COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN

City of Medford

July 1, 2018 – June 30, 2019

Mayor Stephanie M. Burke
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Office of Community Development

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Executive Summary

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

1. Introduction

This Action Plan provides the basis and strategy for the use of federal funds granted to the City of Medford by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program. This plan presents proposed objectives and outcomes for the third year of the five-year Consolidated Plan (2015-2020). The City will apply for an estimated $1,562,650.00. The program year extends from July 1, 2018-June 30, 2019.

The primary objective of the CDBG program is to develop viable communities and to meet the needs of the City's low and moderate-income residents through a range of activities that provide:

- A suitable living environment,
- Decent, safe and sanitary housing, and
- Economic opportunities.

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

2. Summarize the objectives and outcomes identified in the Plan

Chart 1 identifies the objectives proposed to achieve the primary goals identified through the consolidated planning process. The goal of providing decent housing includes the following objectives: increase the supply of affordable housing units for low and moderate-income households, assist at-risk of homelessness individuals with finding services to prevent homelessness, improve the quality of housing and increase homeownership opportunities.

Housing activities will continue to foster partnerships to create new affordable rental and home ownership units, improve the stock of housing, increase participation in First Time Home Buyer Trainings and Programs and assist individuals with housing issues.

The strategy to achieve the goal of creating a suitable living environment is reflected in expenditures and activities directed toward making physical improvements to the City systems and public facilities. Objectives are to upgrade facilities that provide services to low and moderate-income persons, upgrade or replace inadequate infrastructure, remove architectural barriers, eliminate slums and blight conditions, preserve historic resources and encourage energy efficiency. The Forty-Fourth program year activities include removal of architectural barriers to public facilities, eliminate slum and blighted

conditions, water, sewer, roadway and sidewalk improvements in low and moderate-income areas, purchasing fire equipment for Engine 5 in South Medford, and upgrades to public housing developments.

Economic Development goals are aimed at fostering job growth and retention. Partnerships are essential to effective economic development strategies and to eliminate the deteriorating effects of disinvestment. Using District Local Technical Assistance Funds and a grant from Mass Housing and CDBG planning funds, the City has been working with the Metropolitan Area Planning Council to implement a Housing and Economic Development Strategy for Mystic Avenue. This along with the Mayor's commitment to economic development and small businesses is setting a framework for business development related strategies which will be implemented moving forward. A Storefront Program will be implemented. The City will continue to encourage new development in the City through use of staff resources in advising and guiding potential developers through the permitting process.

Funding of public services to low and moderate-income residents are aimed at combatting social illnesses and improving quality of life. Services include after-school care, social, recreation and transportation services for seniors, English language instruction, food pantry and meals, referral, counseling and legal services for low and moderate-income persons, providing vocational and social opportunities for the developmentally disabled and Alzheimer's daycare and related services. A maximum of fifteen (15%) percent of CDBG funds can be allocated for public services.

Other activities include participation in First Time Home Buyer Workshops, North Suburban Consortium and assisting residents with referrals to agencies that can help resolve housing issues.

July 1, 2018 - June 30, 2019 Goals and Objectives

Public Services	
Objectives	
1	Combat social illnesses, public safety and substance abuse, which weaken the stability of the City's households and neighborhoods.
2	Improve the quality of life for Medford's school children, through the provision of after school child care programs.
3	Improve the quality of life for Medford's seniors, through the provision of social and recreational activities, transportation to congregate meals, medical appointments and nutritional shopping.
4	Support English language education for non-English speaking residents.
5	Improve the resources available to the City's population at risk of homelessness, residents in crisis, local consumers, and the physically and emotionally disabled population.
6	Encourage the creation of affordable housing and assist those with emergency and transitional housing needs. Programs include legal-aid, food pantry and meals, and referral and counseling services.
7	Provide vocational, social, recreational and education opportunities for developmentally disabled Medford residents and their families.

Decent Housing	
Objective #1-Rental- Increase Affordable Housing Units Available to Low and Moderate-Income Households	
Strategies	Oversee affordable housing lotteries and ensure timely delivery of affordable units.
	Develop strong partnerships with local or regional for profit and non-profit organizations capable of developing low and moderate-income housing.
	Assist non-profit housing developers in identifying appropriate development sites and in accessing funding toward development.
	Encourage the creation of affordable rental units in private large-scale developments.
Objective #2- Owner- Encourage Affordable Homeownership Program Options	
Strategies	Increase participation and outreach for First Time Homebuyer trainings and programs.
	Negotiate the creation of affordable homeownership units as a requirement for certain residential projects.
	Identify opportunities and sites for development of affordable homeownership housing.
Objective #3- Homeless- Assist Homeless Persons and those At-Risk of Homelessness.	
Strategies	Participate in CoC activities and planning to end homelessness.
	Encourage the creation of emergency, transitional and permanent supportive housing services for homeless individuals and families.
	Provide residents in need with referrals to housing providers, human service agencies and emergency fuel and food assistance programs.
Objective #4- Improve the quality of housing for Low and Moderate-Income Residents.	
Strategies	Work with partner agencies to improve housing conditions in subsidized housing and housing operated by non-profit agencies.

A Suitable Living Environment

Make Physical Improvements to City Systems and Public Facilities	
Objectives	
1	Upgrade and replace inadequate and aging infrastructure, water, sewer, sidewalk and street systems in low and moderate-income areas.
2	Removal of architectural barriers to and within public facilities. The Public Library will be prioritized.
3	Continuation of improvements and upgrades to public facilities serving low and moderate-income persons.
4	Elimination of slum and blight conditions.
5	Upgrades to public housing developments.

