direct financial assistance and counseling to low-income residents at risk of losing their homes, and Housing Families' Pro-Bono Legal Team, also funded through CDBG, offered low-income households legal advice, representation, advocacy, outreach and information. The Welcome Project received CDBG funding for their English Language Program which provides free ESOL (English for Speakers of Other Languages) classes to help non-English speaking parents of children in Medford schools become successful workers, parents and community members. The City also provided CDBG funding to the Mystic Community Market, run by the Mystic Valley YMCA, a food pantry and resource that focuses on nutrition and

community health, as well as support for the Council on Aging's programs for Medford's senior residents, who are disproportionately represented in the extremely low income bracket of 30% or lower AMI.

Through the City's economic development initiatives, the Vacant Storefront Grant Program led to the creation of a new full time job with a person at or below the 30% AMI, and one of the microenterprises supported through Project Pop-Up was also owned by a person at or below 30% AMI.

The City's Office of Outreach and Prevention aids residents with navigating and enrolling in a variety of assistance programs including SNAP Benefits, Mass Health, and heating and rental assistance programs.

Non-CDBG funded agencies that support Medford residents include The Salvation Army which offers emergency services program that provides families in crisis with utility assistance and other assorted basic needs. Also, ABCD's Mystic Valley location provides housing services; ESOL classes; food stamps/SNAP and tax assistance; citizenship/naturalization classes and application assistance; and clothing and home furnishing resources. And Mission of Deeds provides residents with basic housing needs such as furniture and dishes once housing has been secured.

Contractors working on CDBG-funded public facilities and infrastructure projects did not hire any new workers this year, and therefore no Section 3 workers were hired in connection with these projects.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City continues to enhance institutional structure and programmatic elements with improved coordination, strengthened relationships, prioritization of projects and performance monitoring. The Office of Planning, Development and Sustainability (PDS) identifies high need and ready-to-proceed public works and municipal facility projects in partnership with other City Department Heads and Departmental Staff. In addition, collaboration with private, public, and non-profit entities has been essential in the implementation of goals and objectives identified in both the 2025-2029 Consolidated Plan and the Program Year 2025 Annual Action Plan. The City will continue to evaluate its process for project selection to include a greater focus on outcome measures.

In addition, to assist in facilitating new development the City has also worked to streamline and consolidate its permitting processes into a single online permitting system.

PDS includes staff managing the City's federal CDBG funding as well as state and local funding through the Community Preservation Act. Additionally, the office provides coordination and support for several boards and commissions including the Historical Commission, the Community Development Board, the Chevalier Theater Commission, and the Community Garden Commission, allowing for increased collaboration with these boards.

PDS also includes a full-time Housing Planner, funded through CDBG, who is managing the Affordable

Housing Trust, the Housing Rehabilitation Loan Program, and implementation of the Housing Production Plan; represents the City in the NSC HOME Consortium; and monitors the Local Action Units, among other efforts to advance affordable housing in Medford.

In addition, the City's Economic Development Director and Economic Development Planner enable the development and implementation of activities to further the economic stability of Medford's business community and new job creation.

Further, the City's Community Liaison Program has been successful in increasing communications between residents and the City, and through its Medford Connects program the City has developed a network of public service providers that meet regularly around the needs of Medford residents. The City is also continuing its work to establish resilience hubs to provide shelter and services to vulnerable residents in the event of an emergency.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The CDBG public services programs have brought different public service providers together, and have also better-connected City agencies and departments, such as the Council on Aging and the Office of Outreach and Prevention, to service organizations. Actions to enhance coordination include quarterly reporting, scheduled check-ins, and regular correspondence with the City's CDBG administrator.

During this program year, the City coordinated with the Council on Aging to administer quality programs for Medford elders. The Council on Aging helped to connect elderly residents with other community resources, augmenting existing senior programming. Additionally, the City coordinates with Mystic Valley Elder Services to target adults who need supportive services such as personal care assistance with bathing, getting dressed, and toileting; grocery shopping; home-delivered meals; housekeeping; laundry assistance; adult day care; medical transportation; and in-home mental health counseling. Throughout the program year, the City also continued to participate as a member of the North Suburban HOME Consortium to effectively coordinate its housing agenda with private housing providers among the surrounding communities.

