

# Executive Summary

## ES-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

Every five years, HUD requires Entitlement Communities to create a Consolidated Plan to assist in determining community needs and establishing affordable housing and community development priorities. The City of Medford, as an Entitlement Community for Community Development Block Grant (CDBG) funds, has undertaken a community-wide dialogue in the development of this Consolidated Plan. The City, as a member of the North Suburban HOME Consortium, further assisted in the development of the Consortium's Consolidated Plan, which identifies regional Affordable Housing needs and priorities.

The Consolidated Plan Fiscal Year 2015-2019 is the strategic plan for allocating federal funds to maximize positive impact for low- and moderate-income persons. Consistent with HUD's priorities, the City of Medford has prioritized the goals of Decent Housing, Economic Opportunities, and Suitable Living Environment including provision of public services. Chart 1 delineates the goals, outcomes, and strategies. Also required are Annual Action Plans and applications for funding, which provide detailed budgets and projects to be undertaken each of the five years over the duration of the Consolidated Plan.

<b>DECENT HOUSING 5 Year Priority (2015-2020)</b>	
<b>Objective #1 - Rental - Increase Affordable Housing Units Available to Low and Moderate Income Households</b>	
<b>Strategies</b>	Develop strong partnerships with local or regional for profit and non-profit organizations capable of developing low and moderate income housing.
	Support housing development proposals that use project-based Section 8 vouchers.
	Target the need for greater housing options for low income households by identifying state and federal resources that can provide deep subsidy for rental housing units in new project.
	Encourage the creation of affordable rental units in private large scale developments.
<b>Objective #2 - Rental - Monitor the Impact of Expiring-Use Properties</b>	
<b>Strategies</b>	Identify HUD incentives to extend contracts to prevent expiring-use.
	Negotiate multi-family development owners to extend the contracts rather than provide enhanced (or "sticky") vouchers that expire when current tenants vacate housing units.
<b>Objective #3 - Owner - Encourage Affordable Homeownership Program Options</b>	
<b>Strategies</b>	Create more elderly and assisted living facilities. Many elderly homeowners would like to sell their homes but have few assisted living options within the City of Medford.
	Upgrade public housing to improve living conditions.
	Encourage Medford Housing Authority to further develop the Housing Choice Voucher Homeownership Program.
	Increase the First-Time Homebuyers seminars given within the City of Medford.
	Increase outreach to potential homebuyers for training & down payment assistance.
	Negotiate the creation of affordable homeownership units as a requirement for certain residential projects.
<b>Objective #4 - Owner - Monitor Foreclosure Activity</b>	
<b>Strategies</b>	Monitor foreclosure activity in coordination with other City Departments.
	Identify current resources for homeowners who are facing foreclosures or are upside down on their mortgage.
<b>Objective #5 - Homeless - assist homeless persons and those at risk of homelessness</b>	
<b>Strategies</b>	Participate in planning to end homelessness.
	Encourage the creation of emergency, transitional and permanent supportive housing services for homeless individuals and families.
	Provide referrals to emergency fuel and food assistance programs.
<b>Objective #6 – Improve the quality of Housing for Low and Moderate Income Residents</b>	
<b>Strategies</b>	Work with partner agencies to improve housing conditions in subsidized housing and housing operated by non-profit agencies.
	Explore the feasibility of lead paint and rehabilitation projects through local non-profits.
	Work with state and federal funding programs to assist residents with lead paint removal.

**Chart 1**

A SUITABLE LIVING ENVIRONMENT Make Physical Improvements to City Systems and Public Facilities	
Objectives	
1	Increase access to adequate facilities and services for low and moderate income persons.
2	Upgrade and replace inadequate infrastructure.
3	Preserve existing historic resources
4	Eliminate slum and blight conditions.
5	Provide handicap accessibility.
6	Support the upgrade of facilities serving low and moderate income people.
7	Encourage energy efficiencies and sustainability in public improvement projects.
ECONOMIC DEVELOPMENT	
Objectives	
1	When eligible, seek to provide incentives either directly or through partnerships to create jobs.
2	Foster business retention and growth in the City's commercial districts.
3	Assist private entities with business expansion and creation.
PUBLIC SERVICES Provide a Variety of Public Services	
Objectives	
1	Combatting social illnesses, public safety and substance abuse, which weaken the stability of the city's households and neighborhoods.
2	Improving the quality of life for Medford's school children, through the provision of after school child care programs.
3	Improving the quality of life for Medford's elder population, through the provision of social and recreational activities, transportation to congregate meals, medical appointments and nutritional shopping.
4	Provide English language education for non-English speaking residents.
5	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.
6	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.
7	Providing vocational, social, recreational and educational opportunities for developmentally disabled Medford residents and their families.

Chart 1

## **2. Summary of the objectives and outcomes identified in the Plan**

The City of Medford has identified a number of priorities through the citizen participation process, quantitative data and analysis, and community reports. These include the creation and preservation of affordable rental and homeownership opportunities, assisting homeless persons and those at-risk, improving the quality of Medford's housing stock, making physical improvements and upgrades to city systems and public facilities, preserving historic resources, providing handicap accessibility, elimination of slum and blight, job and business creation and retention, and supporting a variety of public services aimed at improving the quality of life and economic self-sufficiency of low income residents.

## **3. Evaluation of past performance**

The City of Medford is responsible for ensuring the compliance with all regulations associated with the Community Development Block Grant program; the Malden Redevelopment Authority is responsible for ensuring compliance with all regulations associated with the HOME Investment Partnership program.

The City's Annual Action Plans and associated Consolidated Annual Performance and Evaluation Reports (CAPERs) provide the specifics of projects and programs undertaken by the City. During the prior Consolidated Plan period (2010-2015), the City was successful at investing resources to address priority needs, ensuring compliant implementation of projects and programs, and achieving anticipated outcomes.

## **4. Summary of citizen participation process and consultation process**

The City through the Office of Community Development implemented a broad-based approach to maximizing citizen participation and stakeholder participation. Citizen Participation efforts included three public forums, a stakeholders session, a web-based resident survey with over 400 respondents, a focus group of elders and public housing tenants, and two North Suburban Consortium-wide meetings.

## **5. Summary of public comments**

A summary of public comments is found within Section PR-15 Citizens Participation.

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

All comments were accepted.

## **7. Summary**

The Consolidated Plan is the outcome of an extensive, comprehensive effort to identify community needs and effective investment strategies to meet those needs. The City of Medford has crafted a detailed strategic plan to achieve desired outcomes in each of their priority areas of decent housing, economic opportunities, and suitable living environments.

# The Process

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

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

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

Agency Role	Name	Department/Agency
Grant Administration	MEDFORD	Office of Community Development

Table 1 – Responsible Agencies

### Narrative

The Office of Community Development is the designated office for the development and implementation of the City of Medford's Consolidated Plan. The Office produces the Consolidated Plan and Annual Action Plan, administers the City's federal Community Development Block Grant, and provides financial and programmatic oversight.

The Office of Community Development designates staff to participate in the North Suburban HOME Consortium as well as the Homeless Continuum of Care. The Office ensures that the City of Medford's non-housing community development, economic development, housing, and homeless needs are represented within the regional programs. The Office additionally selects which projects and programs are coordinated to best address the needs of low and moderate income residents.

### Consolidated Plan Public Contact Information

For information regarding the Consolidated Plan, please contact:

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Medford through its Office of Community Development undertook extensive consultations with relevant agencies and organizations to obtain input on priority needs, recommended strategies, and investment opportunities. The consultations were conducted through a variety of methods including one-on-one interviews, stakeholder sessions, a web-based resident survey, and meetings with existing North Suburban Consortium networks.

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

The Office of Community Development, which is responsible for the development of the Consolidated Plan, also coordinates many of the housing, planning, and homelessness initiatives within the City. The Office leads the City's planning efforts, including neighborhood based planning efforts and participates in the Regional homeless initiatives. The City will continue to participate as an active member of the Continuum of Care (CoC) as the merger with the MA Balance of State CoC is completed. The Office maintains continued collaboration with the relevant Medford Departments and Human Services Organizations that provide the City's youth programs, family support services, and elder programs.

**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 Office of Community Development has been actively involved in transitioning the Malden/Medford CoC into a merger with the MA Balance of State CoC. The merger will enable the City of Medford to ensure that their efforts to address homelessness will be closely aligned with the Massachusetts Plan to End Homelessness. The City of Medford shares the State's goals of 1. increasing the number of permanently supportive housing units; 2. improving job readiness and achieving employments; 3. providing homeless prevention and rapid rehousing assistance; and 4. providing case management services to increase likelihood of residential stability.

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

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

The City of Medford is an active participant in the CoC program development and implementation. In light of recent corporate challenges at Tri-Cap, the Malden/Medford Continuum of Care is in the process of merging with the Balance of State Continuum. As a member of the Balance of State CoC, the City of Medford will be engaged in the establishment of priorities, selection of projects, and the development of HMIS policies.

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

**Table 2 – Agencies, Groups, and Organizations who participated**

<b>1</b>	<b>Agency/Group/Organization</b>	<b>Medford Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted in a private consultation with its leadership team, the Consolidated Plan Consultant and representatives of the City. The Medford Housing Authority staff identified the following as areas of concern: Lack of transportation for elders and disabled persons to access services not available with MHA projects, the need for ESOL and job readiness classes, the need for Capital Improvements within their housing units, demand for affordable housing resulting in long waitlist, and lack of qualified Section 3 resident businesses. The consultation is anticipated to result in coordinated efforts to improve community amenities near PHA properties.
<b>2</b>	<b>Agency/Group/Organization</b>	<b>Medford Disability Commission</b>
	<b>Agency/Group/Organization Type</b>	Services - Elderly Persons Services - Persons with Disabilities Other government - Local Grantee Department

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Disability Commission was consulted through its staff person during a private consultation. The Director identified the following areas of concern: accessibility to Public Parks and Open Space, continued focus on curbs-cuts to improve accessibility, and the lack of affordable, accessible housing. The consultation identified the opportunity for better collaboration with the NSC's development efforts.
<b>3</b>	<b>Agency/Group/Organization</b>	<b>Medford Fair Housing Office</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services - Persons with Disabilities Service - Fair Housing Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City's Fair Housing Officer was consulted in a private consultation. The following were identified as areas of concern: education on tenant-landlord law and on reasonable accommodations and the lack of affordable, accessible housing. The outcome of the consultation is anticipated to be additional training for property owners.
<b>4</b>	<b>Agency/Group/Organization</b>	<b>Mystic Valley Elder Services</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services - Elderly Persons Services - Persons with Disabilities Services - Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted in a one-on-one meeting. The agency identified the following community priorities: affordable elder housing, availability of services and support for isolated elders, funding for elders to modify/retrofit their existing homes, and elders at risk of homelessness due to continuing increase in housing costs. The anticipated outcome is the opportunity for collaboration with housing providers on aging in place services.
<b>5</b>	<b>Agency/Group/Organization</b>	<b>Immigrant Learning Center</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services - Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted as a participant in a stakeholder session held on 2/26/2015. The agency identified the following needs based upon their current program participation: Expanding need for English Language skills and public education on the positive impact of today's immigrants. The anticipated outcome is additional focus on needs of immigrant populations.
<b>6</b>	<b>Agency/Group/Organization</b>	<b>Council on Aging</b>
	<b>Agency/Group/Organization Type</b>	Services - Elderly Persons Services - Persons with Disabilities Services - Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted as a participant in a stakeholder session held on 2/26/2015. The agency identified the following needs: facility needs of the current Senior Center, expanded programs within an Elder Independence Project that provides transportation, nutrition, and recreation, and funding of home maintenance/modification programs. The anticipated outcome is additional improvements to the Senior Center to meet the needs of today's elders.

<b>7</b>	<b>Agency/Group/Organization</b>	<b>City of Medford Public Schools</b>
	<b>Agency/Group/Organization Type</b>	Services - Education Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City Department was consulted as a participant in a stakeholder session held on 2/26/2015. The School System identified the following need based upon their current program participation: Expanding need for affordable afterschool programs for working parents, and for family stabilization services. The anticipated outcome is a focus on collaboration with non-profit providers.
<b>8</b>	<b>Agency/Group/Organization</b>	<b>Community Family, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Services - Elderly Persons Services - Persons with Disabilities Services - Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted as a participant in a stakeholder session held on 2/26/2015. The agency identified the following needs based upon their current program participation: full range of service to support individuals with memory loss as well as support for caregivers of elders. The availability of wrap around services could be better coordinated with affordable and private housing properties.
<b>9</b>	<b>Agency/Group/Organization</b>	<b>Bread of Life</b>
	<b>Agency/Group/Organization Type</b>	Services - Elderly Persons Services - Persons with Disabilities Services - Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with Children Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted as a participant in a stakeholder session held on 2/26/2015. The agency spoke of the regional nature of their food and nutrition programs. The agency serves elders, homebound, and homeless persons within the State's motel population. The agency spoke of increasing demand for all nutrition and food programs. The anticipated outcome is a focus on food security and on transportation to nutrition programs.
<b>10</b>	<b>Agency/Group/Organization</b>	<b>Just a Start</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with Children Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted as a participant in a stakeholder session held on 2/26/2015. The agency identified the following needs based upon their current program participation: Rapid rehousing for at-risk households, homeless prevention programs, and Tenant Landlord Dispute Resolution Services. An anticipated outcome is support for increased state funding for homeless and at-risk households.
<b>11</b>	<b>Agency/Group/Organization</b>	<b>Boys and Girls Club of Middlesex County</b>
	<b>Agency/Group/Organization Type</b>	Services - Children Services - Education Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted as a participant in a stakeholder session held on 2/26/2015. The agency provides family support services, education, and recreational experiences. Based upon their current program participation, the agency identified affordable afterschool care that incorporates a strong educational component. An anticipated outcome is coordination with the Public Schools on after-care.
<b>12</b>	<b>Agency/Group/Organization</b>	<b>West Medford Community Center</b>
	<b>Agency/Group/Organization Type</b>	Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Health Services - Education Services - Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted as a participant in a stakeholder session held on 2/26/2015. The agency identified the following needs based upon their current program participation: comprehensive community support for low- and moderate income persons from youth to elders. Programs that support daily living and create economic opportunities. An anticipated outcome is an assessment of the facilities capital needs to continue community programs.
<b>13</b>	<b>Agency/Group/Organization</b>	<b>Medford Community Housing</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted as a participant in a stakeholder session held on 2/26/2015. The agency develops and operates affordable housing. The agency identified the escalating property values and rents as reaching crisis proportions. Based upon their current program participation, the agency identified: Homebuyer Education, Down Payment Assistance programs, and creation of additional affordable housing units. The anticipated outcome is an evaluation of condition of housing and appropriate programmatic response.
<b>14</b>	<b>Agency/Group/Organization</b>	<b>SCM Transportation</b>
	<b>Agency/Group/Organization Type</b>	Services - Elderly Persons Services - Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted as a participant in a stakeholder session held on 2/26/2015. The agency provides under subcontract transportation services to elder and disabled programs. The agency spoke of the strong, coordinated efforts to deliver services. The agency seeks improved access to program as a result of the consultation.
<b>15</b>	<b>Agency/Group/Organization</b>	<b>Department of Mental Health - Metro North Office</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Health Health Agency Publicly Funded Institution/System of Care Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Site Director was consulted on the available services and needs within the Metro North Area. The Metro North Office provides case management for children, adolescents and adults meeting the state's clinical criteria. Services give clients access to Outpatient Therapy, Medication Evaluation, Assessment, Case Coordination and Diagnostic Evaluations. There is strong coordination with other agencies to provide Community Based Flexible Support promoting wellness, life, social and vocational skills. The agency identified the following areas of concern: a lack of affordable housing, affordable transportation, increasing cost of living and reliance on food pantries and long wait lists for outpatient mental health care.</p>
16	<p><b>Agency/Group/Organization</b></p>	<p><b>Team Medford</b></p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Children Services - Health Services - Education Health Agency</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Non-Homeless Special Needs</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Team Medford is an initiative designed to prevent and reduce youth substance use and abuse through education and implementation in conjunction with the Board of Health, Medford Police Department and Medford Public Schools. A community assessment performed indicated high use and subsequent need for preventative measures and points to frequent transitioning in and out of schools, family conflict and slum and blighted neighborhoods as causes for youth to turn to substance abuse.</p>
17	<p><b>Agency/Group/Organization</b></p>	<p><b>Medford Health Department</b></p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Elderly Persons Services - Health Health Agency</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Non-Homeless Special Needs</p>

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Medford Health Department was consulted regarding food insecurities of low-to-moderate income residents, particularly elderly and Medford Housing Authority Residents. They have piloted a program subsidizing produce from the Medford Farmers Market that would allow seniors to access produce at a reduced rate. The consultation indicated a need for access to affordable nutritional food. An anticipated outcome is a review of opportunities to create community gardens and other community food programs.</p>
18	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p><b>AIDS Action Committee of Massachusetts</b></p> <p>Housing  Services - Housing  Services - Children  Services - Persons with HIV/AIDS  Services - Homeless  Services - Health  Services - Education  Services - Employment  Health Agency</p> <p>Housing Need Assessment  Homelessness Strategy  Homeless Needs - Chronically Homeless  Homelessness Needs - Unaccompanied Youth  Non-Homeless Special Needs  Market Analysis</p> <p>The agency was consulted privately with the Executive Director and City staff member. AIDS Action Committee of MA provides a number of supportive services to individuals/families living with AIDS and homeless youth in the Greater Boston Area. Services involve stabilizing individuals through supportive housing from rent/utility assistance, advocacy, outreach, education, employment, healthcare and mental health services. The agency identified a continued need for affordable housing and access to supportive care, healthcare and education in order to stabilize persons with AIDS. Education is also a key to public health and prevention.</p>

19	<b>Agency/Group/Organization</b>	<b>North Suburban HOME Consortium</b>
	<b>Agency/Group/Organization Type</b>	Housing Other government - County Other government - Local Planning Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The North Suburban Consortium, a membership organization of surrounding local communities was consulted in series of meetings held during the Consolidated Planning process. The consultation process will result in the establishment of housing priorities and HOME funding allocations consistent with Member Community Needs. An anticipated outcome is the identification of affordable housing development opportunities.
20	<b>Agency/Group/Organization</b>	<b>Heading Home, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Children Services - Victims of Domestic Violence Services - Homeless Services - Health Services - Education Services - Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted in a private session. Issues identified included: challenge of responding to shelter and housing issues, need to develop strategic partnerships to effectively provide housing with services, and employment tracks that lead to living wage jobs. The anticipated outcome is expansion of Economic Mobility Center to position for program participants to obtain and sustain employment.

21	<b>Agency/Group/Organization</b>	<b>Housing Families, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Services - Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted in a private consultation. The agency provides a full continuum of services from homeless prevention and emergency shelter to permanent supportive housing. The issues identified included: need for additional prevention activities to support very low income households prior to crisis. The anticipated outcome is identification of opportunities to develop additional housing units and to expand partnerships with private landlords to house program participants.
22	<b>Agency/Group/Organization</b>	<b>City of Medford</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Non-homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Departments of Public Works and of Engineering were consulted regarding the existing infrastructure and public facility needs. Feedback indicated the need to prioritize street and sidewalk repairs and reconstruction, removal of architectural barriers, facility upgrades, water and sewer main repairs and upgrades, and replacement of lead service connections. The anticipated outcome is the prioritization of projects serving low and moderate income persons.

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

All recommended agencies were consulted.

**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	Tri- City Community Action	The City of Medford is an active participant in the CoC development and implementation. In light of recent corporate challenges at Tri-Cap, the Malden/Medford Continuum of Care is in the process of merging with the Balance of State CoC.
City of Medford Open Space and Recreation Plan	City of Medford	The 2011 update to 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 Impediments to Fair Housing report was used to identify 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 within the Consolidated Plan are consistent with the Land Use Plan.

**Table 3 – Other local/regional/federal planning efforts**

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

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 jurisdictions about redevelopment initiatives.

The City of Medford through the Office of Community Development is in regular contact with various public and private agencies to ensure funding priorities are in line and coordinated with current community development goals and objectives. The Office of Community Development is active in the North Suburban HOME Consortium and consults with numerous housing and real estate entities.

**PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)**

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

The City implemented a broad-based approach to maximizing citizen participation and input into the identification of priority needs and investment strategies to address those needs. Efforts included three public forums, a series of community meetings, a web-based resident survey with over 400 respondents, and focus groups conducted with elders and with public housing tenants.

As part of the North Suburban HOME Consortium, the City of Medford supported outreach efforts of the Malden Redevelopment Authority to obtain input on regional housing market assessment and housing needs.

Input from this extensive participation process was utilized to establish the funding priorities for CDBG.