Economic Development	
Objectives	
1	Create a Housing and Economic Revitalization Strategy for Mystic Avenue.
2	Develop and implement a storefront improvement program aimed at job creation and retention.
3	Promote new development including affordable housing.

3. Evaluation of past performance

- Affordable Housing

The City works with several partners utilizing CDBG funds and zoning incentives to increase the supply of affordable housing. Medford Community Housing received $150,000.00 to purchase a two-family home. These funds were leveraged with a mortgage in the amount of $110,000.00 from Century Bank and $447,967.00 in HOME funds through the North Suburban Consortium. $100,000.00 of CDBG funds were allocated from prior year balances targeted for housing activities. The project was completed FY2017 and is occupied.

Negotiating the provision of affordable housing in several private developments seeking zoning relief has been the most effective way to create affordable units. Staff resources leveraged these activities. Two affordable condominium units have been sold and occupied at the Residences at 1 Saint Clare Road. A lottery for thirty (30) affordable units was conducted at the Modera Project; eight (8) low and moderate and four (4) moderate income affordable units were occupied at RE150 and River's Edge; four (4) units

were occupied at 640 Boston Avenue. An additional six (6) units were negotiated at 87 Medford St; three (3) at Salem Street; forty-five (45) at 61 Locust Street and twenty (20) at 320 Middlesex Ave. These units are all in the construction phase.

Other activities include participation in First Time Home Buyer Workshops, North Suburban Consortium and assisting residents with referrals to agencies that can help resolve housing issues.

- Improvements to Public Facilities and City Systems

Improvements to the Medford Senior Center were substantially completed. The elimination of handicap barriers at the intersection of South and Winthrop Streets was completed. The project was funded by CDBG and Chapter 90. A fire pumper and related equipment is being fabricated and purchased for Engine 5 in South Medford. Design is underway for seven streets in low and moderate-income neighborhoods. The Medford Housing Authority is waiting on bids for the improvements to the Willis Ave family housing development and will utilize Year 44 funds for improvements at Walkling Court.

- Economic Development

Implementation of an economic development strategy in Medford Square is underway based on a plan completed by MAPC. The City has experienced commercial growth including several new restaurants. The AC Marriot Hotel is occupied. Meadow Glenn Mall was repurposed with Wegman's, Dick's Sporting Goods, Petco, Kohl's and Marshall's as tenants. The projects created jobs and increased the City's tax base.

- Public Services

The City allocated fifteen percent of its forty third program year budget to fifteen public agencies. $384,260.86 has been expended to date on various public services benefitting low income, elderly and disabled residents.

4. Summary of Citizen Participation Process and consultation process

The Office of Community Development engaged Medford residents, neighborhood stakeholders and public service providers to aid in the development of the July 1, 2018-June 30, 2019 Annual Action Plan. A series of public meetings and hearings were conducted by the City of Medford and North Suburban Consortium to discuss community needs and priorities, provide an overview of CDBG and the Action Planning process and summarize year to date expenditures.

5. Summary of public comments

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

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

All comments were addressed and accepted.

7. Summary

The 2018-2019 Annual Action Plan is the outcome of a planning process which identifies community needs and effective investment strategies toward meeting those needs. The City of Medford has developed a plan distributing CDBG funds to best achieve desired outcomes with regards to decent housing, expanding, economic opportunities, and creating suitable living environments for low and moderate-income residents.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	*City of Medford*	*Office of Community Development*

Table 1 – Responsible Agencies

Narrative

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

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

Consolidated Plan Public Contact Information

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

1. Introduction

The July 1, 2018 - June 30, 2019 Annual Action Plan was developed by the City of Medford, Office of Community Development through citizen participation and consultation efforts. The City engaged residents, stakeholders and service providers to obtain input on priority needs for the year ahead. Building upon the comprehensive consultation process undertaken in the development of the 2015-2019 Consolidated Plan, the Action Plan incorporates feedback provided through community meetings and public hearings conducted by the City and North Suburban Consortium.

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

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

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

The Balance of State (BoS), under the Department of Housing and Community Development, implements the continuum's homelessness strategy across 75-member communities. This encompasses the administration of Federal and State resources, coordination with service providers, regional needs assessments and overseeing project implementation addressing homelessness assistance and prevention.

The City of Medford seeks opportunities to support projects and programs that further Balance of State goals and address the needs of homeless, at-risk and special needs families and individuals in Medford. Continued consultation with the Continuum and participating members impacts the allocation of resources and guides the provision of services. The City annually supports community-based agencies like Bread of Life, Heading Home and Housing Families with CDBG Public Service funding to prevent homelessness, provide basic necessities and facilitate the successful transition of struggling families into permanent housing.

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

As member community of the Balance of State Continuum of Care, the City of Medford remains engaged in the establishment of priorities, coordination efforts and referrals through ongoing Tri-City Task Force meetings and support of homeless prevention initiatives.

While not a direct recipient of ESG funding, the City of Medford has supported Continuum of Care partner and public service agency, Housing Families, in its application for ESG Homelessness Prevention funding through the Massachusetts Department of Housing and Community Development.