This year the City also utilized CDBG Planning and Administration resources to fund printing of a Social Services Guide to provide information to residents in need about available services.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

As a member of the North Suburban HOME Consortium, Medford participated in the Consolidated Plan process, setting forth a five-year plan for program years 2025 through 2029. Unfortunately, neither that plan nor the prior five-year plan included an updated Analysis of Impediments to Fair Housing Choice, in part due to the suspension of the Affirmatively Furthering Fair Housing Rule. Medford's most recent

Analysis of Impediments to Fair Housing Choice was completed in 2012. Many of these impediments are not relevant to the current state of Medford.

The City recognizes the importance of not only complying with HUD's Affirmatively Furthering Fair Housing policy and federal and state fair housing laws, but also the importance of acting on these imperatives in order to do our part to undo burdens, address harms, and address the local and regional housing crisis. As described above, the City continues to implement its Housing Production Plan, adopted in 2022, to identify new and creative ways to address the high cost and availability of housing, the biggest impediments to fair housing in Medford.

All affordable housing units in Medford are affirmatively marketed to a broad variety of populations through Fair Housing Marketing Plans as required by the Executive Office of Housing and Livable Communities pursuant to their Local Initiative Program (LIP). The City's Community Liaisons help to promote affordable housing lotteries to Medford residents. The Inclusionary Zoning Ordinance requires private developers to set aside a percentage of units as deed-restricted affordable units.

The City works with residents to remedy situations where residents feel they are not treated fairly or face discriminatory treatment. Often these issues are handled locally, but issues can also be referred to the Human Rights Commission or outside state or federal entities. Additionally, the City works directly with its the Human Rights Commission and the Persons with Disabilities Commission to ensure the work of both Commissions encompasses community education about fair housing rights as well as serving as an advocate in the community on relevant housing issues. The Office of Prevention & Outreach's Medford Connects team's goal is fostering an environment of wellness and healthy lifestyles for all who live, learn, work, and play in Medford. Directly linked to that goal is removal of barriers to fair housing including access to enough healthy food (food security) and sufficient income to meet living needs within the community (income security). Community Liaisons, also a part of the Medford Connects team, work with identified communities to better understand their experiences and needs and ensure community members have the resources they need.

CR-40 - Monitoring 91.220 and 91.230

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

PDS executes a Subrecipient Agreement with each Subrecipient detailing the services to be provided, their cost, specific targeted goals, outcomes and indicators, and a timetable for achieving those goals, and identifying all applicable federal, state and local rules and regulations. Subrecipients are required to submit quarterly progress reports identifying monies spent to date, progress towards outlined goals, beneficiary information, and problems encountered with implementing any activity. Claims for reimbursements are processed only upon receipt and satisfactory review of reports.

Monitoring is completed through:

1. desk audits of reports and reimbursement requests;
2. technical assistance and ongoing communication with our subrecipients; and
3. on-site monitoring visits.

For the current program year, on-site monitoring was conducted with new public services Subrecipients, and desk monitoring was performed for all returning Subrecipients.

PDS sends a notification letter to the Subrecipient including time, date, and location of the monitoring; staff that should be available; types of documents or records to be reviewed; and what to expect following the visit. PDS uses a Subrecipient Monitoring Checklist that it sends in advance to the Subrecipient. Before monitoring, PDS explains the monitoring process to Subrecipient staff. During the monitoring PDS uses the checklist and reviews appropriate documents and records that the Subrecipient provides and interviews or asks questions of the attending staff at the visit. Following the monitoring visit, PDS sends a monitoring report to the Subrecipient identifying any findings and describing any corrective action required and the due date for such action. The City carries out appropriate follow up and encourages Subrecipients to contact the City if questions about deliverables or the operation of CDBG funded activities arise.

In its monitoring, the City utilizes the Checklist For Monitoring of a Subrecipient included in HUD's Managing CDBG: A Guidebook for Grantees on Subrecipient Oversight to verify that subrecipients are in compliance with the regulatory requirements of 2 CFR 200 and 24 CFR 570.