**Table 4 – Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	As part of the North Suburban Consortium, the City of Medford promoted a Public Meeting that was held on 11/19/2014 at Malden City Hall. Two community representatives attended.	The participants identified affordable housing production as the greatest regional need.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	The City held a public meeting on 12/17/2014 after proper legal notice, posting of flyers in public location, and an email blast to agencies and organizations. 22 residents attended including eight public housing residents. After a presentation on the Consolidated Plan and Annual Action Plan, residents were given an opportunity to present comment on their perceptions of community needs and priorities.	Residents identified the following priorities: improvement of public housing stock and resident services, lack of affordable housing, especially accessible housing, the need for accessible recreation for adults with disabilities, and the need for community facilities.	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	As part of the North Suburban Consortium, the City of Medford promoted a Public Meeting that was held on 1/15/2015 at Everett City Hall. Three community representatives attended.	The participants identified affordable housing production as the greatest regional need.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Web-based survey	Persons with disabilities  elders	On 2/26/2015, the City conducted roundtable discussions with participants of a community lunch program for elders and disabled persons. Approximately 35 residents participated.	Participants identified the following as priority needs: housing stabilization services, services to support elderly/disabled persons' ability to live independently, and downtown development. Participants spoke of the need to continue existing essential elder independent living and transportation services.	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	After extensive outreach to elders, disabled persons and public housing residents, the City conducted a public meeting on 2/26/2015 at the Council on Aging facility.	Participants supported the continuation of supportive services and essential transportation services. Participants praised the services provided by the Consumer Advisory Services and SCM Transportation . Homeowners shared stories of daily marketing materials offering the purchase of their homes.	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Web-based survey	Non-targeted/broad community	In coordination with the North Suburban Consortium, the City of Medford solicited resident input on community needs and priorities. Over 400 residents participated in the web-based survey.	Participating residents identified the following priorities: affordable housing, street improvements, investment in parks and neighborhood/ community facilities.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Web-based survey	Non-targeted/broad community	<p>The City solicited input on community needs and investment opportunities at a series of community meetings including: a Public Hearing held in conjunction with MassDOT on 12/10/2014 regarding the Peace Garden; MBTA Advisory Board public input meetings held on 1/20/2015 regarding regional public transit needs; a Board of Health meeting on 3/2/2015 regarding further development of a pedestrian committee to address concerns such as crosswalk and pedestrian safety, access and connectivity, traffic signs and signals, sidewalk design and the creation of a pedestrian plan.</p>	<p>Participants provided project-specific input on transit needs and public open spaces.</p>	<p>All comments were accepted.</p>	

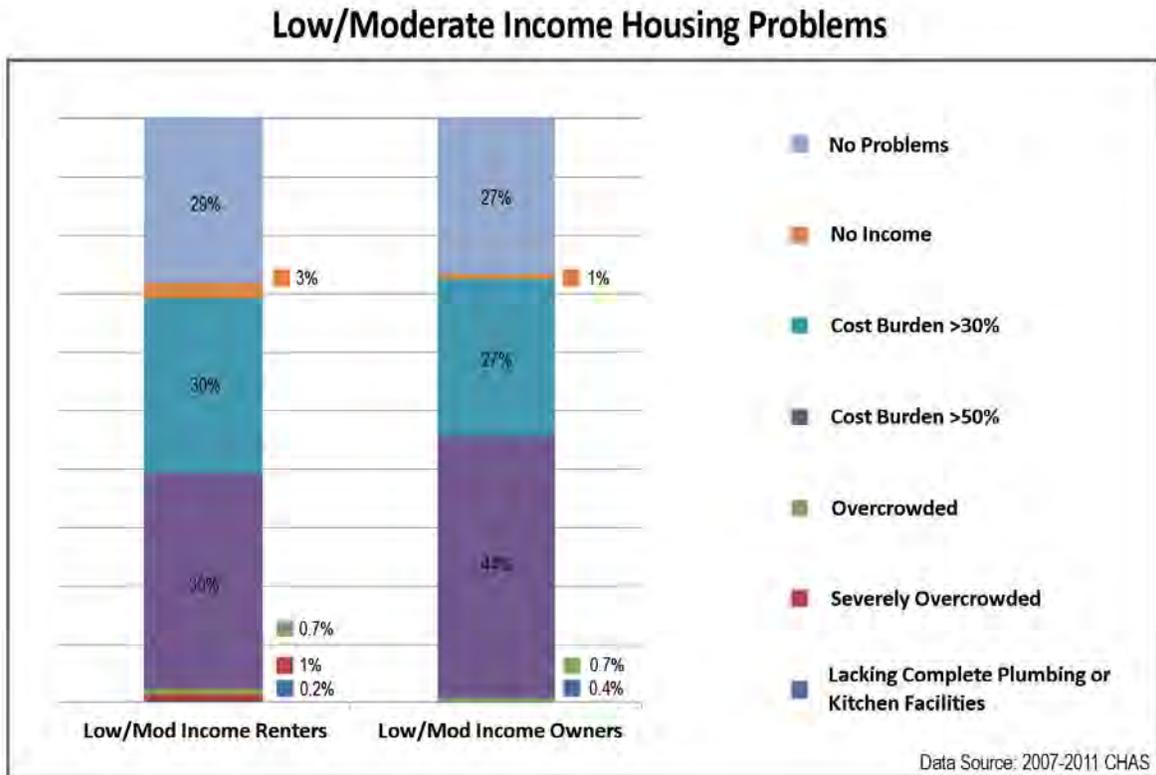
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Meeting	Non-targeted/broad community	On 4/28/2015, the City of Medford will conduct a public hearing to solicit input on the draft Consolidated Plan and draft Annual Action Plan. The draft plan was posted on 4/13/2015.	No comments were received.	All comments will be accepted.	
9	Public Meeting	Non-targeted/broad community  Service providers	On 4/7/2015, the City of Medford conducted a public meeting to solicit input regarding the draft Consolidated Plan and draft Annual Action Plan.	No comments were received	All comments were accepted.	

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The City through its Office of Community Development is committed to the identification and implementation of housing and community development strategies that provide the greatest impact given funding restrictions.



### Medford Housing Problems

Medford is home to 55,843 persons within 22,461 households. An analysis of Medford housing problems demonstrates that the overwhelming issue facing households is one of affordability. Thirty-six percent (36%) of low and moderate-income renters and forty-four percent (44%) of low and moderate income experience a significant housing cost burden, which is defined by HUD as housing cost in excess of 50% of gross income. An additional thirty percent (30%) of low and moderate income renters and twenty-seven (27%) of low and moderate owners experience a cost burden, defined by HUD as housing cost in excess of 30% of gross income.

The housing cost burden not only affects a household's ability to afford basic necessities but impacts the local economy, which is in part dependent upon Medford residents expending disposable income within local establishments.

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

### **Describe the jurisdiction's need for Public Facilities**

Priority Open Space and recreational public facility needs include the expansion of recreational opportunities, the removal of architectural barriers, the upgrading of facilities to achieve compliance with current public safety and access standards, and the preservation and protection of the environmental and historic resources. The Medford Senior Center Building and grounds, and the Tufts Pool restoration are the priority upgrades.

The completion of ongoing improvements is also a priority. These projects include the Medford Police Station, Medford High School, and the Shepherd Brooks Estate. The City is additionally constructing a new Public Works Facility.

The City utilizes various funding sources to upgrade public facilities and actively seeks grant funds to leverage public funds.

### **How were these needs determined?**

Needs are identified through a collaborative process that involves the ongoing evaluation of Medford's public facilities and infrastructure, consistent coordination and engagement with City departments and assessment of programmatic needs among low- and moderate-income citizens, neighborhoods, slum and blighted areas and initiatives designed to improve quality of life. Investments are targeted to create a livable community with quality and affordable housing, job opportunities, adequate public facilities and access for low- and moderate-income residents.

The City of Medford's ADA Plan, Open Space Plan, Medford Square Master Plan and various other plans further define priority needs, identify necessary improvements to public facilities and address facility and programmatic accessibility, traffic, pedestrian accommodations, community facilities, parks/open spaces, and housing and business development. These plans incorporate significant public input via meetings and consultations during their development. In addition, neighborhood meetings, held by the Office of Community Development during various stages of ongoing projects, engage residents throughout the program year.

### **Describe the jurisdiction's need for Public Improvements**

Water, sewer, drainage, sidewalk and related infrastructure needs are high. Infrastructure is old, water lines may be clay or have lead service connections, and sidewalks are in need of reconstruction to meet the needs of all individuals regardless of physical limitations. Flood drain improvements are an increasing need.

Water, sewer, and drainage studies and designs provide the technical basis for decisions and priorities.

The provision of adequate public infrastructure is necessary to support the expansion of housing and economic development.

### **How were these needs determined?**

Public improvements were determined through coordination with City departments, the ongoing assessment of the condition of roadways, water and sewer infrastructure and resident input. The City's Public Works and Engineering departments perform key functions in the management of the City's roadways, sidewalks, water and sewer systems and bring essential expertise to the planning process. Water and sewer plans, roadway and sidewalk plans, and redevelopment plans evaluate needs for public improvements. Feasibility studies and design planning processes are also used to define needs for improvement of facilities.

Investments are targeted for areas and clientele meeting either HUD's low-to-moderate income threshold or definition of slum and blight. Through these improvements, the City hopes to better connect low-to-moderate income residents with economic, housing and civic opportunities. While there are limited areas that qualify, the City will seek to define eligible areas based on population and socioeconomic data derived from Census and ACS data.

### **Describe the jurisdiction's need for Public Services**

Recognizing the diverse range of economic, housing and health challenges facing Medford's low-to-moderate income residents, the City funds a variety of public service activities aimed at providing essential services and furthering goals of self-sufficiency. Crucial needs within the Medford community continue to include: transportation and recreational opportunities for the elderly, critically ill, and physically and developmentally disabled, affordable child care, access to food and emergency services, transitional housing, life-skill building, supportive services and advocacy, ESOL classes and job preparedness. Strong interagency coordination with our network of service providers is vital to improving quality of life and shaping viable neighborhoods.

### **How were these needs determined?**

Medford's needs for public services are based on an ongoing evaluation of programmatic needs among low- and moderate-income residents and initiatives designed to expand economic opportunities and improve quality of life. Throughout the program year and the Consolidated Planning process, the City has engaged residents, public services providers, experts and officials to identify the diverse human service needs of the community. Consultations with public service agencies offer crucial insight into the needs of low- and moderate-income households and necessitate the continued support of programs providing essential services to Medford's most vulnerable residents. The City places a high priority on supporting a range of programming, particularly those assisting children, elderly and developmentally and physically disabled persons.

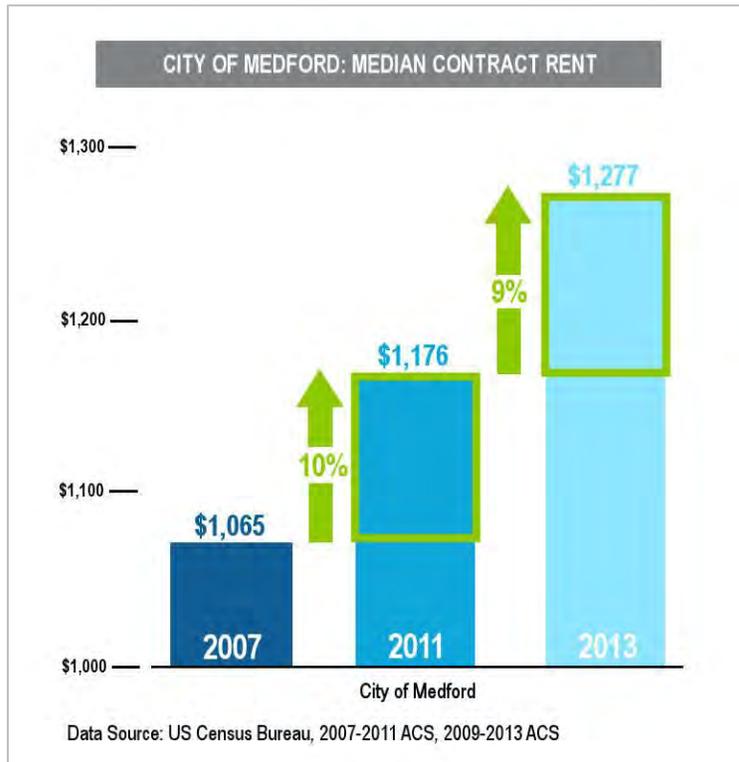
# Housing Market Analysis

## MA-05 Overview

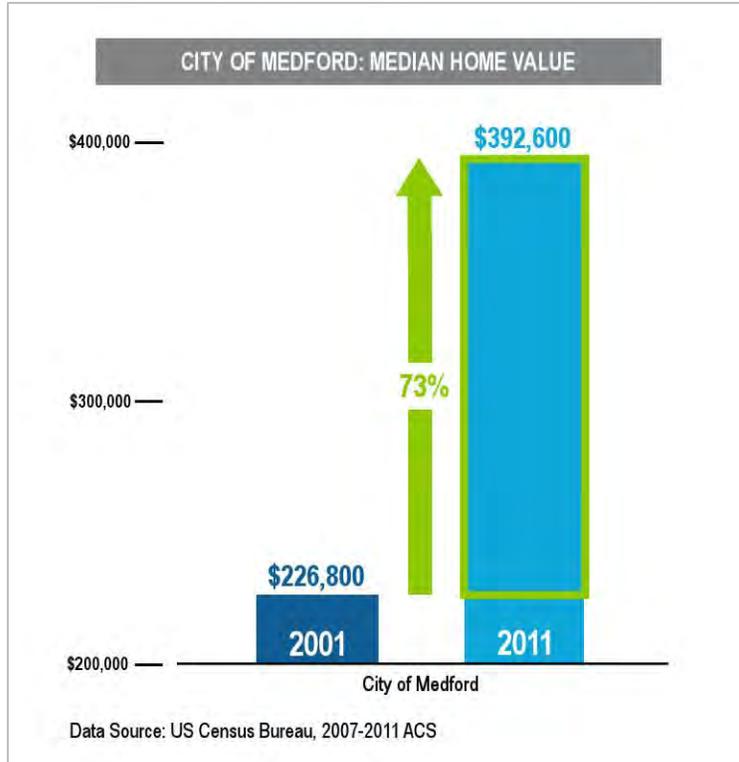
### Housing Market Analysis Overview:

Consistent with HUD's objectives, the City of Medford has prioritized the expansion of economic opportunity, the availability of safe, decent, affordable housing, and the creation of suitable living environments. An analysis of the existing market and community data supports the City's investment in preserving and producing affordable housing, improving the condition of its commercial corridors, and investing in public infrastructure, parks, and facilities.

The housing market data clearly demonstrates the lack of sufficient safe, affordable housing stock. An analysis of median contract rent shows a substantial increase in rents from 2007-2011. The median rent increased 10% during a period of national housing crisis. Contract rents have increased an additional 9% during the past two years (2011-2013). The lack of affordable housing is even more acute on the housing value/homeownership front. The median home value has increased by over 73% in the 2001-2011 period. At \$392,600 (ACS 2007-2011), the median value is now unaffordable to low and moderate income households.



Median Rents



**Median Home Value**

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

### Introduction

Like much of the Metro-North region, the City of Medford labor force has benefited from national economic recovery and Boston’s economic growth. With a civilian labor force of 33,489, Medford has an unemployment rate of 4.93% for adults over the age of 25 (ACS 2007-2011).

Average commute time is perhaps the best indicator of Boston’s impact on Medford’s employment statistics. 50% of Medford’s employed residents travel more than 30 minutes to work, suggesting residents are commuting into Boston. While Boston provides employment opportunities, Medford recognizes the importance of local economic growth on tax revenue and the City’s financial stability.

Local economic growth has been identified as a priority need throughout the Consolidated Plan process. CDBG funds are a critical resource that can support business growth through direct financial assistance, commercial property improvements, and infrastructure upgrades.

The City, along with all NSC Member Communities, is served by the Metro-North Regional Employment Board (MNREB). The MNREB is a “public-private partnership whose mission is to enable area residents to gain the skills to maximize their economic sufficiency and provide employers with the workforce they need to effectively compete in the changing world economy”. The MNREB charters two career centers, both operated by Middlesex Community College. Initiatives of the MNREB are supported by local programs that aim to bolster English language skills, family stability, education, and employment readiness.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	7	0	1	0	-1
Arts, Entertainment, Accommodations	123	0	15	0	-15
Construction	40	0	5	0	-5
Education and Health Care Services	184	0	23	0	-23
Finance, Insurance, and Real Estate	78	0	10	0	-10
Information	26	0	3	0	-3
Manufacturing	65	0	8	0	-8
Other Services	32	0	4	0	-4
Professional, Scientific, Management Services	103	0	13	0	-13
Public Administration	0	0	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	95	0	12	0	-12
Transportation and Warehousing	19	0	2	0	-2
Wholesale Trade	37	0	5	0	-5
Total	809	0	--	--	--

**Table 1 - Business Activity**

Data 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)  
Source:

## Labor Force

Total Population in the Civilian Labor Force	33,489
Civilian Employed Population 16 years and over	31,003
Unemployment Rate	7.42
Unemployment Rate for Ages 16-24	25.92
Unemployment Rate for Ages 25-65	4.93

**Table 2 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	9,850
Farming, fisheries and forestry occupations	1,359
Service	2,727
Sales and office	7,671
Construction, extraction, maintenance and repair	1,859
Production, transportation and material moving	1,169

**Table 3 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,594	50%
30-59 Minutes	12,434	43%
60 or More Minutes	2,024	7%
<b>Total</b>	<b>29,052</b>	<b>100%</b>

**Table 4 - Travel Time**

Data Source: 2007-2011 ACS

## Education

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,052	172	650
High school graduate (includes equivalency)	4,823	445	1,531
Some college or Associate's degree	6,020	494	1,307
Bachelor's degree or higher	13,651	454	1,167

**Table 5 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	78	202	165	397	1,244
9th to 12th grade, no diploma	315	201	289	620	1,268
High school graduate, GED, or alternative	1,697	1,174	1,851	3,774	3,349
Some college, no degree	2,898	1,835	1,306	2,649	992
Associate's degree	92	359	451	1,221	258
Bachelor's degree	1,209	4,722	1,813	2,477	796
Graduate or professional degree	122	2,649	1,461	2,150	822

**Table 6 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,657
High school graduate (includes equivalency)	33,116
Some college or Associate's degree	43,178
Bachelor's degree	54,113
Graduate or professional degree	61,774

**Table 7 - Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

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

According to the ACS data, the highest percentages of jobs exist within the following sectors: Education and Health Care Services (23%), Arts, Entertainment and Accommodations (15%) and Professional, Scientific, and Management Services (13%). The major occupations by sector are Management (business and financial) followed by Sales and Office.

According to the Metro-North Regional Employment Board (REB), as of the second quarter of 2014, the leading industry sectors showing the highest employment were: Education and Health Services (104,261), Professional and Business Services (88,185), Trade, Transportation and Utilities (68,859), Leisure and Hospitality (35,151), and Manufacturing (23,256).

**Describe the workforce and infrastructure needs of the business community**

The growing number of retirees in the healthcare workforce in combination with the growth in an aging population in need of healthcare services also presents future workforce areas to address. Current in-demand occupations identified by hospitals and other healthcare providers in the region include medical laboratory technologists and medical laboratory technicians, pharmacists, radiation and imaging technicians, clinical nurse educators, certified physician assistants and advanced clinical practitioners. Area hospitals continued to increase the educational and credential requirements for many of these job openings. Fifty-four percent (54%) of all 2010 job postings in this sector required a minimum of an Associate's degree. Always in demand were certified nursing assistants and personal and home health care assistants.

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

The proposed development of a casino in Everett is a major change likely to occur during the Consolidated Plan period. The project, scheduled to commence construction in 2016, is proposed to result in 8,000 total construction-related jobs and permanent jobs when fully operational. The development of the casino is likely to require significant employment training support and infrastructure improvements.

In addition, the Greenline Extension, an initiative of Massachusetts Department of Transportation (MassDOT) and Massachusetts Bay Transportation Authority (MBTA), will extend Greenline service from Cambridge to Medford and Somerville.

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

The Metro-North region has the second largest labor force in Massachusetts. The labor force has a full spectrum of workers, from professionals to persons on public assistance. The diversity of the workforce requires a broad menu of available services including workshops, individualized assistance, job search, training, and placements. For dislocated workers, low income adults, and underemployed persons, career training is provided after an assessment of skills and interest. In many cases, occupational skills training, short-term skills development, and intensive job placement assistance is required.

The Metro-North REB focuses on a continual alignment of curricula with employer needs. The alignment has led to the focus on the four emerging areas listed below (HealthCare, Advanced Manufacturing, Life Sciences, and Information Technology). Additionally, the Metro-North REB is a collaborative partner within the Mass Casino Career Training Institute (MCCTI). Founded within Massachusetts' Casino legislation, the MCCTI will provide training and placement services within the proposed Everett Casino. Anticipated skills include casino operations, customer service, culinary arts, and hotel operations.

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

The Metro-North Regional Employment Board charters two career centers, both operated by Middlesex Community College, to serve the 20-community Metro-North region: Career Source in Cambridge and Chelsea (satellite), and The Career Place in Woburn.