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

1	**Agency/Group/Organization**	**Medford Housing Authority**
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted as part of its participation in a public meeting conducted on 4/24/2018. The MHA identified necessary improvements to facilities at Walkling Court and the Willis Ave family development.
2	**Agency/Group/Organization**	**Medford Fair Housing Office**
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Health Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Active participation with Medford Conversations; Mass Human Rights Commissions North Suburban Community Health Alliance ("CHNA 16"); Medford Health Matters and Casino Institute Partners provides a direct connection with residents addressing multiple social issues effecting low income, immigrants, and elder residents. Medford Conversations continued the work from past years community discussions. This year's topic At What Cost? The Price of living in Medford uncovered barriers to sustaining a diverse community. CHNA 16 members brings community organizations together to better address health needs of a diverse population. Medford Health Matters project, Big Table Big Ideas, actively helps coordinate the disparate efforts of various non-profits to work together on important issues such as food security, affordable housing and economic insecurity. Casino Institute Partnership works to connect residents with training for job opportunities at the newly established Casino in Everett. The anticipated outcome from working with these organizations is that we listen and learn directly from the most venerable residents and can better connect them with available resources or design programs and policies that foster inclusive communities free from barriers and discrimination.

3	**Agency/Group/Organization**	**Mystic Valley Elder Services**
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization attended and participated in a public meeting conducted on 3/20/2018. The agency identified the availability of comprehensive care, transportation and support services for isolated and critically-ill elders as a priority need. The anticipated outcome is increased access to home care services for seniors aging in place.
4	**Agency/Group/Organization**	**The Immigrant Learning Center, Inc.**
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency attended and participated in a public meeting conducted on 3/20/2018. The agency identified the expanding need for English Language skills, job preparedness training and public education on the positive impact of today's immigrants. The anticipated outcome is additional focus on needs of immigrant populations, revitalized neighborhoods and expansion of economic opportunities.
5	**Agency/Group/Organization**	**City of Medford Public Schools**
	Agency/Group/Organization Type	Services-Children Services-Education Child Welfare Agency Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City Department attended and participated in a public meeting held on 3/20/2018. The School System identified the expanding need for affordable afterschool programs that provide emotional learning, family resources and support for working parents. The anticipated outcome is the continued support of afterschool childcare and coordination between families and the Medford Public Schools.
6	**Agency/Group/Organization**	**Council on Aging**
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency attended and participated in a public meeting held on 3/20/2018. The agency discussed the ongoing facility improvements at the Medford Senior Center and the continued need for recreational and shopper transportation, home maintenance/modification services, social work and volunteer coordination. The anticipated outcome is the completion of improvements to the Senior Center and continued support of senior programming.
7	**Agency/Group/Organization**	**Community Family, Inc.**
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency attended and participated in a public meeting held on 3/20/2018. The agency identified the need for adult day health services to support individuals with memory loss and respite for the caregivers of elders. Anticipated outcomes are an improved quality of life through a higher level of service, support and continued coordination amongst partnering agencies.
8	**Agency/Group/Organization**	**Bread of Life**

	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency attended and participated in a public meeting held on 3/20/2018. The agency discussed the increasing demand for nutrition and food programs for low income, at-risk and isolated families, elders and immigrant populations. The anticipated outcome is an enhanced focus on food security and improved access to fresh food and nutrition programs.
9	**Agency/Group/Organization**	**Boys and Girls Club of Medford & Somerville**
	Agency/Group/Organization Type	Services-Children Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency attended and participated in a public meeting held on 3/20/2018. The agency provides family support services, educational and recreational resources and identified the need for affordable afterschool care that incorporates a strong academic component. The anticipated outcome is affordable after-school child care and coordination between students, families, teachers and schools.
10	**Agency/Group/Organization**	**West Medford Community Center**
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency attended and participated in a public meeting held on 3/20/2018. The agency identified the need for community support for low- and moderate-income youth and elders through programs that support daily living, wellness, enrichment and recreational activities. The anticipated outcome is continued support for community programs and improved quality of life in the West Medford neighborhood.
11	**Agency/Group/Organization**	**Medford Community Housing, Inc.**
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted as part of ongoing efforts to develop affordable housing in Medford and have highlighted the escalating property values and rents as reaching crisis proportions. They have identified the need for Homebuyer Education, Down Payment Assistance programs and creation of additional affordable housing units. The anticipated outcome is the facilitation of affordable housing creation, an evaluation of condition of housing and appropriate programmatic response.
12	**Agency/Group/Organization**	**SCM Transportation**
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency attended and participated in a public meeting held on 3/20/2018. The agency identified the increasing demand for community transportation services for elderly, critically-ill and disabled residents and spoke of the strong, coordinated efforts to deliver services. The anticipated outcome agency seeks improved access to program as a result of the consultation.
13	**Agency/Group/Organization**	**North Suburban HOME Consortium**

