



Medford City Council
Medford, Massachusetts

Committee of the Whole, April 28, 2026

City Council

Isaac B. “Zac” Bears
Anna Callahan
Emily Lazzaro
Matt Leming
Liz Mullane
George A. Scarpelli
Justin Tseng

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

Zoom Link:

<https://us06web.zoom.us/j/83633694459?pwd=YqVbcNyczs9JICcMQ7kQKwxvxNnjbs.1>

Call-in Number: +13126266799,,83633694459#,,,,*930894#

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

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

CALL TO ORDER & ROLL CALL

ACTION AND DISCUSSION ITEMS

26-074

Submitted by Office of Planning, Development, and Sustainability

Community Development Block Grant (CDBG) Action Plan for FY2027

Adjournment



Medford City Council
Medford, Massachusetts

MEETING DATE

April 28, 2026

SPONSORED BY

AGENDA ITEM

26-074 - Community Development Block Grant (CDBG) Action Plan for FY2027

FULL TEXT AND DESCRIPTION

The purpose of this meeting is to discuss the City's Community Development Block Grant (CDBG) Annual Action Plan for community development and planning. The Action Plan contains the proposed use of Community Development Block Grant funds for the program year which extends from July 1, 2026 through June 30, 2027. Community Development Block Grant (CDBG) is a program of the U.S. Department of Housing and Urban Development (HUD) that began in 1974. FY2027 will be the City of Medford's Program Year 52 of CDBG funding.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. AAP PY26 COW Notice
2. Medford CDBG - Annual Plan Summary PY26

CITY OF MEDFORD
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
PROGRAM YEAR 2026 ANNUAL ACTION PLAN,
PUBLIC MEETING

There will be a meeting of the Medford City Council Committee of the Whole on Tuesday, April 28, 2026 at 6:00 p.m.

The purpose of this meeting is to discuss the City's Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2026 (July 1, 2026 to June 30, 2027), and the public services applications for CDBG grant funding. Copies of the plan are available for review and download at www.medfordma.org/cdbg. The Annual Action Plan contains the City's proposed use of CDBG Grant funds for the program year.

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

If you need a reasonable accommodation to attend/participate in this meeting, please contact the ADA Coordinator: Frances N. Nwajei at 781-393-2439 or via email at fnwajei@medford-ma.gov. Please note that while the City will make every effort to fulfill the request, some requests may not be fulfilled due to the hiring and availability of outside contractors."

**City of Medford CDBG Summary
 Program Year 2026/City Fiscal Year 2027
 July 1, 2026 to June 30, 2027**

Summary of Medford’s CDBG Program

The Community Development Block Grant (CDBG), is a program of the U.S. Dept. of Housing and Urban Development (HUD) to address the causes and consequences of poverty. Eligible uses of CDBG funding include public facilities, parks, public services, housing, and economic development.

The CDBG Grant benefits low- and moderate-income (LMI) persons (those earning less than 80% of the Area Median Income (AMI)). The following table lists Medford’s AMIs based on family/household size for federal fiscal year 2025. These figures will be updated by HUD for the new fiscal year later this spring.

Persons in Household or Family	1	2	3	4	5	6	7	8
FY2025 80% AMI	\$92,650	\$105,850	\$119,100	\$132,300	\$142,900	\$153,500	\$164,100	\$174,650

All CDBG-funded projects must meet one of the CDBG National Objectives of:

1. Benefiting LMI persons - at least 51% of the persons benefitted must be low-to-moderate income to qualify;
2. Preventing or eliminating slums or blight; or
3. Meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

The City of Medford is a CDBG entitlement community, meaning that we receive a direct CDBG grant from HUD each year. The following are the amounts of our CDBG entitlements for the past 5 years:

PY2026/Medford FY2026	\$1,433,520
PY2025/Medford FY2026	\$1,466,160
PY2024/Medford FY2025	\$1,384,050
PY2023/Medford FY2024	\$1,423,649
PY2022/Medford FY2023	\$1,489,182

Annual Action Plan

Each year the City is required to submit to HUD an Annual Action Plan detailing how the City expects to use its annual entitlement in the coming fiscal year. The draft plan has been published for public comment, and a full copy may be downloaded at www.medfordma.org/cdbg

For the coming year, Program Year 2026, HUD has allocated \$1,433,520 in CDBG funding to Medford. This represents a reduction of funding of approximately \$32,000 or 2.2% from the prior year. In addition, we have an estimated \$300,000 of unused prior year funds that may be reprogrammed to next year, bringing the total of estimated available funds to \$1,733,520. Those funds will be allocated as follows:

Planning and Administration

HUD allows up to 20% of the annual allocation to be used for Planning and Administration costs. Medford intends to allocate the full 20% to those costs, totaling \$286,704. Planning and Administration costs include paying for staff positions such as the CDBG & Grants Manager, the Housing Planner, and portions of the Economic Development Planner and PDS Head Clerk positions, as well as certain administrative costs such as legal notice publication costs and our online grants management system.