Metro-North REB initiatives include:

- **Persons with Disabilities:** Through a Ticket to Work Program, people with disabilities are provided core and intensive services including job placement. Triangle, Inc. in Malden is a partner in this program, providing training in healthcare and culinary arts.
- **Service to Veterans:** Specialized Veterans staff work individually with veterans to ensure a full range of center services. Additionally, the REB hosts a "Hire-A-Veteran" event.
- **Services to Youth:** Services were consolidated within The Career Place to improve coordination. Programs include School to Career; WIA Transition Services for high school dropouts, and employment readiness workshops. Youthwork provides summer jobs in 4 NSC communities.

Regional Strategies employed by the Metro North REB focus on creating partnerships that include industries, employers, community colleges, vocational technical schools, other education/training providers, and career centers in the following four priority areas:

- Healthcare
- Advanced Manufacturing
- Life Sciences
- Information Technology

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

Yes

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

As a member of the Metropolitan Area Planning Council (MAPC), the regional planning agency which serves 101 communities in the Boston Metropolitan area, the City of Medford has participated in the development of a Comprehensive Economic Development Strategy for the region.

**Discussion**

The primary goals of this strategy area:

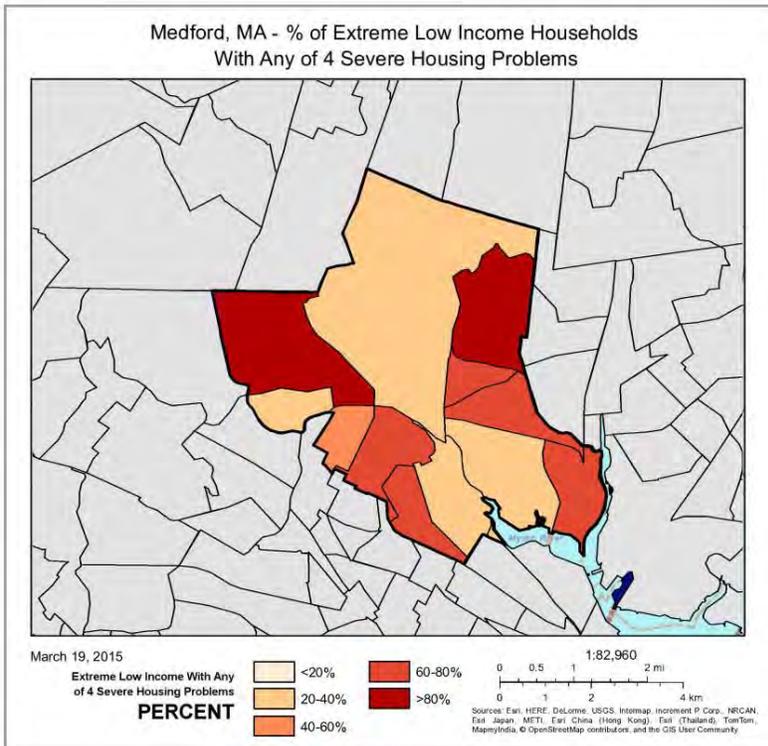
- To promote economic development policies and practices drive by smart growth principles;
- To address regional barriers to economic development;
- To promote a regional transportation paradigm shift; and,
- To develop a regional innovation economy in a manner that emphasizes reduced-carbon energy systems, green infrastructure, and green building technologies, while supporting and developing the innovation start-up eco systems.

Further details of this strategy can be found at:

- [http://www.mapc.org/sites/default/files/Metropolitan%20Area%20Planning%20Council\\_Boston%20MA\\_%202014%20CEDS.V2.pdf](http://www.mapc.org/sites/default/files/Metropolitan%20Area%20Planning%20Council_Boston%20MA_%202014%20CEDS.V2.pdf)

## MA-50 Needs and Market Analysis Discussion

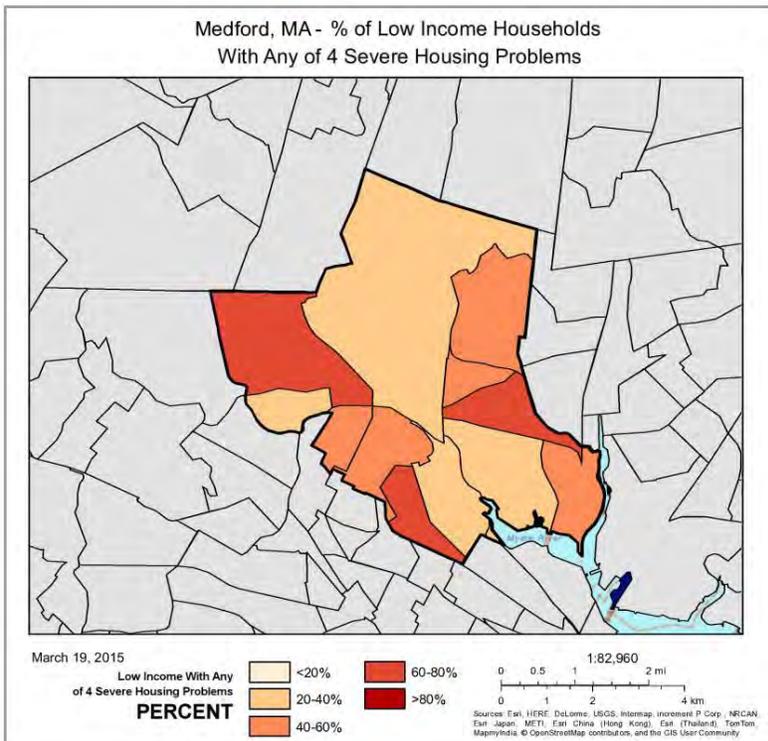
Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")



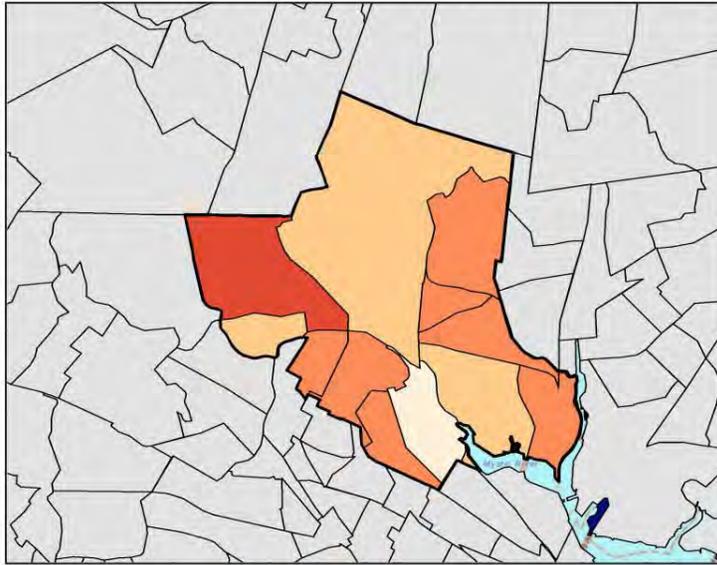
Housing problems for Extremely Low, Low Income, and Moderate Income households exist throughout the City. The highest concentrations exist in the neighborhoods of

- Brooks Estates 3392
- North Medford 3401
- Glenwood/Haines Square 3399
- Fulton Heights 3400
- Wellington 3398.01
- South Medford 3396
- Hillside 3395

As over 60% of City's low and moderate income household experience housing cost burdens, for the purposes of this evaluation, concentrations are defined as more than 60%.

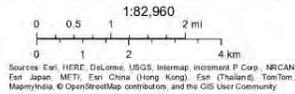
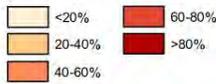


Medford, MA - % of Moderate Income Households  
With Any of 4 Severe Housing Problems

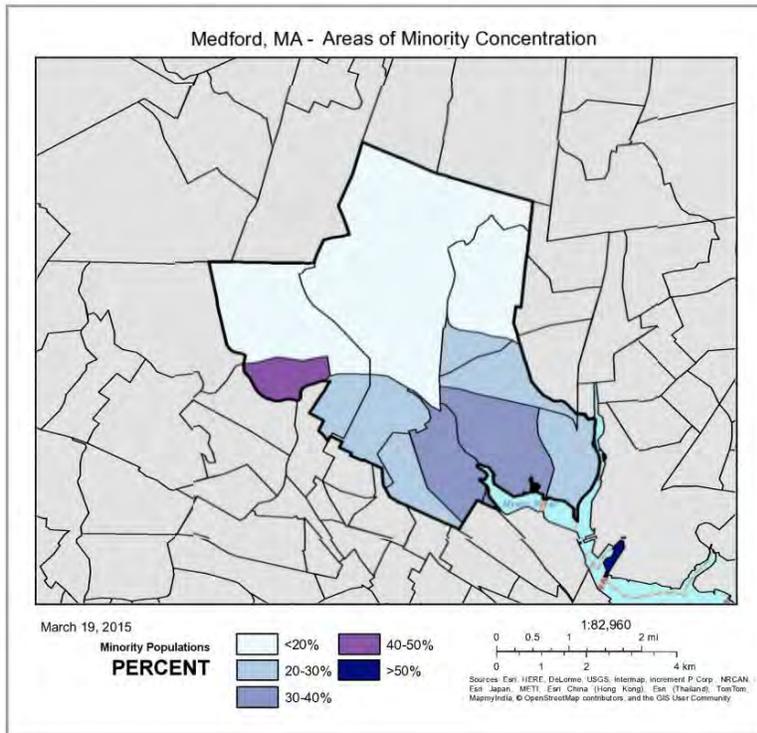


March 19, 2015

Moderate Income With Any  
of 4 Severe Housing Problems  
**PERCENT**



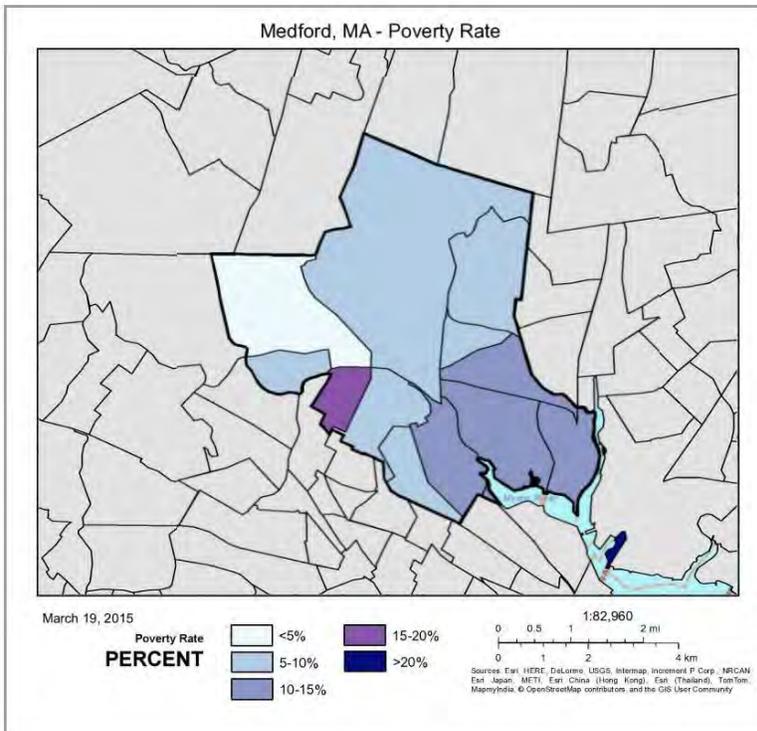
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")



Mapping of minority concentrations and low income families illustrates two adjacent areas that experience concentrations. The neighborhoods that experience a minority and/or poverty concentration are

- West Medford 3393
- Hillside west of Winthrop 3394

The concentration is defined as poverty rates or minority concentration in excess of 20%.



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

With higher numbers of low and moderate income and minority households, these older, denser neighborhoods tend to have a range of challenges including housing overcrowding, need for public safety services and aged public infrastructure.

**Are there any community assets in these areas/neighborhoods?**

These neighborhoods have several positive assets including the proximity to public transit, easy access to high quality parks and playgrounds, established cultural institutions and the availability of affordable commercial space to serve neighborhood needs and for businesses expanding to the Boston area.

**Are there other strategic opportunities in any of these areas?**

Both the Hillside and West Medford neighborhoods will benefit from the extension of the Greenline light rail transit service to the Hillside and eventually Mystic Valley Parkway. This will provide rapid transit to recreational and employment opportunities in Somerville, Cambridge, Boston and will create an impetus for economic development in the area.

# Strategic Plan

## SP-05 Overview

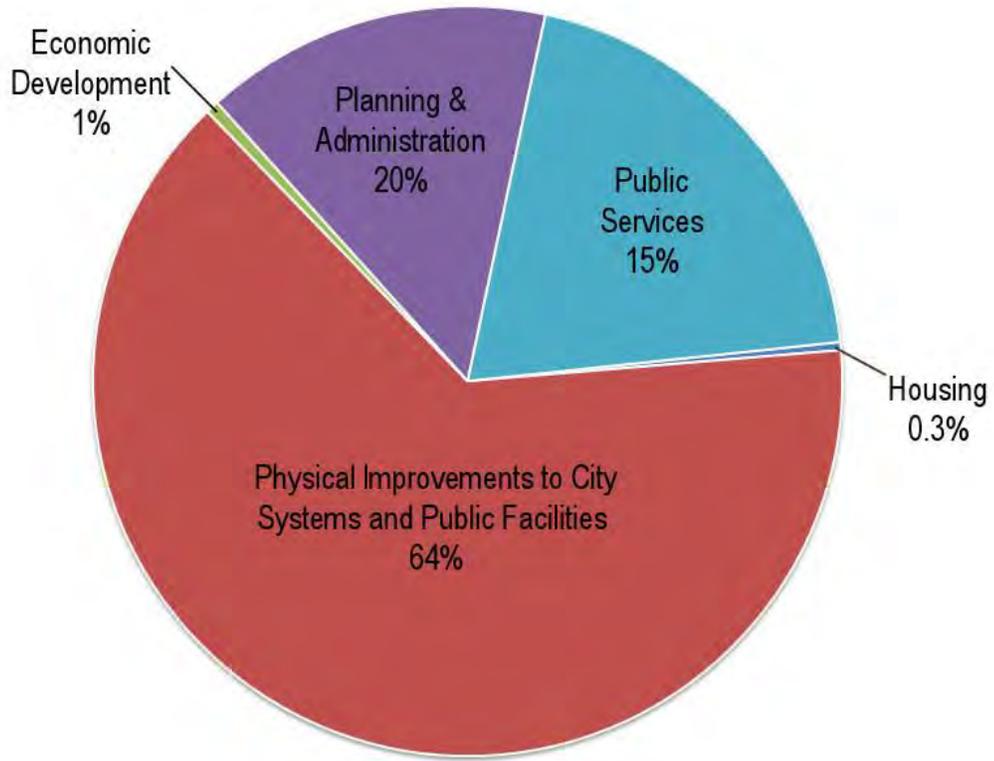
### Strategic Plan Overview

The four Consolidated Plan Goals represent those needs identified as high priorities during the extensive Consolidated Plan Consultation and Citizen Participation process. These four goals are the basis for the Strategic investments in projects and programs that the City will make to address these needs during the five year Consolidated Plan period. The goals are as follows:

- **Affordable Housing** - Increase the availability of affordable housing - both rental and homeownership - and improve the condition of the city's aged housing stock.
- **Economic Development** - Expand the business base through redevelopment or investment in commercial properties and creation of local employment opportunities for residents.
- **Improvement in Public Facilities, Parks and Infrastructure** - Invest in public buildings, parks and open spaces; improvements to streets, sidewalks and water/sewer infrastructure. Historic Preservation and cultural resources. Removal of architectural barriers.
- **Public Services** - Provide essential services that improve the quality of life and opportunities to low and moderate income persons, especially youth, elders, and special needs persons.

To achieve these goals, the City proposes to invest its CDBG Program funds in accordance with the following chart:

# Projected Program Expenditures



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

### **Geographic Area**

#### **General Allocation Priorities**

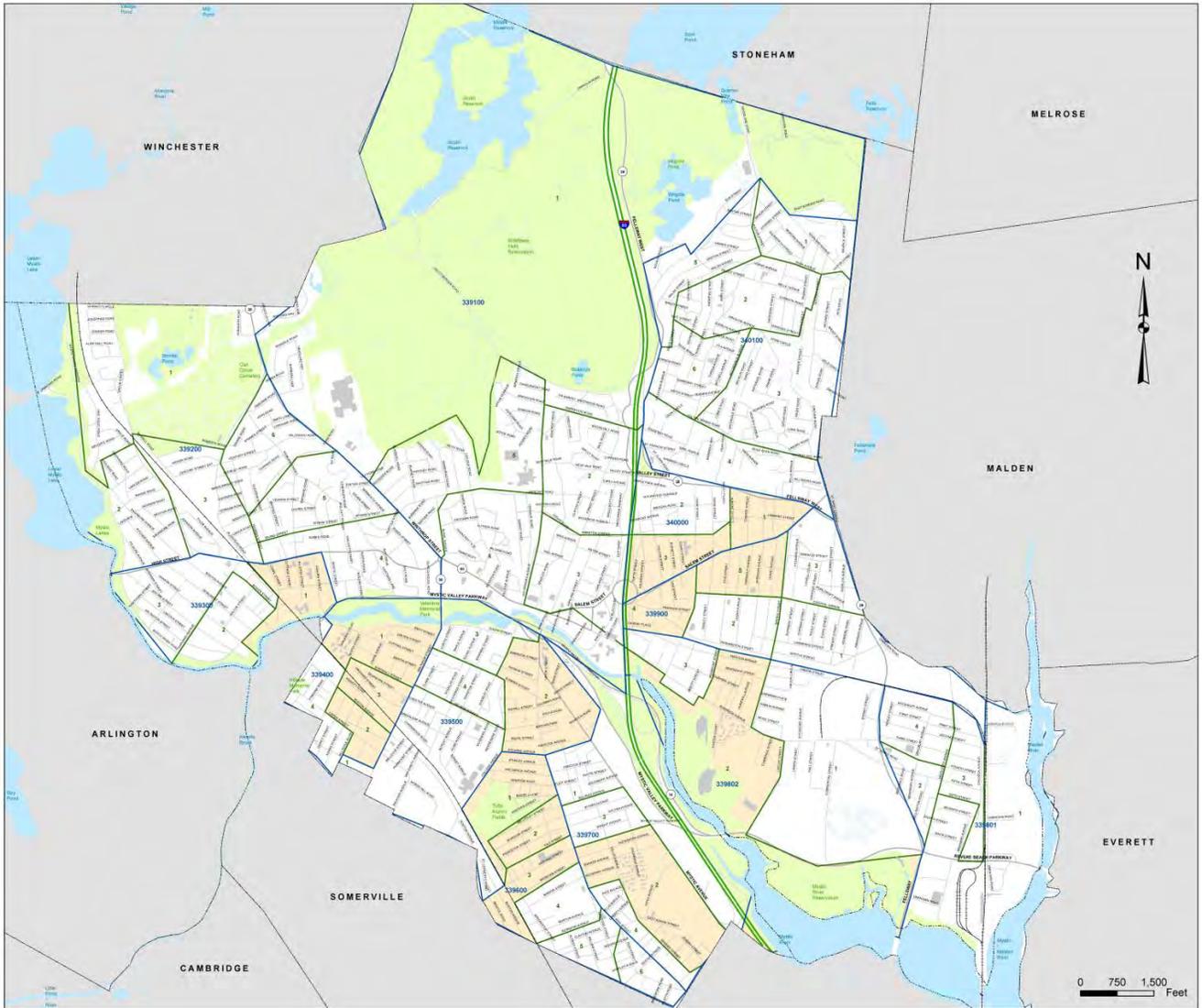
##### **Describe the basis for allocating investments geographically within the state**

The Community Development Block Grant (CDBG) program is intended to predominantly serve the needs of areas and individuals that are low and moderate income as defined by HUD. Data derived from the U.S. Census, American Community Survey and HUD's Low/Mod Income Summary Data (LMISD) identifies neighborhoods that are eligible to receive block grant funds for eligible activities such as physical improvements to city systems, and reconstruction of parks and playgrounds. The CDBG Eligibility map and corresponding chart of eligible Census tracts/block groups identify those Medford areas eligible for CDBG Low Mod Area Investments. The LMISD deems as eligible neighborhood target service areas, those that have a percentage of low and moderate income families equal to or greater than 45.24%.

While Medford is able to invest CDBG funds on priority projects within those areas, HUD encourages Entitlement Communities like Medford to evaluate the benefits of geographic targeting to maximize community outcomes. Geographic targeting is viewed as an effective strategy in neighborhood stabilization. Coordinated investments in public infrastructure, public parks, economic development, and housing within a concentrated geographic area are most likely to yield meaningful improvements in those target areas. However, Medford does have categorical needs for services and investments on a citywide basis. Priority needs are identified through resident and service provider input and statistical data.