	Agency/Group/Organization Type	Services - Housing Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The North Suburban Consortium, a membership organization of 8 surrounding local communities was consulted as part of their ongoing regional partnership to create affordable rental and homeownership opportunities. The consultation process will result in the establishment of housing priorities and HOME funding allocations consistent with Member Community Needs. The anticipated outcome is the identification of affordable housing development opportunities to be pursued by the City when viable.
14	**Agency/Group/Organization**	**Medford Family Life/Heading Home, Inc.**
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency identified the challenge of responding to shelter and housing issues, continued need to develop supportive programming that serves families effectively, and the agency's expansion of their Economic Mobility Center to position for program participants to obtain and sustain employment. The anticipated outcome is success in helping families remove obstacles to achieve permanent housing, education and career preparedness with funding through BoS and other funding.
15	**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 Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency attended and participated in a public meeting held 3/20/2018. Providing a full continuum of services ranging from homeless prevention and emergency shelter to permanent supportive housing, the agency identified the need for pro-bono legal assistance to support very low-income households in preventing crisis, avoiding eviction and stabilizing at-risk families. The anticipated outcome is assisting vulnerable populations to maintain their tenancies and provide access to justice and crisis mitigation.
16	**Agency/Group/Organization**	**ABCD - Action for Boston Community Development**
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency attended and participated in a public meeting held 4/24/2018. They have identified the desire to build alliances within the surrounding community and promoted their mobile homeless outreach program. The agency also identified the need for continued support in addressing homeless and at-risk populations with crisis prevention, housing searches, immigration assistance, Headstart programming and fuel assistance. The anticipated outcome is success in connecting very low-income families and individuals with crucial community resources.
17	**Agency/Group/Organization**	**Balance of State Continuum of Care**
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Health Publicly Funded Institution/System of Care Other government - State Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The BoS, under the umbrella of DHCD, administers a combination of Federal and State resources to provide homelessness assistance and prevention throughout 75-member communities. The agency discussed continued efforts to implement coordinated entry, conduct regional needs assessments and ending veteran homelessness. The anticipated outcome is success in efficiently addressing the needs of homeless and at-risk populations and mitigating service gaps across the continuum.

Table 2 – Agencies, groups, organizations who participated

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

All relevant agencies were consulted in the development of this plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Balance of State	The City of Medford is a participant in the Balance of State Continuum of Care.
City of Medford Open Space and Recreation Plan	City of Medford	The City's Open Space and Recreation Plan assists in the prioritization of public park and open space improvement needs.
City of Medford Impediments to Fair Housing	City of Medford	The Analysis of Impediments to Fair Housing was used to asses and remove barriers to fair housing, while identifying opportunities to provide appropriate housing to Medford residents.
MetroNorth Land Use Priority Plan	Metropolitan Area Planning Council	The analysis and recommendations of the Land Use Plan are guides for future development. Activities proposed are consistent with the Land Use Plan.

Table 3 - Other local / regional / federal planning efforts

Narrative

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

The City of Medford through the Office of Community Development coordinates with regional planning agencies, like MAPC, to ensure funding priorities are in line and coordinated with current community development goals and objectives. The Office of Community Development is also active in the North Suburban HOME Consortium and consults regularly with housing and real estate entities.

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

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

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

In developing the 2018-2019 Annual Action Plan, the City and the North Suburban Consortium (NSC) conducted public meetings and hearings to solicit citizen and service provider input. This feedback contributed to the identification of priority needs and CDBG investment strategies. A variety of human service agencies, housing providers, municipal officials and residents participated, establishing the continued need for services and improvements impacting low-to-moderate income residents.

Meetings were scheduled as follows:

- January 16, 2018 & March 27, 2018 Malden Redevelopment Authority NSC Public Hearings
- March 20, 2018 Medford Senior Center Public Meeting
- April 24, 2018 Medford City Hall Committee of the Whole Public Meeting
- May 8, 2018 Medford City Hall Public Hearing

Public Hearings are advertised two weeks prior to the hearing in a local newspaper of general circulation. Notices are also distributed to partnering public service agencies, Medford City Council, Medford Senior Center, Medford City Hall and posted on the Medford City website (www.medfordma.org). Public Meetings, such as the Committee of the Whole, are posted at least 48 hours in advance with the Medford City Clerk. Citizens, including those with mobility, visual or hearing impairments, are invited and provided the opportunity to make reasonable accommodations. The City's website is used to post information on a regular basis. Ongoing project meetings are also conducted by the office throughout the course of the program year.

In addition to providing a community forum for open dialogue, meetings provide participants with a summary of the Action Planning process, anticipated allocations, report on prior year activities and accomplishments and guidance with regards to project selection in the year ahead. Participants expressed support for services promoting self-sufficiency, reducing isolation and improving quality of life for low income families, seniors and individuals.

Aforementioned priorities have been incorporated in the proposed Plan, made available for public review on April 16, 2018. The Draft Action Plan was accessible during the 30-day public comment period at the City of Medford, Office of Community Development, Room 308, 85 George P. Hassett Drive, Medford, MA 02155.

Citizen Participation Outreach

	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Meeting	Persons with disabilities; Non-targeted/ broad community; Residents of Public and Assisted Housing; Elders; Public Service Agencies	The Office of Community Development conducted a public meeting at the Medford Senior Center on March 20, 2018 at 12:30pm to elicit input from low and moderate-income residents, social service providers and the public regarding priorities for the 2018-2019 Annual Action Plan. Approximately 20 individuals were in attendance, in addition to the Office of Community Development.	Service providers highlighted the continued need for supportive services, legal aid, transportation, comprehensive senior programming, recreational opportunities for developmentally disabled individuals, child care and youth programming and homelessness prevention.	All comments were accepted.
2	Public Meeting	Non-targeted/ broad community; Public Service Providers	On April 24, 2018, the Medford City Council conducted a Committee of the Whole to solicit input regarding the development of the 2018-2019 Annual Action Plan and public service priorities. Approximately 20 individuals attended in addition to the Medford City Council and Office of Community Development.	Service providers presented and discussed their respective programs with Medford City Councilors, reinforcing the collective need for supportive services, emergency assistance, affordable child care, senior programming, homelessness prevention and transportation for low-to-moderate income Medford residents.	All comments were accepted.