Public Services

HUD also allows up to 15% of the annual allocation to be used for public services. Medford allocates that full 15% to grants to non-profit agencies providing public services to Medford residents. For Program Year 2026, \$215,028 will be allocated to public services grants, and details on the proposed grants for the year are on the following pages.

Projects

The balance of the annual allocation, as well as available unused prior year funds, may be used for projects. Projects proposed to be funded for the coming year include:

- Continuing our Housing Rehabilitation Loan Program to assist low- and moderate-income residents with certain home repairs that will enable them to stay in their homes
- Continuing our Vacant Storefront Grant Program providing grants to qualifying small businesses which establish themselves in or relocate to identified vacant storefronts
- Sidewalk and curb cut improvements at intersections in low- and moderate-income neighborhoods
- Design work for improvements to the Tufts Park Playground
- Installation of ADA accessible paths at public parks
- Installation of ADA compliant elements at the Memorial Grove proposed for Riverbend Park

CDBG Public Services Grants Funding Recommendations

Organization Name	Amount of CDBG funds requested	Amount of CDBG funding received prior year	Recommended amount PY2026
ABCD	\$40,000	\$38,750	\$38,750
Housing Families	\$22,000	\$21,000	\$21,000
Medford Council on Aging	\$27,600	\$26,400	\$26,400
Medford Public Schools	\$10,000	\$9,107	\$9,128
Mystic Valley Elder Services	\$10,000	\$9,900	\$10,000
Mystic Valley YMCA/Mystic Community Market	\$12,000	\$11,000	\$11,250
RISE Multicultural Services	\$20,000	N/A – new applicant	\$7,500
S.C.M. Community Transportation	\$82,750	\$82,750	\$82,750
The Welcome Project	\$20,000	\$7,750	\$8,250
		TOTAL	\$215,028

RECOMMEND TO FUND

Action for Boston Community Development (ABCD)

Request for Funding: \$40,000

Prior Year Funding \$38,750

Recommended PY26 Funding: \$38,750

Funding will be used to support ABCD’s emergency rental and utility assistance program and housing counseling services, serving an estimated 25 Medford resident households through the program year. Funding will support direct financial assistance and a housing counselor who will disperse financial assistance and provide mediation with landlords, coaching around payment plans, and support with applications for the forgiveness of arrearages when applicable for Medford residents.

Housing Families

Request for Funding: \$22,000

Prior Year Funding \$21,000

Recommended PY26 Funding: \$21,000

Through its Legal Aid for Wellbeing & Sustainability (LAWS) program, Housing Families will provide free legal advice, representation, and assistance for low- to moderate-income Medford residents facing eviction in housing court or facing housing instability, and help families resolve disputes with landlords and prevent evictions through rental assistance. The program will assist an estimated 175 Medford residents for the program year.

Medford Council on Aging

Request for Funding: \$27,600

Prior Year Funding \$26,400

Recommended PY26 Funding: \$26,400

The Medford Council on Aging/Senior Center will continue to broaden its reach to low- and moderate-income older adults (age 60+) in Medford, including underserved and at-risk populations. Funded services will include:

(a) Social Worker: Providing critical support through information, crisis intervention, case management, and advocacy, offering both in-office appointments and home visits to homebound residents.

(b) Handyperson Service: Helping older adults remain safely in their homes by providing minor home repair services such as installing air conditioning units, changing light bulbs and batteries, adding handrails, and making other small modifications.

(c) Recreational Transportation Program: Offers discounted day trips to locations that participants may not otherwise be able to visit, helping reduce isolation among elderly residents, especially within low-income or mobility-impaired populations.

(d) MVES Title III C Match: Supporting Medford elders who receive care from Mystic Valley Elder Services (including Care Management Home Care, Caregiver Support, Meals on Wheels, Congregate Meal Site, Behavioral Health services, SHINE, Money Management and other programs).

Together these programs will serve an estimated 600 Medford residents during the program year.