The HOME Investment Partnership program (HOME) is required to serve only low and moderate income households but is not required to be geographically targeted. As a member of the North Suburban HOME Consortium, the City of Medford has access to HOME funds to support Affordable Housing Development projects as well as direct assistance to homebuyers. HOME funds will be expended City-wide.

In situations where the City determines further investigation is necessary to define area eligibility, the City may perform income surveys. The methodology and format will be pre-approved by HUD and correspond with Consolidated Planning goals and initiatives.



### Low/Moderate Income Population, 2010

Tract	Block	Low/Mod. Income (% of Total)
339100	1	27.52%
339100	2	14.17%
339100	3	39.74%
339100	4	39.48%
339100	5	16.19%
339200	1	41.67%
339200	2	26.03%
339200	3	30.83%
339200	4	27.87%
339200	5	21.54%
339200	6	21.02%
339300	1	74.63%*
339300	2	20.15%
339300	3	30.95%
339400	1	45.24%*
339400	2	73.68%*
339400	3	82.64%*
339400	4	39.91%
339500	1	43.78%
339500	2	50.33%*
339500	3	37.10%
339500	4	14.52%
339500	5	66.67%*
339500	6	56.71%*
339500	7	47.02%*
339500	8	43.80%
339500	9	42.41%
339500	10	38.34%
339700	1	41.05%
339700	2	69.23%*
339700	3	16.08%
339700	4	27.69%
339801	1	29.80%
339801	2	10.48%
339801	3	36.82%
339801	4	39.66%
339802	1	36.54%
339802	2	63.03%*
339802	3	43.04%
339900	1	44.41%
339900	2	14.71%
339900	3	25.77%
339900	4	61.24%*
339900	5	49.01%*
340000	1	59.15%*
340000	2	30.52%
340000	3	65.5%*
340100	1	21.74%
340100	2	29.41%
340100	3	30.57%
340100	4	26.70%
340100	5	34.80%
340100	6	18.78%

\* indicates percentages greater than 45.24

**Legend**

- Municipal Boundaries
- Landmark Buildings
- Rail
- Water Bodies
- Wetlands
- Streams
- Tract Boundary
- Block Boundary
- Interstate
- Slate Route
- Non-Numbered Route
- Open Space
- Low/Moderate Income Population over 45.24%
- Low/Moderate Income Population over 25.77%
- Low/Moderate Income Population over 14.71%
- 339100 Census Tract
- 2 Block Group

### CDBG Entitlement Areas

Name	Tract	Block Group	LM	LM Universe	Low Mod %
Medford	339400	3	595	720	82.64%
Medford	339300	1	500	670	74.63%
Medford	339400	2	280	380	73.68%
Medford	339700	2	1125	1625	69.23%
Medford	339600	1	550	825	66.67%
Medford	340000	3	750	1145	65.50%
Medford	339802	2	1330	2110	63.03%
Medford	339900	4	395	645	61.24%
Medford	340000	1	420	710	59.15%
Medford	339600	2	465	820	56.71%
Medford	339500	2	755	1500	50.33%
Medford	339900	5	370	755	49.01%
Medford	339600	3	395	840	47.02%
Medford	339400	1	380	840	45.24%
Medford	339900	1	675	1520	44.41%
Medford	339600	4	265	605	43.80%
Medford	339500	1	475	1085	43.78%
Medford	339802	3	340	790	43.04%
Medford	339600	5	475	1120	42.41%
Medford	339200	1	275	660	41.67%
Medford	339700	1	195	475	41.05%
Medford	339400	4	445	1115	39.91%
Medford	339100	3	465	1170	39.74%
Medford	339801	4	345	870	39.66%
Medford	339100	4	835	2115	39.48%
Medford	339801	3	330	850	38.82%
Medford	339600	6	370	965	38.34%
Medford	339500	3	230	620	37.10%
Medford	339802	1	550	1505	36.54%
Medford	340100	5	355	1020	34.80%
Medford	339300	3	395	1275	30.98%
Medford	339200	3	370	1200	30.83%
Medford	340100	3	480	1570	30.57%
Medford	340000	2	235	770	30.52%
Medford	339801	1	520	1745	29.80%
Medford	340100	2	300	1020	29.41%
Medford	339200	4	425	1525	27.87%
Medford	339700	4	270	975	27.69%
Medford	339100	1	150	545	27.52%
Medford	340100	4	295	1105	26.70%
Medford	339200	2	190	730	26.03%
Medford	339900	3	210	815	25.77%
Medford	340100	1	175	805	21.74%
Medford	339200	5	140	650	21.54%
Medford	339200	6	165	785	21.02%
Medford	339300	2	135	670	20.15%
Medford	340100	6	170	905	18.78%
Medford	339100	5	170	1050	16.19%
Medford	339700	3	160	995	16.08%
Medford	339900	2	150	1020	14.71%
Medford	339500	4	135	930	14.52%
Medford	339100	2	175	1235	14.17%
Medford	339801	2	65	620	10.48%

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

### Priority Needs

Table 4 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Affordable Housing Housing Rehabilitation

	<b>Description</b>	<p>The demand for housing created within the Boston area market has resulted in significant increases to housing values and rents. The escalating housing cost has created an affordability crisis among low and moderate income and middle income households. Census data indicates that the majority of low-income Medford residents experience a housing cost burden. Medford has prioritized the development of affordable rental and homeownership opportunities as a strategy to address the escalating housing cost and contribute to the neighborhood stabilization. In addition, the City promotes participation in the NSC’s First Time Homebuyer Down Payment Assistance Program and first time homebuyer training.</p> <p>Additionally, the City of Medford has aged housing stock in which 38% of the units have one or more housing deficiencies. 72% of owner-occupied housing and 57% of rental housing stock was constructed prior to 1950. Improvements to Public Housing has been cited as a priority need, Medford Housing Authority has identified various capital improvement and modernization needs to undertake at their federal and state developments. For instance, the State-owned development, Walking Court, is in deteriorating condition and is no longer adequately serving the needs of residents. As limited state funds are available for improvements, the leveraging of federal resources can assist with improvements.</p> <p>Rehabilitation of the existing aged housing stock is critical to the health and safety of Medford residents. As such, Medford incomes require continued analysis to determine need and feasibility to provide housing rehabilitation and lead-based paint removal programs and funding through partnership or leveraging.</p>
	<b>Basis for Relative Priority</b>	After broad community and stakeholder participation in the Consolidated Planning process, the City identified Affordable Housing Investments as a high priority. The detailed analysis of housing stock, conditions, market trends, and affordability supports the Citizens Participation designation of Affordable Housing as a high priority.
2	<b>Priority Need Name</b>	Public Infrastructure, Parks, and Facilities
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Public Parks Improvements Public Facilities Improvements Public Infrastructure Improvements
	<b>Description</b>	Investing in the reconstruction of city infrastructure, park, senior center, public facilities, water, sewer, drainage, sidewalk, and roadway facilities is essential to improving the quality of life for low and moderate income resident. Additionally, the removal of architectural barriers permit expanded utilization of public spaces and facilities by persons with disabilities and/or mobility limitations. The City will also support historic preservation and address issues where there is a concentration of special populations. Activities to address slum and blight will be evaluated.
	<b>Basis for Relative Priority</b>	With significant input from relevant City departments and with broad community and stakeholder participation in the Consolidated Planning process, the City has identified Public Parks, Facilities, Commercial Area and Infrastructure Improvements as high priorities. The City's ongoing assessment of public facilities and parks and the City's ADA assessment support ongoing investments in public parks, facilities, and infrastructure.
<b>3</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	<p>According to the 2009-2013 ACS data, 9.8% of Medford residents live in poverty. Creating local employment opportunities for these residents is essential for the long-term health of Medford. Funding for small businesses that create jobs for local residents is a demonstrated strategy towards addressing un- and under-employment.</p> <p>The creation of dynamic mixed-use commercial areas will support additional small business and local employment prospects. The creation of vibrancy within neighborhood commercial corridors can be achieved through commercial property area improvements, as well as support for small businesses.</p>
	<b>Basis for Relative Priority</b>	After community and stakeholder participation in the Consolidated Planning process, the City identified Economic Development as a high priority. Census data on persons living in poverty supports the need to create local employment opportunities. Land-use analysis and studies support the need to invest in existing, emerging and expanding small businesses to create jobs, increase the local tax base and revitalize commercial districts.
4	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Chronically Homeless Families with Children Mentally Ill Chronic Substance Abuse Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
<b>Geographic Areas Affected</b>	City-wide
<b>Associated Goals</b>	Public Service

<p><b>Description</b></p>	<p>A variety of public service programs operated by City Departments and nonprofit agencies are needed to increase the stability and self-sufficiency of city households and neighborhoods. Priority areas include:</p> <ul style="list-style-type: none"> <li>• Public safety</li> <li>• Health programming including nutrition, access to food, and addiction services;</li> <li>• Youth programming including childcare, after school programs, education, and recreation;</li> <li>• Elder programming including provision of adult day health, recreation programs, and transportation;</li> <li>• Emergency and transitional housing assistance including access to legal aid, referral and counseling services and basic necessities;</li> <li>• Vocational, social, recreational and educational programming for low and moderate income persons;</li> <li>• Improving the resources available to the city’s population at risk of homelessness, residents in crisis, local consumers, and the physically, developmentally, or emotionally disabled population;</li> <li>• English Language education and support services</li> <li>• Low and Moderate Income persons may require employment preparedness, job training, and support services.</li> </ul>
<p><b>Basis for Relative Priority</b></p>	<p>After broad community and stakeholder participation in the Consolidated Planning process, the City identified Public Services as a high priority. Through a community survey which yielded over 400 respondents and two roundtable discussions with Elders and Persons with Disabilities, priority areas were established. This extensive data supported the Consolidated Plan process designation of Public Services as a high priority.</p>

**Narrative (Optional)**

The City of Medford addresses a wide variety of needs through consolidated efforts with other City departments, non-profit partners and citizens.

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

### Introduction

The City anticipates receipt of CDBG funds in the amount of approximately \$1,400,000 annually. To maximize the impact of the CDBG Entitlement funds, the City expends significant general government funds and encourages all partners and projects to strategically leverage additional funds.

As a member of the North Suburban Consortium, the City has available HOME Investment Partnership Funds to support direct assistance to moderate income homebuyers and to subsidize the development cost of affordable housing projects.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	1,433,774	5,000	0	1,438,774	5,735,096	CDBG funds are the primary source of funding. Leveraged funds and opportunities will be maximized.

Table 5 - Anticipated Resources

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

The City of Medford anticipates CDBG funds will leverage additional resources. Non-Entitlement funds, that will be used to further the goals of the Strategic Plan may include: private foundations, organizations, and individuals. The following leveraged resources are anticipated during the Consolidated 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 are likely to utilize a variety of State Housing Resources including Housing Bond funds, Mass Rental Voucher program, and private mortgage financing. Additional funds are leveraged through partnerships with private and for-profit developers.

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

**New Market Tax Credits:** NMTCs were created in 2000 as part of the Community Renewal Tax Relief Act to encourage revitalization efforts. The NMTC program provides tax credit incentives for equity investment.

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

**Continuum of Care fund:** Project funds awarded to non-profit human service providers to assist in housing and services to homeless persons, including ESG, McKinney-Vento, RAFT and HomeBASE.

The HOME program matching requirements are met through State Housing Bond funds and the Mass Rental Voucher program. Matching funds requirements are monitored by the Malden Redevelopment Authority as the NSC Lead Agency.

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

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

No addition publically 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 Strategic Plan are the outcome of an extensive, comprehensive effort to identify community needs. The Strategic Plan assesses the available resources available to meet those needs. The City of Medford's investments will leverage public and private funds to address the economic development, affordable housing, community development, and special needs populations' needs.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Medford	Government	Planning Public facilities Neighborhood improvements Public services Economic development	Jurisdiction
Medford Housing Authority	PHA	Ownership Public Housing Rental Public Services Planning	Jurisdiction
North Suburban HOME Consortium	Regional organization	Ownership Planning Rental	Region
City of Medford Public Schools	Departments and agencies	Public facilities Public services	Jurisdiction
Consumer Advisory Commission	Departments and agencies	Non-homeless special needs Public services	Jurisdiction
Medford Community Housing	Developer	Ownership Rental Planning	Jurisdiction
Council on Aging	Departments and agencies	Non-homeless special needs Planning	Jurisdiction
A Better Tomorrow Services, Inc.	Non-profit organizations	Non-homeless special needs Public services	Region
ARC of Eastern Middlesex	Non-profit organizations	Non-homeless special needs Public services	Region
Bread of Life	Non-profit organizations	Homelessness Non-homeless special needs Public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community Family, Inc.	Non-profit organizations	Non-homeless special needs Public services	Region
Housing Families, Inc.	Non-profit organizations	Homelessness Rental Public services	Region
Immigrant Learning Center	Non-profit organizations	Non-homeless special needs Public services	Region
West Medford Community Center	Non-profit organizations	Non-homeless special needs Public services	Jurisdiction
Portal to Hope	Non-profit organizations	Homelessness Non-homeless special needs Public services	Region
Malden YMCA	Non-profit organizations	Non-homeless special needs Public services	Region
Mystic Valley Elder Services	Non-profit organizations	Non-homeless special needs Public services Planning	Region
Salvation Army	Non-profit organizations	Homelessness Non-homeless special needs Public services	Region
SCM Transportation, Inc.	Non-profit organizations	Non-homeless special needs Public services	Region
Triangle, Inc.	Non-profit organizations	Non-homeless special needs Public services	Region
Accion	Non-profit organizations	Economic Development Non-homeless special needs	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Medford Disability Commission	Departments and agencies	Non-homeless special needs	Jurisdiction
Medford Fair Housing Office	Departments and agencies	Non-homeless special needs Ownership Rental Planning	Jurisdiction

**Table 6 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

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

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

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X		
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		

Supportive Services			
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

**Table 7 - Homeless Prevention Services Summary**

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

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

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

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

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

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

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

While the existing network of government entities and non-profit providers has a proven track record, the greatest challenge to the existing system is the lack of available resources to meet the needs. The shortage of available resources impacts the private sector’s ability to create affordable housing, the

City's ability to address the infrastructure and facility needs, and human service providers' ability to respond to the basic needs of low- and moderate-income persons.

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

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

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2015	2019	Affordable Housing	City wide	Affordable Housing	\$25,000	Rental units rehabilitated: 5 Household Housing Unit  Homeowner Housing Rehabilitated: 2 Household Units  Direct Financial Assistance to Homebuyers: 5 Households Assisted
2	Public Facilities, Infrastructure, and Parks Improvements	2015	2019	Non-Housing Community Development	Eligible Areas	Public Infrastructure, Parks, and Facilities	\$4,594,766	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15,000 Persons Assisted  Other 2
3	Public Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City wide	Public Services	\$1,075,330	Public service activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Economic Development	2015	2019	Economic Development	City wide	Economic Development	\$40,000	Jobs Created/ Retained: 10
5	Planning and Administration	2015	2019	Community Development	Not Applicable	Community Development	\$1,433,774	Not Applicable

**Table 8 – Goals Summary**

### Goal Descriptions

1	<b>Goal Name</b>	Housing
	<b>Goal Description</b>	Create affordable rental and homeownership units in close proximity to employment, transit, services and amenities to meet the needs of low- and moderate-income households.
2	<b>Goal Name</b>	Public Facilities, Infrastructure, and Parks Improvements
	<b>Goal Description</b>	Improve the health and well-being of Medford residents through investments in public parks and open spaces
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Invest in community services and programs that maximize benefits by providing new or improved access to programs that serve vulnerable populations including youth and elders.
4	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Increase the City's economic stability through the provision of economic development services, assistance to small business, local employment opportunities, and job training and readiness programs.
5	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Planning and Administration

**Table 6 – Goals Descriptions**

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

The City of Medford estimates serving approximately 12 low-to-moderate income families through the development of affordable rental and homeownership units and access to down payment and closing cost assistance through the NSC First-time Homebuyers Program.

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

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

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

Public Awareness and Education is the keystone of an effective public health policy. The Commonwealth’s Childhood Lead Paint Prevention Program provides a wealth of information on the hazards, safe treatment, and legal responsibilities related to Lead-based Paint Hazards. The CLPP additionally tracks childhood blood testing rates and incidence of poisoning. The commitment to raise public awareness led to the passage of Massachusetts’ Lead Law that requires property owners to remove or cover all lead paint hazards in homes built before 1978 if a child under 6 resides in the home.

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

- Provide a copy of lead inspections reports
- Provide a copy of the letter of compliance
- Any information about lead in the home

A Seller of home built prior to 1978 must provide the Buyer the following:

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

The Commonwealth operates the “Get the Lead Out” program through a certified Local Rehabilitation Agencies and private lenders. The program provides secondary financing at desirable rates to remediate/remove lead hazards from residential units. The funds, while limited, are available throughout the Commonwealth. Additionally, the North Suburban HOME Consortium provides rehabilitation financing to eligible Medford households.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Approximately 84% of Medford’s Housing Stock was built before 1980 according to the 2009-2013 ACS and therefore considered to be at-risk. The City of Medford has achieved a 58% rate for children under 6 and has .0% per 1000 incidents of children with elevated blood levels. Despite very low rates of elevated blood levels, the City will explore opportunities and partnerships to address potential hazards within this housing stock so as to increase the access of families to lead safe housing.

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

The City of Medford does not currently operate a housing rehabilitation program although the City intends to evaluate partnerships with various non-profits within this Consolidated Plan period. The North Suburban HOME Consortium, which administers Homebuyer and Housing Development projects within Medford has fully integrated Lead Hazard education and remediation into housing policies and programs. The NSC requires compliance with Mass Lead Notification Laws to be documented within all project files. Affordable rental projects are required to have tenant signed Lead Notifications; Homeownership project are required to have prospective purchasers sign the Commonwealth's Transfer of Property Notification.

Medford promotes the availability of favorable financing to remove lead hazard risks, as well as referrals to the "Get the Lead Out" program.

Additionally, the HOME Program's Policies and Procedures require the following:

19. The Property Owner is required to provide the required notice to all occupants
20. The home to be inspected by a trained professional
21. Assessment if the project is low, moderate, or high-risk of requiring de-leading
22. Work is to be performed by appropriate party
23. The monitoring of de-leading to ensure compliance with federal and state laws
24. The obtaining of project clearance

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

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

The City of Medford has three over-arching poverty reducing goals: economic growth, creation of middle income jobs, and self-sufficiency programs and support for households living in poverty. In the long term, this focus on economic development and creation of middle income jobs will mean that Medford residents will be better able to afford housing in Medford. In the short term, support and self-sufficiency programs reduce the likelihood of housing instability, especially of elders and disabled populations.

Performance measures for each Anti-poverty goal are as follows:

#### **Economic Growth**

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

#### **Creation of Middle Income jobs**

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

#### **Support and Self-Sufficiency programs**

- Increase Medford resident participation in Workforce Development programs
- Decrease the housing cost burden for Elders and Disabled persons

Additionally, an evaluation of trends in the for-sale housing prices, even in a time period that includes the foreclosure crisis and economic recession, concludes that helping Medford residents become first time homeowners can be a way of building the wealth of low and moderate income families, although Medford recognizes that homeownership is not the best option for every household.

### **How are the jurisdiction's poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Most activities undertaken by the City with CDBG and other federal and state funds for low income families are efforts to reduce the number of persons in poverty and improve the quality of life for Medford residents, either directly or indirectly. Staff also work in partnership with citizens, other City departments and the public and private sectors to accomplish the City's goal of reducing poverty.

Over the next five years, the focus will be on job development and economic stabilization and the City will fund activities to support this.

CDBG programs can be used and can indirectly influence the impact on household living by those at or below the poverty level by reducing other costs, including affordable housing, energy efficiency, public transportation and health care assistance.

Business Development – The Plan prioritizes the need for economic development in the City’s central and neighborhood districts and developing nodes such as Rivers Edge. It also supports development and improvement of other commercial and industrial uses.

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

## **SP-80 Monitoring - 91.230**

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

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

Within the Office of Community Development, a team of staff take responsibility for monitoring activities. The CDBG Administrator is responsible for the financial management, contract compliance, and reporting and monitoring functions of the office. Also acting as the Housing Development Specialist, the CDBG Administrator identifies and pursues housing opportunities that increase the production of affordable units and resolve housing issues in the City. The Economic Development Planner continues to review the conditions of neighborhoods and buildings in areas of the city, identifying plans for use of CDBG funds to upgrade the city's residential and commercial areas. Public hearings and citizen participation at the planning and project level continue to enrich the CDBG process and program.

Where applicable, all contracts for construction are monitored for Section 3 compliance, MBE and WBE goals and compliance with the Davis-Bacon Act and the Massachusetts and Federal Prevailing Wage Laws. All contractors participating in CDBG funded projects will continue to be required to fulfill all required regulations.

# Expected Resources

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

### Introduction

The City anticipates receipt of CDBG funds in the amount of approximately \$1,400,000 annually. To maximize the impact of the CDBG Entitlement funds, the City expends significant general government funds and encourages all partners and projects to strategically leverage additional funds.