	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
3	Public Hearing	Non-targeted/ broad community; Residents of Public and Assisted Housing	On January 16 and March 27, 2018, the Malden Redevelopment Authority conducted a public hearing on behalf of the North Suburban HOME Consortium to solicit input regarding the development of the 2018-2019 Annual Action Plan and regional housing goals and objectives.	A resident noted she would like to see funds for business, i.e. loans.	All comments were accepted.
4	Public Hearing	Non-targeted/ broad community	On May 8, 2018, the Medford City Council conducted a public hearing to solicit public input regarding the proposed 2018-2019 Annual Action Plan and authorize submission of the YR 44 application to the U.S. Department of Housing and Urban Development. Approximately 15 individuals attended, in addition to the Medford City Council and Office of Community Development.	No comments were received.	N/A

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Medford anticipates receiving $1,562,650.00 in CDBG funds during the July 1, 2018 - June 30, 2019 program year. In addition, the City expects $5,000 in program income. To maximize the impact of the CDBG Entitlement funds, the City strategically leverages additional funds and City partnerships whenever feasible. As a member of the North Suburban Consortium, the City may access HOME Investment Partnership Funds to support direct assistance to low-to moderate income first-time homebuyers and to subsidize of affordable housing development.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder 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	1,562,650	5,000	0	1,567,650	2,391,665	CDBG funds are the primary source of funding. Leveraged funds and opportunities will be maximized to the greatest extent possible.

Table 5 - Expected Resources – Priority Table

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

The City of Medford plans to use CDBG funds to leverage additional resources. These non-Entitlement funds will be used to further the goals of the Annual Action Plan and may include: federal and state grants, linkage fees and City funding. The following leveraged resources are anticipated during the 2018-2019 Annual Action Plan:

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 may utilize a variety of Resources including the HOME Program, DHCD's Local Action Unit Program, federal Section-8 or Project Based housing vouchers, Mass Rental Voucher Program and private mortgage financing. Additional funds are leveraged through partnerships with private and for-profit developers. The Malden Redevelopment Authority, as the NSC Lead Agency, monitors consortium-wide HOME program matching requirements. Regional projects are often matched with LIHTC, state housing bonds and MRVP vouchers.

Philanthropy: Public Service agencies often match CDBG dollars with private funding from national, state, and local philanthropies including the United Way, Private Foundations, and donations.

Section 8 Funds: Section 8 is administered by the Medford Housing Authority and provides rental subsidies.

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

The City will also utilize other State and Federal resources to leverage CDBG funds when allowed and available.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

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

Discussion

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

Annual Goals and Objectives

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

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	**Housing**	2015	2019	Housing		Affordable Housing	CDBG: $200,000	Public Facility/Infrastructure Activities for Low/Moderate Income Housing benefit: 400 households assisted Direct Financial Assistance to Homebuyers: 1 Households Assisted
2	**Economic Development**	2015	2019	Economic Development		Economic Development	CDBG: $10,000	Jobs created/retained: 4 Jobs
3	**Public Facilities, Infrastructure, and Parks**	2015	2019	Non-Housing Community Development		Public Infrastructure, Parks, and Facilities	CDBG: $795,772	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted
4	**Public Service**	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: $234,937	Public service activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	**Administration & Planning**	2015	2019			Affordable Housing Economic Development Public Infrastructure, Parks, and Facilities Public Services	CDBG: $312,530	N/A

Table 6 - Goals Summary

Goal Descriptions

1	**Goal Name**	Housing
	Goal Description	In coordination with the NSC, Medford Housing Authority and local non-profit and for-profit developers, the City seeks to improve the quality of housing, increase housing opportunities available to low and moderate-income households, assist First Time Homebuyers and promote developer-driven affordable housing projects - rental and homeownership as well as improve the quality of housing at public housing developments.
2	**Goal Name**	Economic Development
	Goal Description	Increase the City's economic stability through the provision of economic development services, assistance to small business, development of a storefront rehabilitation program, local employment opportunities and support of non-profit agencies providing job training and readiness programs. Coordination with the MAPC on development of the Medford Square Economic Development Strategy and strategy for Mystic Avenue corridor.
3	**Goal Name**	Public Facilities, Infrastructure, Parks & Housing

	Goal Description	Reconstruct aging infrastructure, public facilities, parks and housing. The upgrading and replacement, where necessary, of the water, sewer, sidewalk, drainage, and street systems including: sewer, water and drainage rehabilitation; fire hydrant and water gate replacement; removal and replacement of lead service connections; sidewalk reconstruction and tree planting. Implement handicap access improvements and removal of architectural barriers to public facilities. Handicap access at public facilities. The purchase of updated fire equipment and improvements to public housing developments.
4	**Goal Name**	Public Service
	Goal Description	The City seeks to provide a variety of public service programs and to continue to support nonprofit community development agencies. City objectives include: ● Combating social illnesses, public safety and substance abuse, which weaken the stability of the City's households and neighborhoods; ● Improving quality of life for Medford's school children, through the provision of after school child care 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 creation of affordable housing and assisting those with emergency and transitional housing needs. Programs include legal aid, food pantry and meals, and referral and counseling services.
5	**Goal Name**	Administration and Planning
	Goal Description	The City will administer CDBG funds in accordance with the 2015-2019 Consolidated Plan and federal regulations. Activities conducted will maximize federal funding, while leveraging available resources. In addition, OCD will coordinate with the Office of Human Diversity on Affirmatively Furthering Fair Housing, Section 3 and the Americans with Disabilities Act (ADA).