Additional monitoring is conducted to ensure compliance with programmatic regulations, especially for new subrecipients, subrecipients having difficulty expending funds in a timely manner and those who are identified as needing technical assistance. City staff conduct a risk assessment to identify high-risk subrecipients, including those which are new recipients of federal funds; experiencing turnover in key staff positions or a change in goals or direction; agencies with previous compliance or performance

problems including failure to meet schedules, submit timely reports, or clear monitoring or audit findings; carrying out high-risk activities (such as economic development); and undertaking multiple entitlement grant funded activities at the same time.

Consultations with Subrecipients and their contractors are held at the start of the grant to ensure all parties are aware of applicable cross-cutting regulations, such as Davis Bacon prevailing wage, Build America Buy America (BABA) and Section 3 requirements. City staff conduct site visits and check weekly payroll forms for accuracy and compliance.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In accordance with the City's Citizen Participation Plan, a draft of this Program Year 2025 Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public review for 15 days prior to submission to HUD. Residents were provided with the opportunity to comment on the CAPER from September 11, 2026 to September 27, 2026. A hybrid public hearing regarding the CAPER was held in person at Medford City Hall and on Zoom on September 23rd 2026 at 5:00 pm. Notice of the public hearing for this CAPER and the opportunity to review and comment on it was published in the Boston Herald on September 8, 2026 and September 15, 2026, and posted in the Office of the City Clerk on September 11, 2026.

Notice of the hearing and the availability of the draft CAPER for public comment was also published on the City's website on September 11, 2026. In addition, notice of the CAPER hearing, and the availability of the draft CAPER for public comment was posted on the City's Facebook page on _____, 2026, published in the Mayor's online newsletter on _____, 2026, and published in the online newsletter for the Office of Planning, Development and Sustainability on _____, 2026.

The draft CAPER is also distributed via email to interested parties and no-cost hard copies of the documents were made available to interested parties who do not have internet access, upon request.

The City received [no] public comments on this CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City did not change its CDBG program objectives this year. It continues to focus on improvements to public facilities and infrastructure, increasing the availability and improving the quality of affordable housing, creation of economic opportunities through redevelopment and business assistance, and support services to low-income households. The CDBG program achieved its goal of primarily serving low- and moderate-income households; programmatically 100% of the CDBG beneficiaries and 89.38% of CDBG-CV beneficiaries were low-moderate income families. These service percentages document that the City's projects and programs are serving the intended beneficiaries.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Other.	1				
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Table 8 – Qualitative Efforts - Number of Activities by Program

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	1,745				
Total Section 3 Worker Hours	764				
Total Targeted Section 3 Worker Hours	0				

Table 9 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1				
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Narrative

Section 3 activities for the Program Year 2025 program year included:

- Sidewalk and crossing improvements on Arlington Street, at the intersection of Main Street and Stearns Ave; and at the intersection of Willard Ave and Main Street.

All contracts are awarded through the Central Register. Medford follows Section 3 and details Section 3 criteria in all pre-bid conferences.

All contractors used for CDBG-funded projects comply with Davis-Bacon prevailing wage standards, and therefore their existing workers do not qualify as Section 3 workers.

The contractors used for the above projects did not hire new workers during the course of these projects, and as a result did not solicit or hire additional Section 3 workers.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	MEDFORD
Organizational DUNS Number	076617547
UEI	
EIN/TIN Number	046001400
Identify the Field Office	BOSTON
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix

First Name

Middle Name

Last Name

Suffix

Title

ESG Contact Address

Street Address 1

Street Address 2

City

State

ZIP Code

Phone Number

Extension

Fax Number

Email Address

ESG Secondary Contact

Prefix

First Name

Last Name

Suffix

Title

Phone Number

Extension

Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2025

Program Year End Date 06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name

City

State

Zip Code

DUNS Number

UEI

Is subrecipient a victim services provider

Subrecipient Organization Type

ESG Subgrant or Contract Award Amount