As a member of the North Suburban Consortium, the City has available HOME Investment Partnership Funds to support direct assistance to moderate income homebuyers and to subsidize the development cost of affordable housing projects.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	1,433,774	5,000	0	1,438,774	5,735,096	CDBG funds are the primary source of funding. Leveraged funds and opportunities will be maximized.

**Table 9 - 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 anticipates CDBG funds will leverage additional resources. Non-Entitlement funds, that will be used to further the goals of the Strategic Plan may include: private foundations, organizations, and individuals. The following leveraged resources are anticipated during the Consolidated Plan:

**City General Funds:** The annual City budget commits resources for the priority activities including Public Parks, Facilities, and Infrastructure, the Fair Housing Office, and the Disability Commission.

**Affordable Housing Resources:** Affordable Housing Developments are likely to utilize a variety of State Housing Resources including Housing Bond funds, the Mass Rental Voucher program, and private mortgage financing.

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

**New Market Tax Credits:** NMTCs were created in 2000 as part of the Community Renewal Tax Relief Act to encourage revitalization efforts. The NMTC program provides tax credit incentives for equity investment.

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

**Continuum of Care fund:** Project funds awarded to non-profit human service providers to assist in housing and services to homeless persons.

The HOME program matching requirements are met through State Housing Bond funds and the Mass Rental Voucher program. Matching funds requirements are monitored by the Malden Redevelopment Authority as the NSC Lead Agency.

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

No additional publically 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 Strategic Plan are the outcome of an extensive, comprehensive effort to identify community needs.

The Strategic Plan assesses the resources available to meet those needs. The City of Medford's investments will leverage public and private funds to address the economic development, affordable housing, community development, and special needs populations' needs.

# Annual Goals and Objectives

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

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2016	Affordable Housing	City-wide	Affordable Housing	CDBG: \$5,000	Rental units rehabilitated: 1; Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
2	Public Facilities Improvements	2015	2016	Non-Housing Community Development	Low Moderate Areas	Public Infrastructure, Parks, and Facilities	\$911,954	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4,000 Persons Assisted;
3	Public Service	2015	2016	Non-Homeless Special Needs Non-Housing Community Development	City-wide	Public Services	CDBG: \$215,066	Public service activities other than Low/Moderate Income Housing Benefit: 800 Persons Assisted
4	Economic Development	2015	2019	Economic Development		Economic Development	\$20,000	Jobs Created/Retained: 10

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2015	2019	Community Development	Not Applicable	Community Development	\$286,754	Not Applicable

Table 10 – Goals Summary

## Goal Descriptions

1	Goal Name	Housing
	Goal Description	In coordination with NSC, seek to improve the quality of housing, increase housing opportunities available to low and moderate income households, assist First Time Homebuyers and fund developer-driven affordable housing projects - both rental and homeownership.
2	Goal Name	Public Facility Improvements
	Goal Description	Reconstruct aging infrastructure, public facilities and parks. 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 with a focus on sidewalks, crosswalks and public parks. Rehabilitation of public parks and recreational facilities. Historic preservation activities. Roof replacement, HVAC and related exterior improvements as well as interior upgrades, and park and landscaping improvements at the Medford Senior Center.

3	Goal Name	Public Service
	Goal Description	<p>The City seeks to provide a variety of public service programs and to continue to support nonprofit community development agencies to encourage the development of affordable housing. The City objectives include:</p> <ul style="list-style-type: none"> <li>• Combating social illnesses, public safety and substance abuse, which each weaken the stability of the City’s households and neighborhoods;</li> <li>• Improving quality of life for Medford’s school children, through the provision of after school child care programs;</li> <li>• 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;</li> <li>• Improving quality of life for Medford’s elderly population, through the provision of day health and recreational programs and transportation to reduce isolation;</li> <li>• 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;</li> </ul>
4	Goal Name	Economic Development
	Goal Description	Increase the City's economic stability through the provision of economic development services, assistance to small business, local employment opportunities, and job training and readiness programs.
5	Goal Name	Planning and Administration
	Goal Description	Planning and Administration

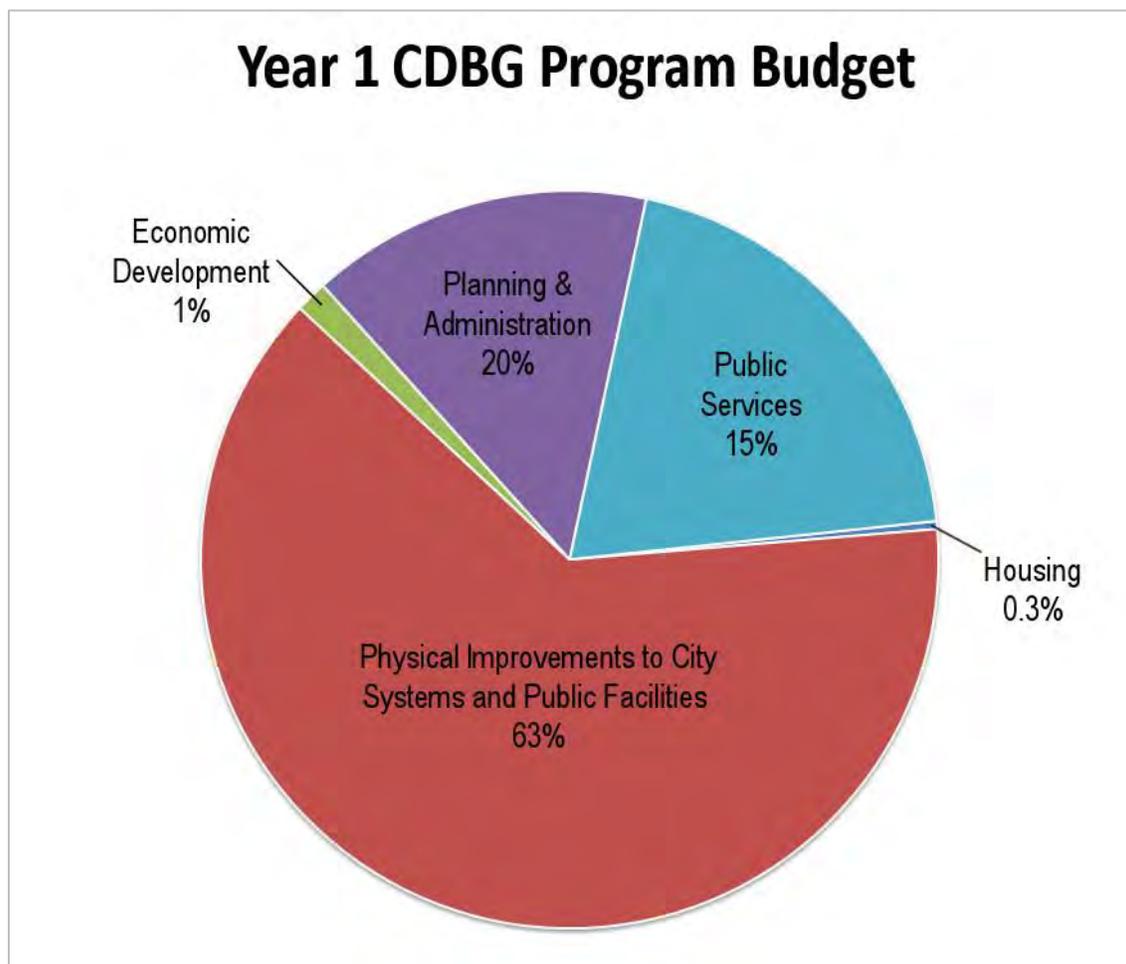
## AP-35 Projects - 91.420, 91.220(d)

### Introduction

In Year 1 of the Consolidated Plan, the City allocated funding that addresses unmet priority needs while continuing commitments to successful multi-year initiatives. The projects funded within Public Infrastructure and Public Facilities are long-standing commitments that make physical improvements to city systems and public facilities. Public Service Activity programs are likewise long-standing successful programs operated by the City and non-profit partner agencies.

#	Project Name
1	Planning & Administration
2	Housing Projects
3	Physical Improvements to City Systems & Public Facilities
4	Economic Development
5	Public Services

Table 11 – Project Information



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

The City allocated funding to address the priorities identified within the Consolidated Plan process. The overwhelming priority was a continued commitment to an aging infrastructure and facilities, which accounted for nearly 65% of the CDBG Entitlement funding. Improvements are all part of a larger effort to increase accessibility to all public spaces for all Medford residents. Despite this significant investment, the public infrastructure need will remain unmet.

The second significant funding allocation, representing nearly 15% of the CDBG allocation, is to successful public service programs. Again, the need for services far exceeds the available resources. Service providers are encouraged to maximize leveraged funds and to avoid duplication of services.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Planning & Administration
	<b>Funding</b>	CDBG: \$286,754
	<b>Description</b>	Planning and Administration
	<b>Target Date</b>	6/30/2016
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	The City seeks to conduct priorities in an efficient manner according to an overall strategy. In administering the CDBG Program, the Office of Community Development shall strive to maximize the impact of the funds expended. The City will work through the Office of Human Diversity regarding regulations concerning fair housing, Section 3 and ADA. Whenever possible, the City will work to make every effort to attract discretionary and formula grant funds to meet Community Development Objectives.
2	<b>Project Name</b>	Housing Projects
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Affordable Housing Projects
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City anticipates serving a minimum of two low-and-moderate income households over the next program year through development of affordable rental housing and First Time Homebuyer Assistance.
	<b>Location Description</b>	City-wide

	<b>Planned Activities</b>	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.
<b>3</b>	<b>Project Name</b>	Physical Improvements to City Systems & Public Facilities
	<b>Target Area</b>	Eligible Census Tract
	<b>Goals Supported</b>	Public Facilities Improvements Public Infrastructure Improvements
	<b>Needs Addressed</b>	Public Infrastructure, Parks, and Facilities
	<b>Funding</b>	CDBG: \$911,954
	<b>Description</b>	Upgrades to water, sewer, sidewalk, drainage, streets, removal of architectural barriers, parks and facilities, senior center and public housing improvements.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates serving 4,000 low-and-moderate income persons.
	<b>Location Description</b>	Medford Senior Center, 101 Riverside Avenue Walkling Court, 1-20 Walkling Court Intersection at South and Winthrop Streets City-wide
	<b>Planned Activities</b>	-Roof replacement, HVAC, exterior improvements, interior upgrades, park and landscaping at Medford Senior Center; -Replacement of air conditioning in Community Building at Walkling Court (Medford Housing Authority); -Upgrade and replacement of water, sewer, sidewalk, drainage and street systems; -Removal of architectural barriers; -Historic preservation;

<b>4</b>	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	City wide
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Economic Development
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates serving two low-and-moderate income persons through the creation and/or retention of jobs.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Expand the local business base, support creation and retention of local employment opportunities for low-to-moderate income residents and develop dynamic mixed-use corridors.
<b>5</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$215,066
	<b>Description</b>	Public Services
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City anticipates serving approximately 800 low-to-moderate income residents.
	<b>Location Description</b>	City-wide

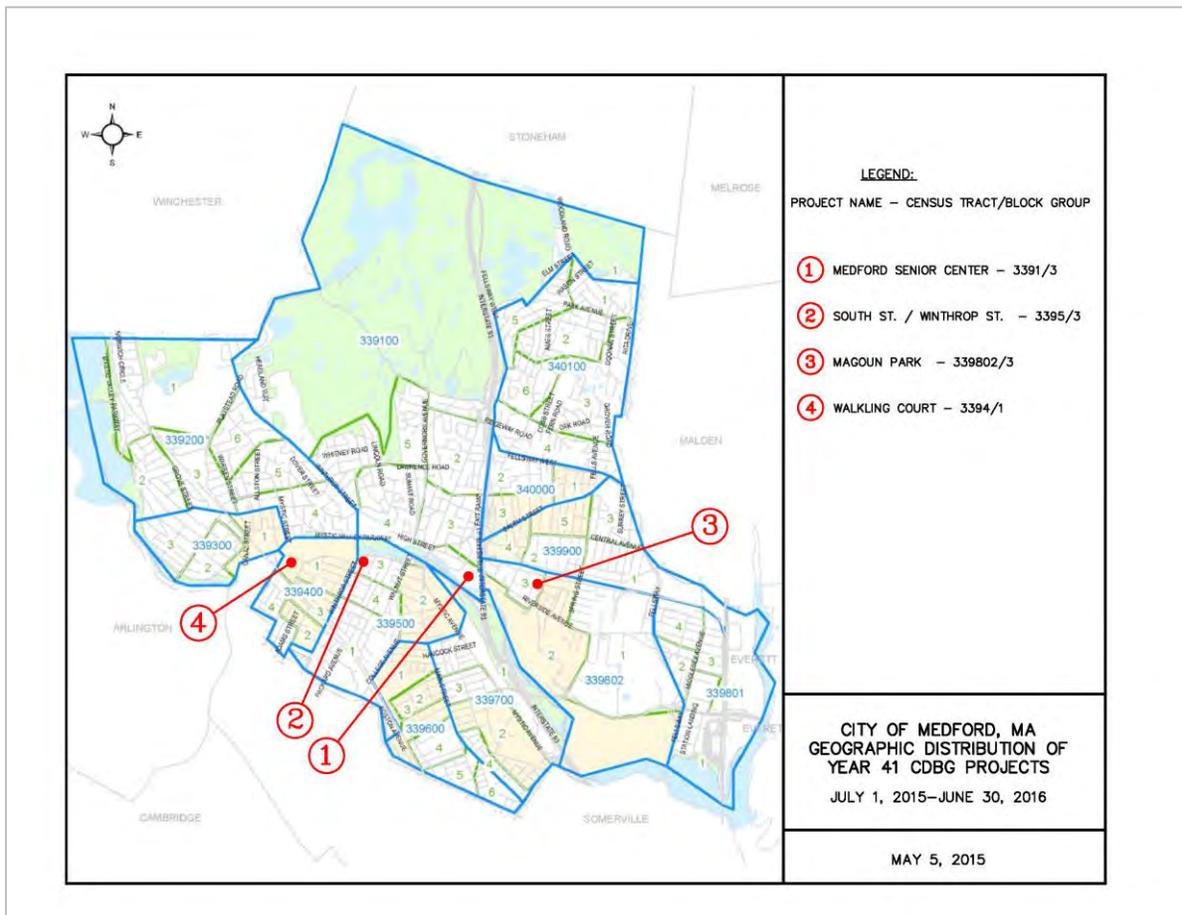
<b>Planned Activities</b>	<ul style="list-style-type: none"><li>-Afterschool childcare;</li><li>-Senior wellness, recreational and adult day health programming;</li><li>-Transportation assistance for the elderly, disabled and critically-ill;</li><li>-Pro-bono legal aid;</li><li>-Food pantry and emergency assistance;</li><li>-Transitional housing, referrals and support services;</li><li>-Recreation and vocational programming for physically and developmentally disabled persons;</li><li>-ESOL classes and job preparedness training.</li></ul>
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## 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

The majority of CDBG funding in Year 1 is allocated to projects that are within CDBG eligible areas. Public service activities, which account for 15% of funding, are operated based upon the eligibility of the person/household, not through geographic targeting.

### Geographic Distribution



### Rationale for the priorities for allocating investments geographically

Projects were priorities to address identified need rather than allocated to a particular neighborhood. In Year 1 of the Consolidated Plan, the CDBG funds are expended to address City-wide needs of an aged public infrastructure system. The sites selected are all high priority as determined by the Department of Public Works.

ADA accessibility is 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, and therefore cannot always be targeted within one concentrated area.

### **Discussion**

Utilizing input from the Consultations and Citizen Participation, the City chose to target programmatic responses to identified needs rather than geographic targeting.

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

### **Introduction**

The Annual Action Plan activities and goals are informed by the priorities identified within the Consolidated Plan. The activities selected for Year 1 funding are those projects that are ready to proceed, and are able to make immediate impacts to low and moderate income persons. Eligible projects selected through the process included public Infrastructure improvements, removal of architectural barriers to public parks and streets as well as additional improvements to the Senior Center initiated in prior years.

Eligible public service activities were selected through a formal solicitation process, which prioritizes programs to best addressed identified needs.

### **Actions planned to address obstacles to meeting underserved needs**

One of the City's highest priorities is to address a shortage of affordable housing. The City's membership within the North Suburban Consortium provides access to funding to address this goal. The City will seek to engage with private developers and property owners to create housing opportunities for low and moderate income persons. The City will continue its successful efforts to expand affordable housing development through Inclusionary Zoning practices.

The City will ensure that selected public improvement projects are ready to proceed. Often, public works projects can encounter numerous delays due to public process, design, and weather constraints. The City will work to implement public process in an efficient and timely manner. To minimize delays, the City has selected those improvements that are able to be undertaken during Year 1 of the Consolidated Plan.

### **Actions planned to foster and maintain affordable housing**

The City funds a Housing Specialist to engage with developers to maximize production of affordable units. Towards the goal of preserving, producing, and improving affordable housing, the City has identified Affordable Housing as a High Priority need. Additionally, the City will explore opportunities to create a home rehabilitation program.

### **Actions planned to reduce lead-based paint hazards**

The City and the Malden Redevelopment Authority, which administers the NSC HOME Program, will ensure compliance with MA lead laws on all homebuyer assistance and developer-driven projects, both homeowner and rental.

### **Actions planned to reduce the number of poverty-level families**

The Action Plan includes funding of public service programs that support self-sufficiency. The City will continue to encourage and support the continuation of anti-poverty programs for Medford residents.

The City is an active member of the Metro-North Regional Employment Board and will continue to support job training 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 providers as well as a network of regional housing and human services providers. The City directly operates quality programs for Elders, through its Council on Aging.

The City will continue to participate as a member of the North Suburban HOME Consortium. Through this participation, the City is able to effectively coordinate its housing agenda with the surrounding communities.

### **Discussion**

Over the next program year, 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 to improve quality of life for all Medford residents.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The City of Medford's Action Plan, in alignment with the Strategic Plan, outlines available resources and proposed activities to be undertaken during the course of the 2015-2016 program year. As stated earlier in the AP-15, the City expects to receive \$1,433,774 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(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### 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 has 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.

# APPENDICES

## Citizen Participation

## City of Medford

**Consolidated Five Year Plan**

**&**

**2015 Annual Action Plan**

Wednesday, December 17th at 5:30 pm

Alden Memorial Chambers

Medford City Hall

85 George P. Hassett Drive, Medford

**The Plans are required by HUD to document Medford's**

- **Housing and Community Development Needs**
- **Community Strategies and Goals**
- **Investment Priorities**

**YOUR INPUT IS VALUED –PLEASE ATTEND**

Those who need special assistance to participate should contact the  
Office of Community Development at 781-393-2480

**PUBLIC HEARING  
CITY OF MEDFORD  
CONSOLIDATED PLAN FY 2015-2020**

The general public and representatives of public service agencies are invited to attend a public hearing scheduled on Wednesday, December 17, 2014 at 5:30PM in the Alden Memorial Chambers, Medford City Hall, 85 George P. Hassett Drive, Medford to express comments regarding the development of the City's new five-year Consolidated Plan and FY2015 Annual Action Plan.

The plan serves as a document to guide the City in its application for CDBG and other HUD funds. The primary purpose of which is to develop goals, objectives and strategies for addressing housing, public service and community and economic development needs of low and moderate income citizens. Input is encouraged from residents of public housing, public service agencies and the general public.

Individuals requiring reasonable accommodations are asked to call Rachel Powers at the Office of Community Development at 781-393-2480 at least 4 days prior to the meeting. T.D.D 781-393-2516. Medford is an EEO/AA/504 Employer.

February 12, 2015

To All Public Service Agencies:

Attached is the Public Services Request for Proposals for the upcoming fiscal year beginning July 1, 2015 through June 30, 2016. The proposals are due by **Monday, March 16 2015 at 12:00 Noon.**

**PROPOSALS RECEIVED AFTER THIS DEADLINE WILL  
NOT BE CONSIDERED FOR FUNDING.**

**Please note** that the first four pages are instructional only and do not need to be copied and submitted. Submit Form 1, Form 2, Form 3, Conflict of Interest and Corporate Authority forms.

Technical Assistance will also be provided March 2, 2015 - March 6, 2015 between the hours of 9:00 a.m. and 12:00 Noon by appointment, only upon written request.

A public meeting has been set for 1:15 p.m., February 26, 2015 at the Medford Senior Center. Your attendance is strongly encouraged.

Thank you in advance for your attention to these requirements.

Rachel Powers  
CDBG Administrator  
City of Medford, Office of Community Development  
Phone: 781-393-2480  
Fax: 781-393-2342

## LEGAL NOTICE

### NOTICE OF PUBLIC MEETING CITY OF MEDFORD CONSOLIDATED PLAN & YR41 ANNUAL ACTION PLAN

The City of Medford, Massachusetts, through its Office of Community Development will conduct a public meeting on Thursday, February 26, 2015 at 1:15 PM at the Medford Council on Aging Senior Drop-In Center, 101 Riverside Avenue, Medford, MA 02155. The purpose of this meeting is to elicit input from low and moderate income residents, social service agencies and the public-at-large in the development of the City's 2015-2020 Consolidated Plan and Annual Action Plan for the 2015-2016 Program Year.