Table 7 – Goal Descriptions

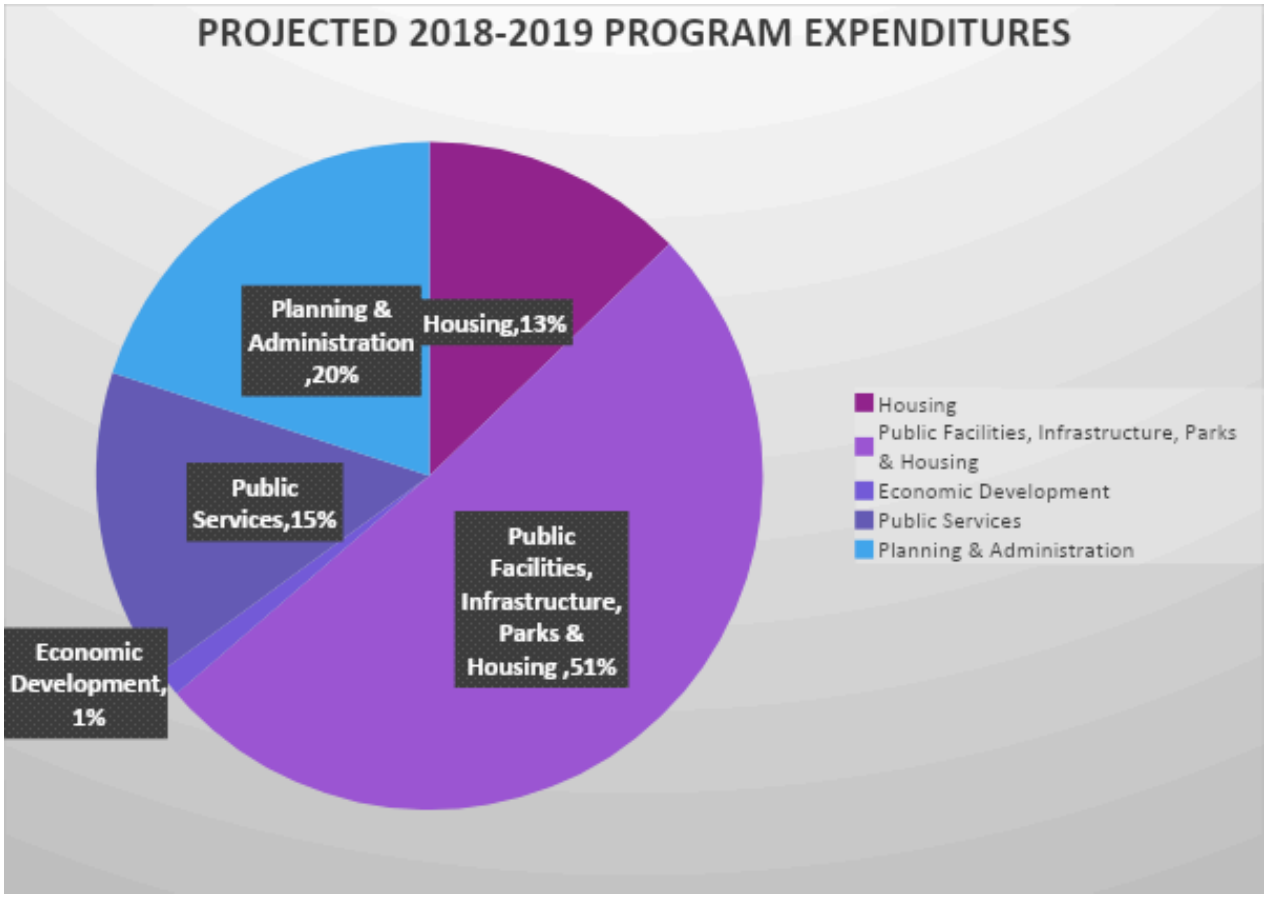
AP-35 Projects - 91.420, 91.220(d)

Introduction

In Year 4 of the 2015-2019 Consolidated Plan, funding will address unmet priority needs while continuing commitments to successful multi-year initiatives. Identified priorities include the creation and preservation of affordable housing, upgrades and improvements to the public infrastructure, systems and facilities, expansion of local economic opportunities, removal of architectural barriers and public services assisting vulnerable low-to-moderate income residents.

#	Project Name
1	Planning and Administration
2	Housing
3	Public Facilities, Infrastructure, Parks & Housing
4	Economic Development
5	Public Services

Table 8 – Project Information



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

Funding has been allocated to best address priorities identified within the Consolidated and Annual Action Planning processes. The primary priority is a continued commitment to an aging infrastructure and public facilities that will increase accessibility to public spaces and services, particularly for low to moderate income Medford residents. Despite this significant investment, the public infrastructure need will remain unmet.