Medford Public Schools

Request for Funding: \$10,000

Prior Year Funding \$9,107

Recommended PY26 Funding: \$9,128

Funding from CDBG will provide much-needed tuition assistance to up to 20 low-income families who need after school care for their school-age children. Though tuition is kept affordable, some families still struggle to afford the cost of the program. The consequence for families who cannot afford to send their children to after school programs can be detrimental if it means children are left unattended or unsupervised or that a caregiver cannot work. The CDBG scholarships will serve as a "safety net" for families whose financial circumstances change, providing program continuity for children and keeping them in a safe, supportive environment.

Mystic Valley Elder Services

Request for Funding: \$10,000

Prior Year Funding \$9,900

Recommended PY26 Funding: \$10,000

Mystic Valley Elder Services Nutrition Program for Medford Older Adults will providing food assistance and nutritional services to older adults and people with disabilities living in the City of Medford, including Meals on Wheels, a program of mid-day meal deliveries, Medford community dining site programs, a food pantry that MVES staff can access on behalf of Medford consumers with urgent food needs, a "Grab and Go" program of meals distributed at the Medford Senior Center, and an emergency shelf stable food inventory used for weather-related storms or other related emergency events that may hinder the delivery of regular meal services to Medford residents. This funding will enable them to provide more than 1,600 meals to Medford older adults.

Mystic Valley YMCA/Medford Community Market

Request for Funding: \$12,000

Prior Year Funding \$11,000

Recommended PY26 Funding: \$11,250

Funding will provide operating support for the Mystic Community Market, a free food market run by the Mystic Valley YMCA. The market has been in operation since early 2020 at 291 Mystic Avenue, the Walnut Street Center in Medford. It is the largest free food market in the area and will provide fresh fruits and vegetables, meat and fish, dairy and eggs and stable food/household items to low- and moderate-income Medford residents, offering a full-choice model for shoppers to maintain a dignified experience accessing food resources, as well as reduce food waste. CDBG funding will support operating costs and allow the Market to maintain current service levels. The program will serve an estimated 4,950 Medford residents in the program year.

Rise Multicultural Services

Request for Funding: \$20,000

Prior Year Funding: n/a – new applicant

Recommended PY26 Funding: \$7,500

RISE conducts Multilingual Community Mental Health Support Circles providing structured, facilitated, peer-support groups offering safe discussion spaces separated by language- Portuguese, Spanish and Haitian Creole. The support groups offer coping skills and stress-management strategies; social connections to reduce isolation; and referrals to housing, food, employment, and behavioral health services, as needed. Topics include social isolation, immigration anxiety, language and literacy barriers and general depression issues. An estimated 50 older adults would be served by this program.

SCM Community Transport

Request for Funding: \$82,750

Prior Year Funding \$82,750

Recommended PY26 Funding: \$82,750

The program will provide medical, shopping and meal site transportation services to an estimated 150 Medford senior and mobility-impaired residents. Community transportation effectively meets the needs of those for whom driving or utilizing public transportation is no longer an option, but who wish to live autonomously in their homes without relying on family members. Independent living lowers healthcare costs overall, enabling seniors and disabled citizens to remain vibrant contributors to a community and its economy. SCM proposes to continue to provide critically needed, door-to-door Medical and shopping transportation services to Medford’s senior and mobility-impaired residents. Driving is done by their licensed, friendly, well-trained, and supervised staff.

The Welcome Project

Request for Funding: \$20,000

Prior Year Funding \$7,750

Recommended PY26 Funding: \$8,250

The Welcome Project seeks funding for their English for Speakers of Other Languages (ESOL) classes in Medford, English for Parents (EFP). EFP educates immigrant parents in English, increasing their competency and dispelling the idea that they cannot participate in their child’s education. The program is designed to advance literacy and well-being by directly connecting to resources that support upward economic mobility. Classes are headquartered in the Medford Public Library, with additional courses offered online. The class year is designed to mirror the public school schedule, operating two separate semesters in spring and fall, each meeting twice per week. The program will enroll an estimated 75 students throughout the academic year.

RECOMMENDED NOT TO FUND

West Medford Community Center

Request for Funding: \$13,200

Prior Year Funding \$13,200

Recommended PY26 Funding: \$0

WMCC's Elder Services Program provides services to Medford senior residents with the specific aim of A) ensuring the ongoing quality of life for the later years of these residents, B) contributing to their long-term independence, and C) providing a suite of activities that focus on Senior Health (physical and emotional,) wellbeing and social engagement. Programming will include social, educational, and cultural events, such as medical clinics, financial and technology management education, and nutritional advice and resources.

This program has been funded through CDBG in prior years. However, due to compliance issues in connection with HUD-required documentation, as well as a late and incomplete application, it is recommended that this program not continue to be funded through CDBG federal funding.