Persons wishing to attend this meeting who need language interpreters or other types of reasonable accommodations should contact the Office of Community Development as soon as possible.

**CONTACT:** Rachel Powers, CDBG Administrator  
Office of Community Development  
City of Medford, Massachusetts  
Tel: (781) 393-2480  
Fax: (781) 393-2342  
TDD: (781) 393-2516

Advertised Medford Transcript: February 12, 2015

Advertised Medford Daily Mercury: February 12, 2015 and February 16, 2015

**PUBLIC NOTICE**  
**CITY OF MEDFORD**  
**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**  
**REQUEST FOR PROPOSALS**  
**PUBLIC SERVICES**

The City of Medford, Office of Community Development, is seeking proposals for its Year 41 Public Services Program (July 1, 2015 - June 30, 2016).

Proposed projects must be able to demonstrate a clear role in improving the quality of life for low and moderate income citizens of Medford and must further the goals of self-sufficiency and self-reliance for Medford residents.

**APPLICATION DEADLINE: Monday, March 16, 2015, by 12:00 Noon.**

Technical Assistance will be provided March 2, 2015 through March 6, 2015 between the hours of 9:00 a.m. and 12:00 Noon by appointment only upon written request.

Request for proposals and further details may be obtained by calling Rachel Powers, CDBG Administrator, at (781) 393-2480.

Advertised Medford Transcript: February 19, 2015

Advertised Medford Daily Mercury: February 13, 2015 and February 16, 2015



FREDERICK DELLO RUSSO, JR.  
City Councillor

# City of Medford

OFFICE OF THE CITY COUNCIL

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

Residence  
357 Main Street  
Medford, MA 02155  
(781) 395-2312

**COMMITTEE OF THE WHOLE  
MEETING NOTICE  
TUESDAY, APRIL 7, 2015 @ 5:30 PM  
IN ROOM 207, COUNCIL OFFICE  
MEDFORD CITY HALL**

There will be a meeting of the Committee of the Whole on Tuesday, April 7, 2015 at 5:30 PM., in Room 207, Council Office, Medford City Hall

The purpose of the meeting is to discuss the Consolidated Planning Process and Year 41 Public Service Application for the Community Development Block Grant Funding.

The Committee has requested that each public service agency send a representative to this meeting to answer any questions that may arise. In addition Committee has requested that Lauren DiLorenzo, Director of Community Development attend the meeting as well.

For further information, aids or accommodations please contact the City Clerk at 781-393-2425

March 16, 2015

Yours truly,  
*Frederick N. Dello Russo Jr. (EF)*  
Frederick N. Dello Russo Jr.  
Council President

Cc: Mayor      Council      L. DiLorenzo

RECEIVED  
MAR 16 11 53 AM '15  
CITY CLERK  
MEDFORD, MASS.

**CONSOLIDATED PLAN AND ANNUAL ACTION PLAN  
30-DAY PUBLIC COMMENT PERIOD AND PUBLIC HEARING**

Title I of the Cranston-Gonzalez National Affordable Housing Act requires that in order to apply for certain U.S. Department of Housing & Urban Development (HUD) Programs, the City of Malden and North Suburban Consortium (NSC) comprised of the communities of Malden, Medford, Arlington, Everett, Chelsea, Melrose, Revere and Winthrop, must have an approved Consolidated Plan.

The City of Malden and NSC, acting by and through the Malden Redevelopment Authority in accordance with the NSC Citizen Participation Plan, are holding a public hearing Tuesday, April 28, 2015 at 6:00 p.m., Malden Government Center, 200 Pleasant Street, Room 421.

The Consolidated Plan will be available April 14 to May 14, 2015 for review and comments at the Malden Redevelopment Authority, 200 Pleasant Street, Room 621 and at the Offices of Planning & Community Development in the NSC Member Communities. The Five Year Consolidated Plan and One Year Action Plan include applications for the FY16 Community Development Block Grant and the HOME Program for program year July 1, 2015 through June 30, 2016. The NSC and Malden ConPlans can also be viewed at [www.northsuburbanconsortium.org](http://www.northsuburbanconsortium.org) and [www.maldenredevelopment.com](http://www.maldenredevelopment.com).

Comments may be sent in writing no later than May 14, 2015 to Bethany Rosa, Malden Redevelopment Authority, 200 Pleasant Street, Room 621, Malden, MA 02148 or by email to [BRosa@maldenredevelopment.com](mailto:BRosa@maldenredevelopment.com).

Common/ConPlan 30Day Ad

**Medford Mercury News**

**Please Print:**

In Legal Notices  
April 13 & April 20, 2015

**Send Invoice to:**

OCD  
Medford City Hall Rm 308  
85 George P. Hassett Drive  
Medford, MA 02155

**LEGAL NOTICE**

**CITY OF MEDFORD  
5 YEAR CONSOLIDATION PLAN/  
YEAR 41 CDBG APPLICATION**

**30-DAY PUBLIC COMMENT PERIOD  
AND  
PUBLIC HEARING - APRIL 28, 2015**

The public is invited to attend a public hearing scheduled Tuesday, April 28, 2015, at 7:00 p.m., in the Alden Memorial Chambers, 85 George P. Hassett Drive, Medford, MA to express comments regarding the City's proposed Five Year Consolidated Plan and Year 41 Action Plan for Community Development Block Grant Funds. The City is applying for \$1,433,774.00 for Year 41, which extends from July 1, 2015 through June 30, 2016 and a five year plan for the time frame 2015-2020.

The Office of Community Development will be requesting that the Medford City Council authorize Mayor Michael J. McGlynn, official representative of the City of Medford, to submit the Five Year Consolidated Plan, the Year 41 Action Plan, application for funds and all other understandings, assurances, amendments and certifications to the U.S. Department of Housing and Urban Development.

The Draft Consolidated Plan will be available on April 13, 2015 for a thirty (30) day public review and comment period. The Plan can be seen at the Office of Community Development, City Hall, Room 308, Medford, during regular business hours, as well as on the internet at [www.medfordma.org](http://www.medfordma.org). Comments may be sent in writing no later than May 13, 2015 to:

Rachel Powers, CDBG/ Housing Administrator  
Medford City Hall, Office of Community Development  
85 George P. Hassett Drive-Room 308  
Medford, MA 02155

Tel: (781) 393-2480  
TDD: (781) 393-2516

Persons requiring reasonable accommodations should contact the Office of Community Development at least five (5) working days prior to the meeting or close of the comment period.

IN COUNCIL APRIL 28, 2015

NOTICE OF PUBLIC HEARING  
CITY OF MEDFORD  
5 YEAR CONSOLIDATED PLAN/YEAR 41 COMMUNITY DEVELOPMENT BLOCK  
GRANT APPLICATION  
JULY 1, 2015 - JUNE 30, 2016

A Public Hearing will be held by the Medford City Council in the Howard F. Alden Memorial Chambers, City Hall, Medford, MA on Tuesday, April 28, 2015. The purpose of this Public Hearing will be to invite the general public and representatives of public service agencies to express comments regarding the City's Consolidated Action Plan for community development and planning. The Action Plan contains the proposed use of Community Development Block Grant Funds for Year 41 which extends from July 1, 2015 through June 30, 2016.

The Office of Community Development will be requesting that the Medford City Council authorize Mayor Michael J. McGlynn, official representative of the City of Medford to submit the Five-Year Consolidated Plan, One Year Action Plan, application for funds and all other assurances and certifications to the U.S. Department of Housing and Urban Development. The City is applying for \$1,433,774.00 in Block Grant funds.

Additional information and review of the Draft Action Plan can be obtained at the Office of Community Development, City Hall, Room 308, Medford, during regular business hours on April 13, 2015 for public review and comment. Comments may be sent in writing by May 13, 2015 into this office. The Final Consolidated Plan, Action Plan and application will be submitted to HUD on May 15, 2015.

Call 393-2501 for any accommodations/aids. T.D.D. 393-2516.  
Medford is an EEO/AA/504 Employer.

*S/* Edward P. Finn, City Clerk

## Citizen Participation Comment Summary

Two written comments were received during the Consolidated Planning process. Mystic Valley Elder Services thanked the City of Medford for support of their programming, describing its impact in the community and expanding on available services provided through the organization. Mystic Valley Elder Services also conveyed the continued need to support affordable transportation, in addition to affordable/accessible housing development for elders and disabled persons, availability of accommodations for elders wishing to downsize and remain in their neighborhood, renovation of publicly funded units, and access to heating and energy conservation programs.

An additional hand-written comment was received from a PHA resident. The comment requested recreational activities at the Medford Housing Authority and advocated on behalf of an anonymous tenant regarding unit issues needing to be addressed by MHA leadership. Both comments were accepted as part of the planning process and subsequently incorporated in the draft Consolidated and Annual Action Plan made available on April 13, 2015 for public review. The PHA comment was conveyed to Medford Housing Authority for further consideration.

December 17, 2014

Ms. Lauren DiLorenzo, Director  
Office of Community Development  
Medford City Hall - Room 308  
85 George P. Hasset Drive  
Medford, MA 02155

Dear Ms. DiLorenzo:

Mystic Valley Elder Services appreciates the opportunity to comment on the “consolidated five year plan and 2015 annual action plan” hearing held on December 17, 2015. As you know the City of Medford was instrumental in the establishment of Mystic Valley Elder Services almost 40 years ago and we have continued to work together to provide for the needs of older adults and adults living with disabilities residing in Medford.

For the past ten years Community Development Block Grant funding has been used to transport Medford elders to chemotherapy, radiation and dialysis appointments. Together we have made it more comfortable and convenient for older adults to get to life sustaining treatments. Transportation remains a high priority need for older adults residing in Medford and surrounding communities. In partnership with the City of Medford and SCM Transportation, we are working to improve interagency coordination in providing transportation services to those in the greatest economic and social need.

In addition to the continuing need for affordable and accessible transportation options, there is a great need for affordable and accessible housing. We support the development of housing that meets the needs of low to moderate income residents of the City of Medford with a special emphasis on quality and affordable housing for older people and adults living with disabilities. There is a tremendous need for units that can accommodate older low to moderate income individuals who wish to “downsize” and remain in the community of Medford. The current building boom is targeted to a younger, higher income demographic with needs for easy access to Boston and major highways. While this development is desirable, it doesn’t meet the needs of moderate to lower income residents hoping to remain in their neighborhoods. There is also a need to maintain and renovate publicly funded units, especially those that are state funded such as the Walkling Court development. Upgrading those units should be a high priority for funding. Finally, supporting those residents in private dwellings with assistance with heating and energy conservation programs can help them to remain in the community for longer than might otherwise be possible.

All of the above priorities and needs are compatible with the mission of Mystic Valley Elder Services. As a nonprofit organization which has been helping people find practical solutions to long term care issues since 1975, our goal is to help older adults, disabled adults and their family caregivers find the best available services that fit within family resources. We offer a wide range

of services creatively designed to support the challenges of daily life and independent living. Some are free of charge, others are offered on a sliding fee scale or private pay basis.

In FY14 over 1,642 Medford residents used Mystic Valley's services valued at \$7,519,579. Of these, 326 were eligible for Nursing Facility care but by providing needed home care services they were able to remain at home in their Medford residences.

Some of the supports we provided are as follows:

- **Information & Assistance:** Resource specialists offer FREE advice and referrals from our extensive database of local, state and national resources. Assistance is available by telephone, email or a home visit by an experienced Care Manager.
- **Care Management & Home Care Services:** A range of programs for older residents and adults living with disabilities designed to provide assistance with activities of daily living (bathing, dressing, etc.) for those who wish to remain in their own homes. This includes: in-home assessment by a care manager, development of a care plan, and delivery of approved services.
- **Caregiver Support:** Services may include an in-home assessment, caregiver training and education regarding such areas as memory loss, home safety, respite care and fall prevention. Provides useful resources especially for working and long distance caregivers.
- **Meals on Wheels:** A mid-day meal and daily check in by a friendly driver for those over 60 who are homebound and unable to prepare their own food.
- **Senior Dining Site:** The Medford Senior Center offers seniors an opportunity to meet and enjoy a nutritious lunch.
- **Food Pantry:** Once a month at the Medford Senior Center for all low-income older adults and adults living with disabilities in the City of Medford.
- **Behavioral Health Services:** A clinical caseworker provides outreach and connects consumers to behavioral health services in home and community settings. The program provides assistance with coordination and payment of behavioral health services.
- **Outreach:** Services for non- and limited-English speakers include information and referral, translation of and assistance responding to important documents, health insurance information counseling, and English for Speakers of Other Languages (ESOL) classes.
- **SHINE Health Benefits Counseling:** Trained counselors provide older residents and adults living with disabilities with no-cost, confidential counseling and unbiased information regarding health insurance and prescription drug options.
- **Money Management Assistance:** Trained volunteers provide assistance with bill paying, budgeting and banking tasks. A volunteer may also serve as a Representative Payee.
- **Volunteer Program:** Dedicated volunteers augment the agency's capacity by sharing their expertise with a variety of professional and administrative functions, providing bill paying assistance to elders, counseling Medicare and MassHealth recipients, staffing congregate meal sites and/or food pantries, and serving as literacy tutors in area elementary schools

*Find what you need to live the way you want.*

- **Transportation and TRIP Metro North:** Medical transportation primarily via SCM and Malden Taxi. TRIP is a free, passenger-controlled transportation program open to older adults and adults living with disabilities.
- **Legal Assistance:** No-cost legal assistance and education on issues such as public benefits, landlord tenant disputes and loss of independence.

We are only able to provide these essential services with support via state and federal contracts, the generosity of the City of Medford and the Medford CDBG program along with individual donors, corporations, and foundations.

As always, please let me know if you have any questions or if you see any additional ways that Mystic Valley Elder Services and the City of Medford can work together to better meet the needs of older adults, adults living with disabilities and their caregivers in the City of Medford.

Sincerely,

Daniel J. O'Leary  
Executive Director

Cc: Rachel Powers, Housing Development Specialist

*Find what you need to live the way you want.*

A Friend of mine  
 Has water water in His APT  
 at 121 River Side Ave Medford  
 Our case manager wants him  
 moved out of 1117 into another  
 APT that <sup>that</sup> <sup>steps in water</sup> APT floods & had Boots  
 on it  
 Kathy Faragoni  
 781 710 5663

Howe in Has  
 Residents ASSOCIATIONS  
 Dim Has sent for a cent  
 For the Year

Only thing I want is  
 a Christmas party at the  
 Saltenstal the most important  
 Holiday we should share it with  
 People. Mr. Cavelli Has a Holiday party  
 [This is my thinking] the New  
 Director Doesn't care about us. ~~Michelle~~  
 When the Power went out He didn't come out to make  
 sure we were alive Mr. Cavellie would come out  
 and told us what was happening Mr. Coggnition  
 Doesn't Have Mr Cavellie Back once a year  
 He can throw us a Christmas party I know  
 [MR Cavellie made mistakes But He cared He bought  
 water in the summer chairs for us to sit outside Knights Breakfast  
 Sons of Italy Spagettie shprez

## Grantee Unique Appendices

### Year 1 Action Plan

#### Summary of Statement of Objectives and Budget for The Forty-First Year

July 1, 2015 – June 30, 2016

The City's objectives for the use of \$1,433,774.00 in CDBG funds for the 2015-2016 program year are presented in several categories below.

**HOUSING** **\$ 5,000.00**  
**24 CFR 570.202(a)(2) & (b)/570.208(a)(3)**

The City seeks to improve the quality of housing and increase housing opportunities available to low- and moderate-income households. Activities will be overseen by the City's CDBG/Housing Administrator. Specific objectives include the following:

- The enhancement of conditions and quality of life for low-income residents of public housing;
- Oversee affordable housing lotteries and ensure timely delivery of affordable units at market rate developments where affordable units have been required;
- Assist and potentially fund area nonprofit housing developers in identifying appropriate development sites and in accessing funding for the development of those sites;
- Develop affordable rental and home ownership opportunities for low to moderate income households;
- Administer the various housing activities;

**PHYSICAL IMPROVEMENTS TO  
CITY SYSTEMS AND PUBLIC FACILITIES**

**\$ 906,953.10**

**24 CFR 570.201( c )/570.202(b),(d)/570.208 (a) (1),(3)& (b)**

The City seeks to reconstruct its infrastructure, park, senior center, public service, water, sewer, drainage, sidewalk, and roadway facilities and to remove architectural barriers. Commitments include the following:

- 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 focusing on sidewalks, crosswalks, access to public parks and public buildings; removal of architectural barriers at South Street and Winthrop Street;
- Roof replacement, HVAC and related exterior improvements as well as interior upgrades, and park and landscaping improvements at the Medford Senior Center.
- Replacement of Air Conditioning in Community Building at Medford Housing Authority's Walking Court Development.

**ECONOMIC DEVELOPMENT**

**\$ 20,000.00**

**24 CFR 570.201( c ) & (o) /570.202 /570.203 (a), (b) and (c), 570.204**

The City seeks to expand the business base, support creation and retention of local employment opportunities for low-to-moderate income residents and development of dynamic mixed-use commercial corridors.

**PUBLIC SERVICES**

**\$ 215,066.10**

**24 CFR 570.201(e)/570.208(a)(2)(i)**

The City seeks to provide a variety of public service programs and to continue to support nonprofit community development agencies to encourage the development of affordable housing. The 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;
- Providing vocational, social, recreational and educational opportunities for developmentally disabled Medford residents and their families.

**PLANNING AND ADMINISTRATION**  
**24 CFR 570.206**

**\$ 286,754.80**

The City seeks to conduct the above activities in an efficient manner according to an overall strategy. In administering the CDBG program the Office of Community Development shall strive to maximize the impact of the funds expended.

The City will work through the Office of Human Diversity regarding regulations concerning Fair Housing, Section 3 Requirements, and the Americans with Disabilities Act (ADA).

Whenever possible, the City will make every effort to attract discretionary and formula grant funds from federal and state sources to meet community development objectives.

**PROGRAM INCOME**  
**24 CFR 570.504**

**\$ 5,000.00**

Payments received from a previous housing rehabilitation loan program will be utilized for housing programs.

**HOME**  
**24 CFR 570.508(a)(1)**  
**570.201(m)**

The City may apply for HOME money to fund owner-occupied or investor-owned housing rehabilitation and construction. The proposed HOME accomplishments are:

- Support the development of new rental housing units. This will be a combination of federally assisted units and privately funded units with affordability restrictions;
- Provide a series of certified First-Time Homebuyer Workshops in Medford, with Medford Community Housing as the regional nonprofit leading the classes;
- Assist with the lotteries for affordable units;
- Provide income eligible homebuyers with downpayment and closing cost assistance.

Medford is a member of the North Suburban Consortium (NSC) that is comprised of eight communities located north of Boston (Arlington, Chelsea, Everett, Malden, Medford, Melrose, Revere and Winthrop). The member communities focus cooperative efforts to maintain and create affordable housing for all low-income residents in the region. Medford will participate in the HOME First-Time Homebuyers Workshop Program providing counseling, training and downpayment assistance to low- and moderate-income prospective homebuyers in purchasing affordable housing.