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

AP-38 Project Summary

Project Summary Information		
1	**Project Name**	Planning and Administration
	Target Area	N/A
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: $312,530.00
	Description	Staffing and cost associated with CDBG and HOME administration 2018-2019
	Target Date	N/A
	Estimate the number and type of families that will benefit	N/A
	Location Description	N/A
	Planned Activities	N/A
2	**Project Name**	Housing
	Target Area	City Wide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $200,000
	Description	Affordable Housing Projects and Project Delivery
	Target Date	7/1/18-6/30/19
	Estimate the number and type of families that will benefit	400
	Location Description	N/A

	Planned Activities	The City seeks to improve the quality of Medford housing and increase affordable housing opportunities available to low-and-moderate income households. Activities include enhancement of conditions for public housing residents, ensure timely delivery of affordable housing units at market-rate developments, assist non-profit housing developers identify sites and funds for development, create affordable rental and homeownership opportunities and provide FTHB down-payment and closing cost assistance through the NSC. And improve the quality of housing at public housing developments.
3	**Project Name**	Public Facilities, Infrastructure, Parks & Housing
	Target Area	City Wide
	Goals Supported	Public Facilities, Infrastructure, Parks & Housing
	Needs Addressed	Public Infrastructure, Parks, and Facilities
	Funding	CDBG: $795,722.50
	Description	Upgrades to water, sewer, sidewalk, drainage, streets, removal of architectural barriers, parks and facilities, senior center and public housing improvements.
	Target Date	June 2019
	Estimate the number and type of families that will benefit	800
	Location Description	West Medford; South Medford fire station; Walkling Court; Willis Ave family development
	Planned Activities	• Upgrade and replacement of water, sewer, sidewalk, drainage and streets in low and moderate-income areas • Completion of the removal of architectural barriers at the intersection of South and Winthrop Streets • Purchase fire equipment • Upgrades to public housing
4	**Project Name**	Economic Development
	Target Area	Slums and blight areas; business in Medford Sq; Mystic Avenue
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: $20,000

	Description	
	Target Date	June 2019
	Estimate the number and type of families that will benefit	
	Location Description	
	Planned Activities	Expand the local business base, develop dynamic mixed-use corridors, and support creation and retention of local employment opportunities for low-to-moderate income residents through establishment of business creation and retention strategy and implementation of a storefront improvement program
5	**Project Name**	Public Services
	Target Area	City Wide
	Goals Supported	Public Service
	Needs Addressed	Public Services
	Funding	CDBG: $234,937.50
	Description	Public Services
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit	2,000
	Location Description	City Wide
	Planned Activities	• Afterschool childcare • Senior wellness, recreational and adult day health programming • Transportation assistance for the elderly, disabled and critically-ill • Pro-bono legal aid • Food pantry and emergency assistance • Transitional housing, referrals and support services • Recreation and vocational programming for physically and developmentally disabled persons • ESOL classes and job preparedness training

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, Year 4 CDBG funding is allocated to projects that are either within CDBG eligible areas, eliminate slums and blight, or directly impact low-to-moderate income beneficiaries. Physical Improvements projects will be undertaken in low and moderate-income areas or at public facilities serving low to moderate income residents. Public service and housing activities are operated based upon the eligibility of the person/household, not through geographic targeting.

The map below identifies proposed projects for the upcoming program year. However, this is not inclusive of all projects that will be undertaken.

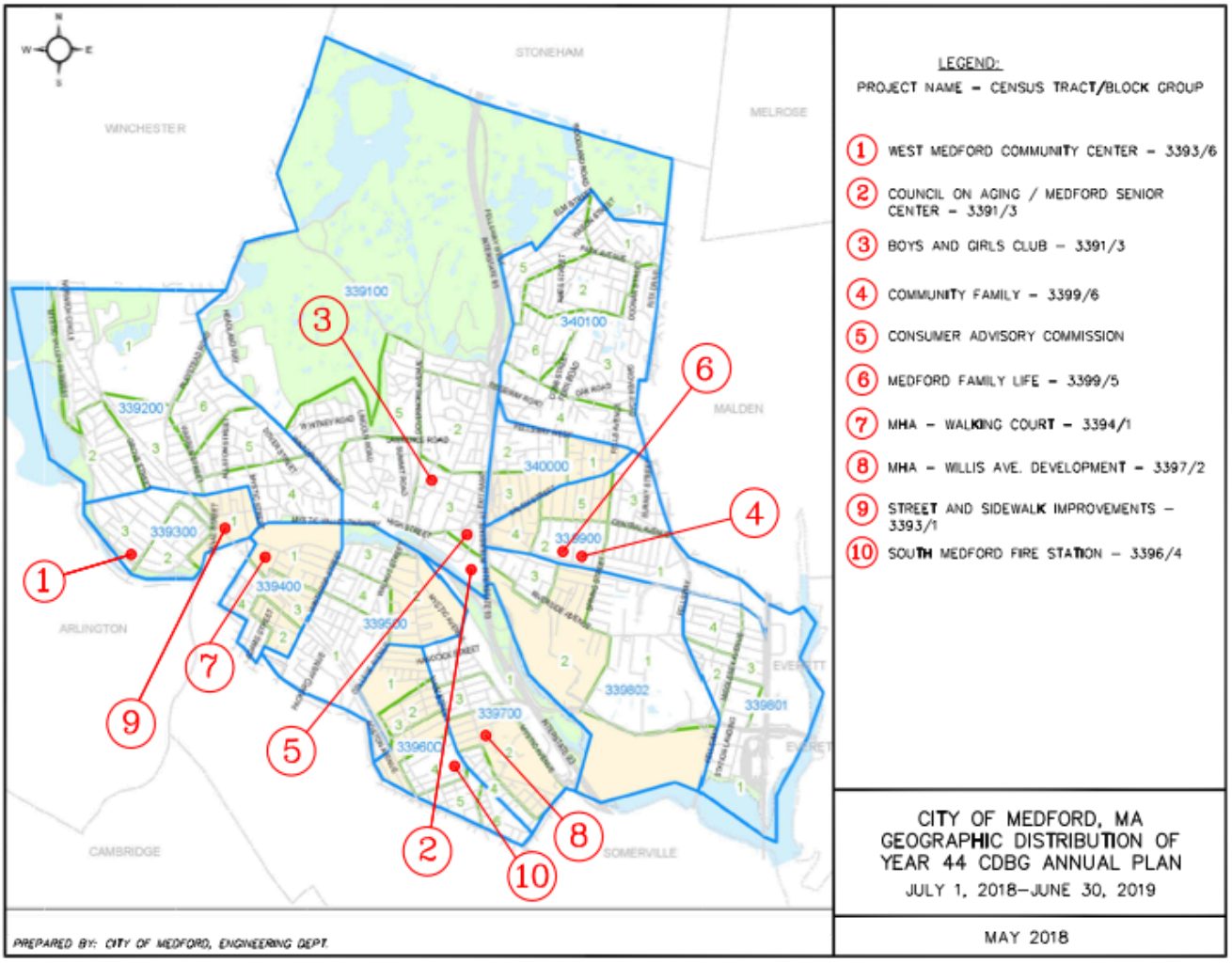


Table 9 - Geographic Distribution

Geographic Distribution

Rationale for the priorities for allocating investments geographically

Projects were prioritized based on their ability to address identified needs with the resources available. In Year 4 of the Consolidated Plan, a significant priority is to invest CDBG funds to meet City-wide needs of an aged public infrastructure system. Selected activities are those projects that are determined to be a high priority by the Office of the Mayor, Department of Public Works and Office of Community Development and based on the consolidated planning process.

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

Updates to public facilities, redevelopment, supporting the creation of new housing and economic development activities will have a direct impact on the quality of life for low to moderate income residents. Areas of specific upgrade include West Medford, Hillside, Medford Square and the Riverside area.

Discussion

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

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

Introduction

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

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

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

- Negotiate affordable homeowner and rental units as a requirement for certain residential projects.
- Assist private and non-profit developers in identifying development sites and access funding toward development.
- Encourage the creation of affordable rental units in private large-scale developments.
- Review adopting an inclusionary zoning ordinance that requires affordable housing units be created within housing developments.

Discussion

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

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

Introduction

The activities and goals listed within the Annual Action Plan coincide with the priorities identified in the Consolidated Plan. Activities selected for Year 4 funding are those projects that are ready to proceed and able to make an immediate impact to low and moderate-income persons. Eligible projects selected through this process included Public Infrastructure improvements, ADA improvements, the creation and preservation of affordable housing and public services. Eligible public service activities were selected through a formal solicitation process, which prioritizes programming to best address identified community needs.

Actions planned to address obstacles to meeting underserved needs

Medford's membership within the North Suburban Consortium provides access to gap funding critical to address the lacking supply of affordable housing. The City will continue to identify projects and partners, utilizing this resource whenever viable, as well as engage with private developers and property owners to create additional opportunities for low and moderate-income persons. The City is reviewing inclusionary zoning, strengthening community partnerships and developing innovative strategies. The City will also insure that selected public improvement projects are ready to proceed.

Actions planned to foster and maintain affordable housing

Project coordination, monitoring expiring-use properties, promoting affordable homeownership opportunities and ensuring long-term affordability through the addition of affordable units on the Local Initiative Program's Subsidized Housing Inventory are efforts of City staff and development boards to foster and maintain affordable housing. Additionally, the City will explore opportunities to create housing programs that preserve the quality of Medford's existing housing stock and support the creation of new housing.

Actions planned to reduce lead-based paint hazards

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

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

Actions planned to reduce the number of poverty-level families

Aligned with its commitment to reduce poverty, the City prioritizes the funding of public service programs that support low-income Medford families in achieving self-sufficiency. Continued support for these anti-poverty programs is crucial as they provide vulnerable, at-risk families access to a variety of supportive services, basic essentials, advocacy, recreational opportunities, transportation, affordable

child care, emergency housing, financial literacy, skill building and job preparedness. The provision of such programming is necessary in addressing the economic, housing and health challenges facing low-to-moderate income residents, helping families move out of poverty.

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

Actions planned to develop institutional structure

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

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

The City benefits from a strong network of Medford-based non-profits, regional housing and human services providers. Strong interagency coordination is essential to improving the overall quality of life, leveraging resources, directly impacting the lives of low-to-moderate income residents and shaping viable neighborhoods. The City will continue to seek out ways of expanding our engagement with community partners, enhancing outreach and coordination efforts.

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

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

Discussion

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

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(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 2018-2019 program year. As stated earlier in the AP-15, the City expects to receive $1,403,913 in Community Development Block Grant entitlement funds and approximately $5,000 in program income that is programmed for affordable housing activities.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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.	5,000
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:	**5,000**

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 will be used toward projects benefitting low-and-moderate income residents. Medford has not engaged in, nor anticipates receiving any program income from Section 108 loan proceeds, urban renewal settlements or float-funded activities.