**Community Development Block Grant Budget  
YR 41 Allocation: \$ 1,433,774.00**

<b>HOUSING PROGRAMS</b>	<b>\$</b>	<b>5,000.00</b>
<b>PHYSICAL IMPROVEMENTS</b>	<b>\$</b>	<b>906,953.10</b>
<i>Medford Senior Center</i>	<i>\$</i>	<i>641,953.10</i>
<i>MHA Walkling Court Improvements</i>	<i>\$</i>	<i>15,000.00</i>
<i>Water, Sewer, Streets, Sidewalks and Access Improvements</i>	<i>\$</i>	<i>250,000.00</i>
<b>ECONOMIC DEVELOPMENT</b>	<b>\$</b>	<b>20,000.00</b>
<b>PUBLIC SERVICES</b>	<b>\$</b>	<b>215,066.10</b>
<b>PLANNING &amp; ADMINISTRATION</b>	<b>\$</b>	<b>286,754.80</b>
<b>TOTAL:</b>	<b>\$</b>	<b>1,433,774.00</b> <i>YR 41 Allocation</i>
	<b>\$</b>	<b>5,000.00</b> <i>est. Prog. Inc.</i>
		<hr style="width: 100%; border: 0.5px solid black;"/>
	<b>\$</b>	<b>1,438,774.00</b>

## YR41 Public Service Funding Allocations

### Agency

1.	A Better Tomorrow Services, Inc.	\$	3,778.00
2.	Boys & Girls Clubs of Middlesex County	\$	1,937.00
3.	Bread of Life	\$	1,048.00
4.	Community Family, Inc.	\$	1,745.00
5.	Consumer Advisory Commission	\$	6,802.00
6.	Council on Aging	\$	60,028.00
7.	EMARC, Inc.	\$	4,533.00
8.	Heading Home, Inc./Medford Family Life Ed. Ctr.	\$	3,778.00
9.	Housing for Families	\$	5,441.00
10.	Immigrant Learning Center	\$	3,778.00
11.	Medford Public Schools - After School Care	\$	8,505.00
12.	Mystic Valley Elder Services	\$	8,161.00
13.	Salvation Army	\$	1,162.00
14.	SCM Community Transportation	\$	83,885.00
15.	West Medford Community Center	\$	20,485.00
<b>TOTAL</b>		<b>\$</b>	<b>215,066.00</b>

# SF-424 and Certifications

OMB Number: 4040-0004  
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424		
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> <input type="text"/> <b>* Other (Specify):</b> <input type="text"/>
<b>* 3. Date Received:</b> May 15, 2015	<b>4. Applicant Identifier:</b> MA251410 Medford	
<b>5a. Federal Entity Identifier:</b> <input type="text"/>	<b>5b. Federal Award Identifier:</b> <input type="text"/>	
<b>State Use Only:</b>		
<b>6. Date Received by State:</b> <input type="text"/>	<b>7. State Application Identifier:</b> <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> City of Medford		
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 04-6001400	<b>* c. Organizational DUNS:</b> 076617547	
<b>d. Address:</b>		
<b>* Street1:</b> 85 George P. Hassett Drive	<input type="text"/>	
<b>Street2:</b>	<input type="text"/>	
<b>* City:</b> Medford	<input type="text"/>	
<b>County/Parish:</b>	<input type="text"/>	
<b>* State:</b> MA: Massachusetts	<input type="text"/>	
<b>Province:</b>	<input type="text"/>	
<b>* Country:</b> USA: UNITED STATES	<input type="text"/>	
<b>* Zip / Postal Code:</b> 02155	<input type="text"/>	
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> City of Medford	<b>Division Name:</b> Office of Community Development	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b> Ms.	<b>* First Name:</b> Lauren	
<b>Middle Name:</b>	<input type="text"/>	
<b>* Last Name:</b> DiLorenzo	<input type="text"/>	
<b>Suffix:</b>	<input type="text"/>	
<b>Title:</b> Director	<input type="text"/>	
<b>Organizational Affiliation:</b> City of Medford, Office of Community Development		
<b>* Telephone Number:</b> (781) 393-2480	<b>Fax Number:</b> (781) 393-2342	
<b>* Email:</b> ldilorenzo@medford.org		

Application for Federal Assistance SF-424	
<p><b>* 9. Type of Applicant 1: Select Applicant Type:</b></p> <p>C: City or Township Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>	
<p><b>* 10. Name of Federal Agency:</b></p> <p>US Department of Housing and Urban Development</p>	
<p><b>11. Catalog of Federal Domestic Assistance Number:</b></p> <p>14.218</p> <p>CFDA Title:</p> <p>Community Development Block Grant for Entitlement Communities</p>	
<p><b>* 12. Funding Opportunity Number:</b></p> <p>N/A</p> <p>* Title:</p> <p>CDBG</p>	
<p><b>13. Competition Identification Number:</b></p> <p>Title:</p>	
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b></p> <p>Add Attachment Delete Attachment View Attachment</p>	
<p><b>* 15. Descriptive Title of Applicant's Project:</b></p> <p>Housing, Physical and Infrastructure Improvements, Handicap Accessibility, Economic Development, Public Services and Planning and Administration</p>	
<p>Attach supporting documents as specified in agency instructions.</p> <p>Add Attachments Delete Attachments View Attachments</p>	



## CERTIFICATIONS

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

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

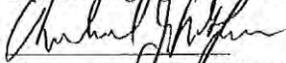
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

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

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

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

Date

5/11/15

### Specific CDBG Certifications

The Entitlement Community certifies that:

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

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet 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);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) \_\_\_\_\_, \_\_\_\_\_ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

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

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

  
Signature/Authorized Official      Date

  
Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

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

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

  
Signature/Authorized Official      5/11/15  
Date

  
Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING:

#### A. Lobbying Certification

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

# Executive Summary

## ES-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

Every five years, HUD requires Entitlement Communities to create a Consolidated Plan to assist in determining community needs and establishing affordable housing and community development priorities. The City of Revere as an Entitlement Community for Community Development Block Grant (CDBG) funds has undertaken a community-wide dialogue in the development of this Consolidated Plan. The City as a member of the North Suburban HOME Consortium further assisted in the development of the Consortium's Consolidated Plan, which identifies the regional Affordable Housing needs and priorities.

The Consolidated Plan Fiscal Year 2015-2019 is the strategic plan for allocating federal funds to maximize positive impact for low and moderate-income persons.

### 2. Summary of the objectives and outcomes identified in the Plan

Through data gathered from the citizen participation process, existing community reports, and quantitative data, the City has established the following high-priority needs:

- Enhance economic opportunities by improving commercial properties and the Central Business District, encouraging small business creation and expansion, and increasing Revere residents' opportunities through job readiness programs.
- Maximize affordable housing opportunities by creating and preserving affordable rental and homeownership housing.
- Improve housing conditions through the operation of housing rehabilitation programs.
- Strengthen communities through investment in public infrastructure, parks and open space, and public facilities.
- Invest in public services and community facilities that provide new or improved access to programs that serve youth, seniors, and at-risk, vulnerable households.
- Coordinate efforts with regional homeless providers to assist in the stabilization of individuals and families at risk of or experiencing homelessness.

### 3. Evaluation of past performance

The City of Revere is responsible for ensuring the compliance with all regulations associated with the Community Development Block Grant program; the Malden Redevelopment Authority is responsible for ensuring compliance with all regulations associated with the HOME Investment Partnership program.

The City's Annual Action Plans and associated Consolidated Annual Performance and Evaluation Reports (CAPERs) provide the specifics of projects and programs undertaken by the City. During the prior Consolidated Plan period (2010-2015), the City was successful at investing resources to address priority needs, ensuring compliant implementation of projects and programs, and achieving anticipated outcomes. The City will continue to evaluate the performance of its partners, programs, and projects. Through regular ongoing monitoring, the City will ensure activities are implemented effectively and that the funded activities are addressing community needs. The City through the Department of Planning and Community Development will continue to evaluate opportunities to ease administrative burdens.

#### **4. Summary of citizen participation process and consultation process**

The City through the Department of Planning and Community Development implemented a broad-based approach to maximizing citizen participation and Stakeholder participation. Citizen Participation efforts included three public forums, a web-based resident survey with over 400 respondents, and two North Suburban Consortium-wide meetings.

#### **5. Summary of public comments**

A summary of public comments is found within Section PR-15 Citizen Participation.

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

All comments were accepted.

#### **7. Summary**

The Consolidated Plan is the outcome of an extensive, comprehensive effort to identify community needs and effective investment strategies to meet those needs. The City of Revere has prioritized affordable housing, economic development, and public parks, infrastructure, facilities, and public services for vulnerable populations.

# The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	REVERE	Department of Planning and Community Development

**Table 1 – Responsible Agencies**

#### Narrative

The Department of Planning and Community Development is the City Department charged with the administration of the federal CDBG funds. The Department prepares all plans and reports, provides financial oversight, and monitors program compliance.

The Department also represents the City within the North Suburban Consortium, the administrating entity for federal HOME funds.

#### Consolidated Plan Public Contact Information

For information regarding the Consolidated Plan, please contact:

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Revere through its Department of Planning and Community Development undertook extensive consultations with relevant agencies, organizations, and community-based groups to obtain input on priority needs, recommended strategies, and investment opportunities. The consultations were conducted through a variety of methods including one-on-one interviews, stakeholder sessions, a web-based resident survey, and meetings with existing networks.

**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 Department of Planning and Community Development, which is the City Department responsible for the development of the Consolidated Plan, coordinates many of the planning, community development and housing initiatives within the City. The Department maintains continued collaboration with the relevant City Departments, Human Service Organizations, and homeless Continuum of Care members. The ongoing collaboration enables the coordination of efforts and investments.

The City of Revere participates in the North Suburban Consortium, the HOME Program Consortium. As a member within the Consortium, the Department of Planning and Community Development seeks to coordinate HOME investments to best address the needs and priorities of the City of Revere.

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

The City of Revere as a member of the Balance of State Continuum of Care (CoC) has adopted the goals within the Massachusetts Plan to End Homelessness. The City of Revere shares the State's goals of 1. increasing the number of permanently supportive housing units; 2. improving job readiness and achieving employments; 3. providing homeless prevention and rapid rehousing assistance; and 4. providing case management services to increase likelihood of residential stability.

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

The City of Revere has been an active participant in the MA Balance of State CoC. The City of Revere has consulted with the Balance of State CoC and regularly consults with non-profits, housing authorities, state agencies, advocacy groups, and property developers.

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

**Table 2 – Agencies, Groups, and Organizations who participated**

<b>1</b>	<b>Agency/Group/Organization</b>	<b>Chelsea Restoration Corp</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted in a small group meeting. The priority needs identified included: the need to produce and preserve affordable housing within this high demand market and the need to support through education and financial assistance homeownership of moderate income households. The agency spoke of the coordination that exists within the NSC and their efforts to increase housing affordability for low and moderate-income persons. The anticipated outcome is efforts to increase affordable housing resources.
<b>2</b>	<b>Agency/Group/Organization</b>	<b>The Neighborhood Developers, Inc., fka Chelsea Neighborhood Housing Services</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Employment Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted in a small group meeting. The agency spoke of the need to produce desirable affordable housing, the need to focus neighborhood redevelopment efforts, and the need to improve commercial corridors. The agency spoke of current efforts of concentrated neighborhood revitalization and the City's commitment to comprehensive redevelopment. The anticipated outcome is the cooperative identification of affordable housing development opportunities.

<b>3</b>	<b>Agency/Group/Organization</b>	<b>City of Revere Healthy Community Initiative</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services - Children Services - Persons with Disabilities Services - Health Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted in a small group meeting. The agency spoke of ongoing coordinated efforts to address the health of Revere residents. Their coordinated initiatives include Healthy Retail Food establishments, community gardens, and recreational opportunities in Parks and Open Spaces. Anticipated outcome is the inclusion of a retail food strategy in commercial property redevelopment.
<b>4</b>	<b>Agency/Group/Organization</b>	<b>City of Revere Department of Planning and Community Development</b>
	<b>Agency/Group/Organization Type</b>	Housing Other Government - Local Planning Organization Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Department was consulted in a small group meeting. The Department identified the need to coordinate and focus resources to achieve community outcomes. The Department referenced the success of efforts as a result of the Gateway Cities Initiative and the intent to those continued efforts. The anticipated outcome will be implementation of Gateway Initiative.

<b>5</b>	<b>Agency/Group/Organization</b>	<b>Mystic Valley Elder Services</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services - Elderly Persons Services - Persons with Disabilities Services - Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted in a one-on-one interview. The agency identified the lack of affordable housing and the need for efficiently delivered "aging in place" services as critical needs. The high market demand is negatively influencing elders as low-income seniors are being squeezed out of the local market and new units are being developed for and marketed to young professionals. Anticipated outcomes include improved coordination with housing providers and an evaluation of transportation services.
<b>6</b>	<b>Agency/Group/Organization</b>	<b>Community Action Program Inner City</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - homeless Services - Health Services - Education Services - Employment Service - Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The agency was consulted in a one-on-one interview. As the recognized Community Action Agency serving Revere and surrounding communities, the Agency operates a range of anti-poverty programs. The agency identified the following as priorities: Emergency Response for Homeless and At-risk households, loss of affordable housing, and need to create employment opportunities. The agency had recently completed a community survey that solicited input on "extent of homeless risk". With 4000 responses, the survey results demonstrated the need for shallow rent subsidies. An anticipated outcome is the efforts to secure additional housing stabilization funding from the State.</p>
7	<p><b>Agency/Group/Organization</b></p>	<p><b>Revere Housing Authority</b></p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing PHA Services - Housing</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Public Housing Needs</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The agency was consulted in a private consultation. Issues identified included: the need for investment in the public housing stock, and meeting the self-sufficiency of residents.</p>
8	<p><b>Agency/Group/Organization</b></p>	<p><b>Massachusetts General Hospital</b></p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Health Services - Victims Publicly Funded Institution/System of Care</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homelessness Strategy Non-homeless Special Needs</p>

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Revere Cares.org, an initiative of Mass General Hospital, was consulted in a one-on-one consultation. The organization identified the growing opioid addiction and its negative impact on many community health indices. Revere Cares has crafted a comprehensive response plan that includes innovative approaches including first responders training, inclusion of public schools in public health education, and increased physical activity. An anticipated outcome is the implementation of community outcome indicators as a tool to improve services to low and moderate income persons.
<b>9</b>	<b>Agency/Group/Organization</b>	<b>North Suburban HOME Consortium</b>
	<b>Agency/Group/Organization Type</b>	Housing Other government - County Other government - Local Regional Organization Planning Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The North Suburban Consortium, a membership organization of surrounding local communities was consulted in series of meetings held during the Consolidated Planning process. The consultation process will result in the establishment of housing priorities and HOME funding allocations consistent with Member Community Needs.
<b>10</b>	<b>Agency/Group/Organization</b>	<b>Triangle, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services - Persons with Disabilities Services - Health Services - Education Services - Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted in a one-on-one consultation. Issues identified include: Employment opportunities, safety and youth services, especially the goal of engaging disabled youth early. Anticipated outcome is continued support for disabled persons.
<b>11</b>	<b>Agency/Group/Organization</b>	<b>AIDS Action Committee of MA</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Persons with HIV/AIDS Services - Homeless Services - Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted on behalf of the NSC communities. The agency provided detailed data on HIV/AIDS in Greater Boston. The agency identified safe, affordable housing and the increasing incidence of Hep C. The anticipated outcome is an opportunity to collaborate with mainstream programs.
<b>12</b>	<b>Agency/Group/Organization</b>	<b>HARBORCOV INC.</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Children Services - Victims of Domestic Violence Services - Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with Children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted in a one-on-one consultation. The agency provides affordable housing, services, and emergency housing throughout the NSC. Issues identified include: expansion of supportive permanent housing programs, specialized youth services, and creation of economic opportunities. The anticipated outcome is identification of supportive housing placement opportunities with private property owners.

13	<b>Agency/Group/Organization</b>	<b>HOUSING FAMILIES INC.</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted in a one-on- one consultation. The agency provides eviction prevention services, shelter services, and affordable housing. Issues identified include: lack of affordable housing, expansion of stabilization services, and need for employment opportunity. Anticipated outcome is continued support for affordable housing and Continuum of Care priorities.
14	<b>Agency/Group/Organization</b>	<b>Heading Home Inc.</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Homeless Services - Education Services - Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with Children Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted in a one-on-one consultation. The agency provides support services and housing within Greater Boston. The issues identified included need for expansion of affordable housing options, the challenges of finding safe, decent housing with FMR, and families with hotel and motels. Anticipated outcome is the identification of development partners for new initiatives, and IDA /monetary rewards for achievement milestones.

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

All agency types were consulted.

**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	Commonwealth of Mass	The goals of the Continuum of Care are consistent with the goal of the Consolidated Plan. Both plans seek to prevent homelessness, increase residential stability, and create living wage jobs.

**Table 3 – Other local/regional/federal planning efforts**

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

During the Consolidated Planning process, the City of Revere sought input and guidance from all of the major housing, health, mental health and service agencies. Many of the key stakeholders operate on a regional basis and therefore their input demonstrates the cooperation and coordination that exist. As members of the Commonwealth of Mass/Balance of State Continuum of Care and of the regional North Suburban HOME Consortium, the City of Revere plans and implements key housing and homeless initiatives on a regional basis.

The City of Revere coordinated the development of the Consolidated Plan through its participation in two regional efforts: public hearings and web-based survey. The implementation of Consolidated Plan's strategies will be coordinated with regional efforts while responding to the identified needs of Revere's low and moderate income persons.

**Narrative**

The City of Revere has proactively engaged residents and key stakeholders in the development of this Consolidated Plan. Stakeholder sessions, consultations with key organizations, and well-publicized public hearings complemented the City's regular, on-going interactions with key agencies and the business community. Over the years, the City has developed excellent working relationship with housing agencies, private developers, human service providers, agencies and private business operators.

As part of the North Suburban HOME Consortium, the City of Revere collaborates on regional housing needs and priorities.

## PR-15 Citizen 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

The City of Revere reviewed its existing Citizen Participation Plan and compared its efforts to the best practices identified by HUD. Many of its past practices were consistent with the HUD recommendations. These successful efforts included broadly advertised hearings held at convenient locations during evening hours, utilization of relevant community-focused plans, and an ongoing dialogue with key stakeholder organizations. The City expanded upon these past practices to include a web-based resident survey conducted in coordination with all members of the North Suburban HOME Consortium.

The citizen participation process enabled the City to establish Consolidated Planning goals that capitalized on existing networks, identified opportunities to leverage existing investments, and to focus the investment of public resources on the highest priority needs.

**Table 4 – Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	The Department of Planning and Community Development conducted a public hearing on November 12th. The hearing was attended by nine community representatives. The agenda included an overview of the Consolidated Planning process as well as solicitation of input on community needs and priorities.	The hearing was attended by twelve community representatives. The agenda included the Consolidated Plan, the Annual Action planning process and solicited input on community needs and investment opportunities.	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Non-targeted/ broad community	The Department of Planning and Community Development conducted a public hearing on 1/22/2015. The hearing was attended by twelve community representatives. The agenda included the Consolidated Plan, the Annual Action planning process and solicited input on community needs and investment opportunities.	Participants spoke of the need for affordable housing, public infrastructure improvements, and family support services.	All comments were accepted.	
3	Web-based survey	Non-English Speaking - Specify other language: Spanish  Non-targeted/ broad community	The Department of Planning and Community Development in coordination with the North Suburban Consortium hosted a web-based resident survey that solicited feedback on regional as well as City priorities.	The survey obtained input from over 400 residents. The priorities identified included: affordable housing, creation of economic opportunities, work-readiness programs, street and sidewalk improvements, and park improvements.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Meeting	Non-targeted/ broad community	The Department of Planning and Community Development conducted a public hearing to obtain input on the Consolidated Plan and Annual Action plan on 2/24/2015. The hearing was attended by 12 community representatives.	Participants spoke of continued need for programs and economic development.	All comments were accepted.	
5	Public Meeting	Non-targeted/ broad community	The Department of Planning and Community Development conducted a public hearing on 3/12/2015 to release the draft Consolidated Plan and Annual Action Plan.	No Comments were received during the 30 day public comment period.	NA.	

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

With nearly 15 % of 19,425 City households living in poverty, the City of Revere is a community with significant needs, many of which require coordinated, place-based responses. The City through its Department of Planning and Community Development is committed to the identification and implementation of housing and community development strategies that provide the greatest impact given funding restrictions.

An assessment of relevant community data along with input from the Consolidated Plan Consultations and Citizen Participation process resulted in the identification of the Affordable Housing and Economic Development as priority needs.

Like most of the North Suburban Consortium communities, the City of Revere is experiencing an affordable housing crisis. According to ACS data, 24% of the City's households experience a housing cost burden; this equates to over 4,800 low and moderate income households. This housing cost burden disproportionately affects extremely low-income renters.

The condition of Revere's housing stock is an additional area of concern. With more than 40% of Revere's housing stock having been constructed pre-1950, the stock is likely to have housing conditions including lead paint hazards. Even properties that meet current standards for habitation have varying degrees of rehabilitation needs.

Economic Development and local employment opportunities were recurring themes throughout the consultation and citizen participation process. Revere is experiencing a 9.8 % unemployment rate. To address this priority, the City has identified the need to expand job training and skills development that includes a strong multi-lingual component, as well as the need to support neighborhood-based business.

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

### **Describe the jurisdiction's need for Public Facilities**

The City of Revere recognizes the importance of public facilities, community facilities and recreational facilities. Through Revere Cares, a community-based initiative to examine and improve health outcomes, the importance of public facilities, public parks and open space, and community facilities such as the Senior Center in improving health outcomes and quality of life, was identified. The City is committed to preserving its heritage through investment in existing public facilities.

### **How were these needs determined?**

The City's needs for public facilities were determined through a number of processes with input from City Departments including the Departments of Public Works, Parks and Recreation, and Engineering.

Additionally, the City relies upon the advice of the Revere Neighborhood Advisory Council (RNAC), an all-volunteer group that represents the interests of Revere's diverse neighborhoods in the development and implementation of initiatives that impact the quality of life for Revere residents.

The processes to identify the most critical needs included extensive public input including a community priority needs survey.

### **Describe the jurisdiction's need for Public Improvements**

The City of Revere's Capital Improvement Program has identified needs in excess of \$16,000,000 to improve an aged public infrastructure system. Streets and sidewalks are in need of upgrades including accessibility improvements. Water piping and related underground infrastructure is significantly aged and in need of replacements/upgrades. The City's focus amidst the extensive needs has been to coordinate public improvements with economic development and/or housing initiatives that promote increased neighborhood stabilization.

### **How were these needs determined?**

The City's needs for public facilities were determined through a number of processes with input from City Departments including the Departments of Public Works, Parks and Recreation, and Engineering.

Additionally, the City relies upon the advice of the Revere Neighborhood Advisory Council (RNAC), an all-volunteer group that represents the interests of Revere's diverse neighborhoods in the development and implementation of initiatives that impact the quality of life for Revere residents.

The processes to identify the most critical needs included extensive public input including a community priority needs survey.

**Describe the jurisdiction's need for Public Services**

The City of Revere has a high concentration of low income and very low income residents that face a number of significant challenges related to health, vocational training, housing, nutrition, and educational attainment. Through an assessment of data related to educational attainment, employment, and community health outcomes, the City of Revere has identified youth programming, English language skills, job readiness and employment skills, housing stabilization services, and aging in place services.

**How were these needs determined?**

The needs were determined through an evaluation of available data and through consultation with area service providers. Input was solicited from the Continuum of Care, the Health Department, the School Department, and the Department of Elder Affairs.

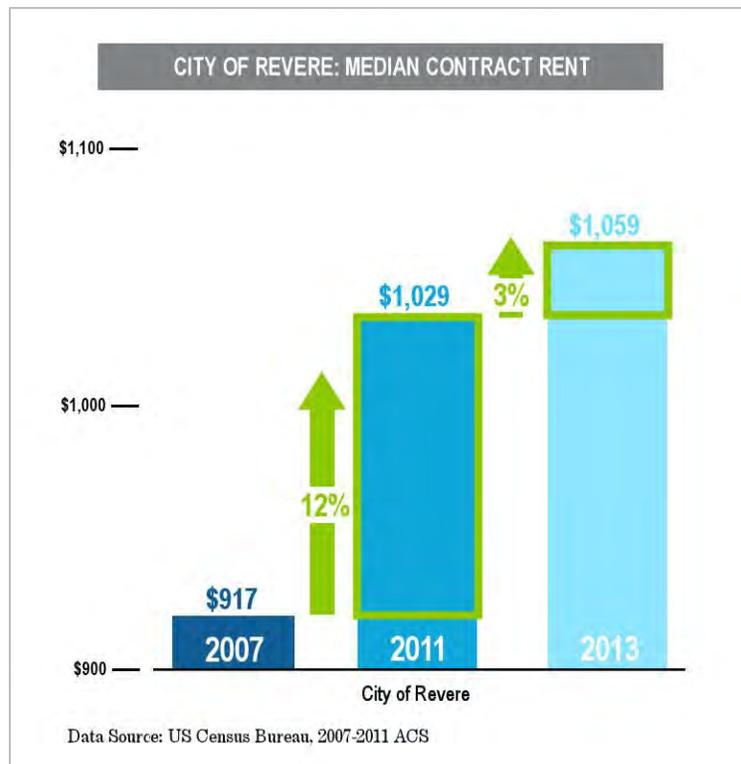
# Housing Market Analysis

## MA-05 Overview

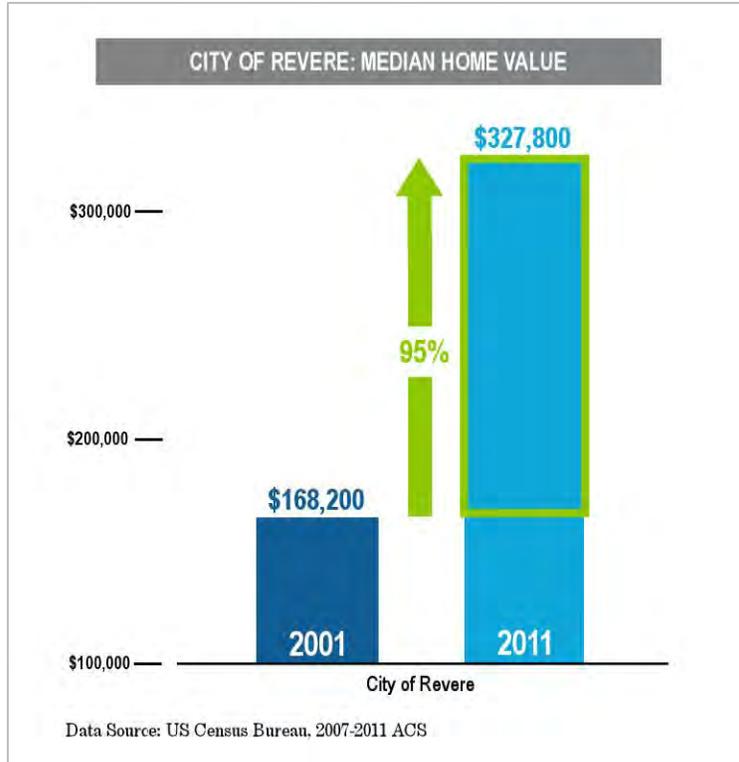
### Housing Market Analysis Overview:

Consistent with HUD's objectives, the City of Revere has prioritized the expansion of economic opportunity, the availability of safe, decent, affordable housing, and creation of suitable living environments. An analysis of the existing market and community data supports the City's investment in preserving and producing affordable housing, improving the condition of existing housing stock, commercial corridors, and public infrastructure, parks, and facilities.

The housing market data clearly demonstrates the lack of sufficient safe, affordable housing stock. An analysis of median contract rent shows a substantial increase in rents from 2007-2011. The median rent increased 12% during a period of national housing crisis. Contract rents have increased an additional 3% during the past two years (2011-2013). The lack of affordable housing is even more acute on the housing value/homeownership front. The median home value has increased by over 95% in the 2001-2011 period. At \$327,800 (ACS 2007-2011), the median value is now unaffordable to the majority of low-and moderate income residents.



Median Rent



**Median Home Value**

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

### Introduction

Like much of the Metro-North region, the City of Revere labor force has benefited from national economic recovery and Boston’s economic growth. With a civilian labor force of 27,780, Revere has a relatively low unemployment rate of 5.52% for adults over the age of 25 (ACS 2007-2011) .

Average commute time is perhaps the best indicator of Boston’s impact on Revere’s employment statistics. 50% of Revere’s employed residents travel more than 30 minutes to work, suggesting residents are commuting into Boston. While Boston provides employment opportunities, Revere recognizes the importance of local economic growth on tax revenue and the City’s financial stability.

Local economic growth has been identified as a priority need throughout the Consolidated Plan process. The City through its Economic Development Department seeks an environment that is “conducive to growing and attracting businesses in order to strengthen and revitalize the City’s neighborhoods and communities and to stabilize and transform our physical, social, and economic environment”. CDBG funds are a critical resource that can support business growth through direct financial assistance, commercial property improvements, and infrastructure upgrades.

The City, along with all NSC Member Communities, is served by the Metro-North Regional Employment Board (MNREB). The MNREB is a “public-private partnership whose mission is to enable area residents to gain the skills to maximize their economic sufficiency and provide employers with the workforce they need to effectively compete in the changing world economy”. The MNREB charters two career centers, both operated by Middlesex Community College. Initiatives of the MNREB are supported by local programs that aim to bolster English language skills, family stability, education, and employment readiness.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	0	0	0	0	0
Arts, Entertainment, Accommodations	5	0	10	0	-10
Construction	1	0	2	0	-2
Education and Health Care Services	9	0	19	0	-19
Finance, Insurance, and Real Estate	9	0	19	0	-19
Information	0	0	0	0	0
Manufacturing	9	0	19	0	-19
Other Services	1	0	2	0	-2
Professional, Scientific, Management Services	6	0	13	0	-13

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	0	0	0	0
Retail Trade	3	0	6	0	-6
Transportation and Warehousing	2	0	4	0	-4
Wholesale Trade	3	0	6	0	-6
Total	48	0	--	--	--

**Table 4 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	27,780
Civilian Employed Population 16 years and over	25,208
Unemployment Rate	9.26
Unemployment Rate for Ages 16-24	40.60
Unemployment Rate for Ages 25-65	5.52

**Table 5 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	4,009
Farming, fisheries and forestry occupations	1,568
Service	3,019
Sales and office	7,449
Construction, extraction, maintenance and repair	2,213
Production, transportation and material moving	1,408

**Table 6 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,371	51%
30-59 Minutes	9,015	37%
60 or More Minutes	2,740	11%
<b>Total</b>	<b>24,126</b>	<b>100%</b>

**Table 7 - Travel Time**

Data Source: 2007-2011 ACS

## Education

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,594	345	1,553
High school graduate (includes equivalency)	7,591	544	2,364
Some college or Associate's degree	4,832	476	1,510
Bachelor's degree or higher	5,195	232	659

**Table 8 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	193	849	1,174	980	996
9th to 12th grade, no diploma	790	675	852	962	1,164
High school graduate, GED, or alternative	1,392	2,490	2,725	5,284	3,586
Some college, no degree	1,234	1,515	1,039	2,362	795
Associate's degree	144	346	612	944	144
Bachelor's degree	454	1,786	1,118	1,677	309
Graduate or professional degree	87	559	364	592	268

**Table 9 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,331
High school graduate (includes equivalency)	33,630
Some college or Associate's degree	40,309
Bachelor's degree	42,814
Graduate or professional degree	60,406

**Table 10 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

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

While the ACS data is not sufficient to fully analyze jobs by business sector, the highest percentages of jobs exist within the following sectors: Manufacturing, Education and Health Care Services. The major occupations by sector are Sales and Office followed by Management (business and financial).

According to the Metro North REB, as of the second quarter of 2014, the leading industry sectors showing the highest employment were: Education and Health Services (104,261), Professional and Business Services (88,185), Trade, Transportation and Utilities (68,859), Leisure and Hospitality (35,151), and Manufacturing (23,256).

**Describe the workforce and infrastructure needs of the business community**

Despite the shrinking total employment cited above, the manufacturing industry has identified a critical need for new workers to replace older, highly-skilled workers who are about to retire. According to The Kitty and Michael Dukakis Center for Urban and Regional Policy at Northeastern University report , Staying Power II: A Report Card on Manufacturing in Massachusetts 2012, manufacturers in the state employ a workforce that is aging faster than that of the rest of the economy (Bluestone et al., 2012). As stated by the report, the proportion of the manufacturing workforce in Massachusetts age 45 and above has swelled from 40.5% in 2000 to nearly 54% in 2010. More than a fifth of the workforce - nearly 59,000 of the current 250,000 employees in this sector - are now at least 55 years old.

Further, the growing number of retirees in the healthcare workforce in combination with the growth in an aging population in need of healthcare services also presents future workforce areas to address. Current in-demand occupations identified by hospitals and other healthcare providers in the region included medical laboratory technologists and medical laboratory technicians, pharmacists, radiation and imaging technicians, clinical nurse educators, certified physician assistants and advanced clinical practitioners. Area hospitals continue to increase the educational and credential requirements for many of these job openings. Fifty-four percent (54%) of all 2010 job postings in this sector required a minimum of an Associate's degree. Always in demand are certified nursing assistants and personal and home health care assistants.

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

The City of Revere has a number of planned projects that may result in an economic impact. These initiatives include:

**Vanguard at Waterfront Square:** Real Estate Capital Partners is teaming with Covington Realty Partners LLC to develop The Vanguard at Waterfront Square, a 194-unit rental apartment community on the waterfront in Revere. The project cost is approximately \$41.7 million. The Vanguard will be the first

project to be developed as part of the Waterfront Square TOD (Transit-Oriented Development) master plan.

**Broadway Central Business District Revitalization:** The MassWorks grant award of \$1,500,000 from the Executive Office of Housing and Community Development will support the transformation of Revere's downtown core with concentrated and well-planned infrastructure improvements along Broadway to support small business, help create jobs, and facilitate the development of new housing units with ready access to public transportation, services, and urban amenities.

**Harley Davidson:** A new Harley Davidson headquarters and sales division is under construction at the old Johnnie's Foodmaster Site in the Northgate Shopping Center. The proposed headquarters is a state-of-the-art facility consisting of a 96,000 square foot building. The investment will total roughly \$18 million dollars.

The proposed development of a casino in Everett is a major change likely to occur during the Consolidated Plan period. The project is scheduled to commence construction in 2016. The project is proposed to result in 8,000 total construction-related jobs and permanent jobs when fully operational. The development of the casino is likely to require significant employment training support and infrastructure improvements.

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

The Metro-North region has the second largest labor force in Massachusetts. The labor force has a full spectrum of workers, from professionals to persons on public assistance. The diversity of the workforce requires a broad menu of available services including workshops, individualized assistance, job search, training, and placements. For dislocated workers, low income adults, and underemployed persons, career training is provided after an assessment of skills and interest. In many cases, occupational skills training, short-term skills development, and intensive job placement assistance is required. English Language skills are provided via a network of human service agencies such as Woman Encouraging Empowerment in Revere.

The REB focuses on a continual alignment of curricula with employer needs. The alignment has led to the focus on the four emerging areas listed below (Healthcare, Advanced Manufacturing, Life Sciences, and Information Technology). Additionally, the Metro North REB is a collaborative partner within the Mass Casino Career Training Institute (MCCTI). Founded within Massachusetts Casino legislation, the MCCTI will provide training and placement services within the proposed Everett Casino. Anticipated skills include casino operations, customer service, culinary arts, and hotel operations.

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

The Metro North Regional Employment Board charters two career centers, both operated by Middlesex Community College, to serve the 20-community Metro-North region: Career Source in Cambridge and Chelsea (satellite), and The Career Place in Woburn.

Metro-North REB initiatives include:

- **Persons with Disabilities:** Through a Ticket to Work Program, people with disabilities are provided core and intensive services including job placement. Triangle, Inc. in Malden is a partner in this program, providing training in health care and culinary arts.
- **Service to Veterans:** Specialized Veterans staff work individually with veterans to ensure a full range of center services. Additionally, the REB hosts a "Hire-A-Veteran" event.
- **Services to Youth:** Services were consolidated within The Career Place to improve coordination. Programs include School to Career; WIA Transition Services for high school dropouts, and employment readiness workshops. Youthwork provide summer jobs in 4 NSC communities.

Regional Strategies employed by the Metro North REB focus on creating partnerships that include industries, employers, community colleges, vocational technical schools, other education/training providers, and career centers in the following four priority areas:

- Healthcare
- Advanced Manufacturing
- Life Sciences
- Information Technology

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

Yes

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

- Yes, the metro Boston area participated in a Comprehensive Economic Development Strategy.
- [http://www.mapc.org/sites/default/files/Metropolitan%20Area%20Planning%20Council\\_Boston%20MA\\_%202014%20CEDS.V2.pdf](http://www.mapc.org/sites/default/files/Metropolitan%20Area%20Planning%20Council_Boston%20MA_%202014%20CEDS.V2.pdf)

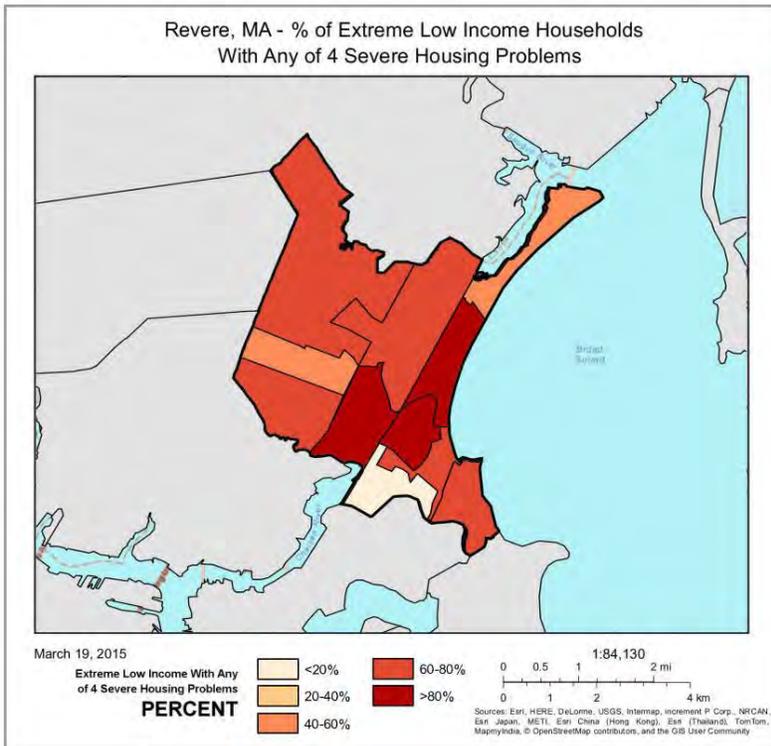
**Discussion**

While the City derives benefits from the Greater Boston economy, the City of Revere seeks to expand local economic opportunities, workforce participation, and the availability of living wage jobs for Revere residents. Through strategic planning and assistance to major development projects, investments in commercial corridors, and in funding to support English language, career development, and youth

programming, the City seeks to improve the welfare of its residents and the financial stability of the City.

## MA-50 Needs and Market Analysis Discussion

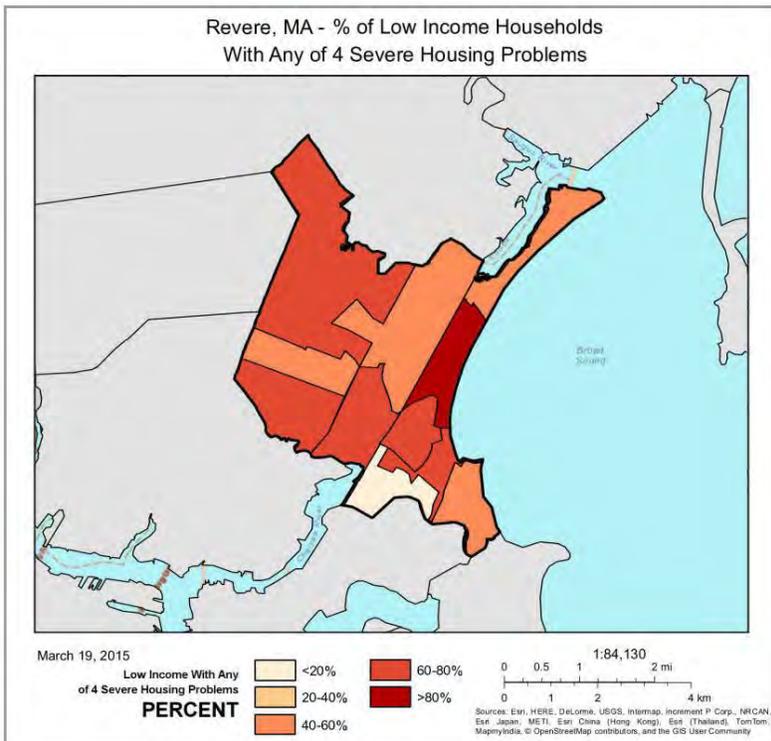
Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")



The series of maps illustrates housing problems for extremely low income, low income, and moderate income households. For purposes of planning and resource allocation, the City has defined concentration as areas with more than 60 % percentage of problems.

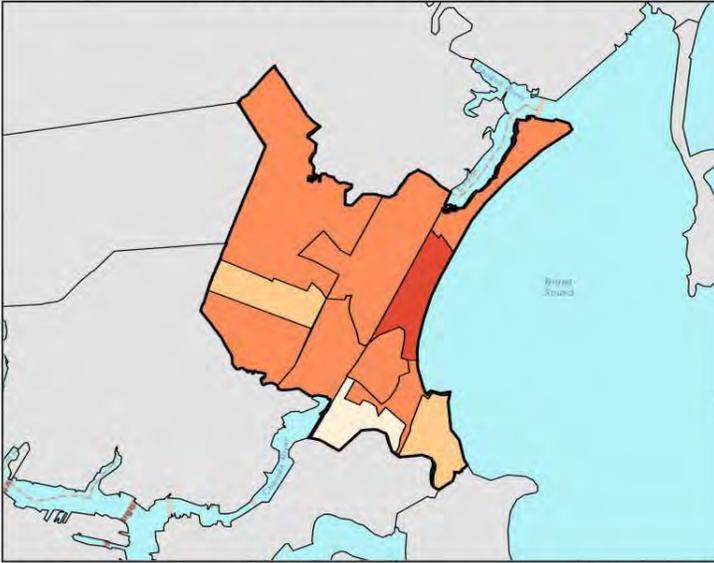
Housing problems for Extremely Low, Low Income, and Moderate Income households exist throughout the City. The highest concentrations exist in the neighborhoods of

- Shirley Avenue
- Lower Revere Street
- Broadway



As over 60% of City's low and moderate income household experience housing cost burdens, for the purposes of this evaluation, concentrations are defined as more than 60%. These concentrations are located within the Shirley Avenue, Broadway, Park Ave, Fenno Street, West Revere, and North Revere neighborhoods.

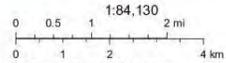
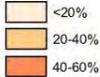
Revere, MA - % of Moderate Income Households  
With Any of 4 Severe Housing Problems



March 19, 2015

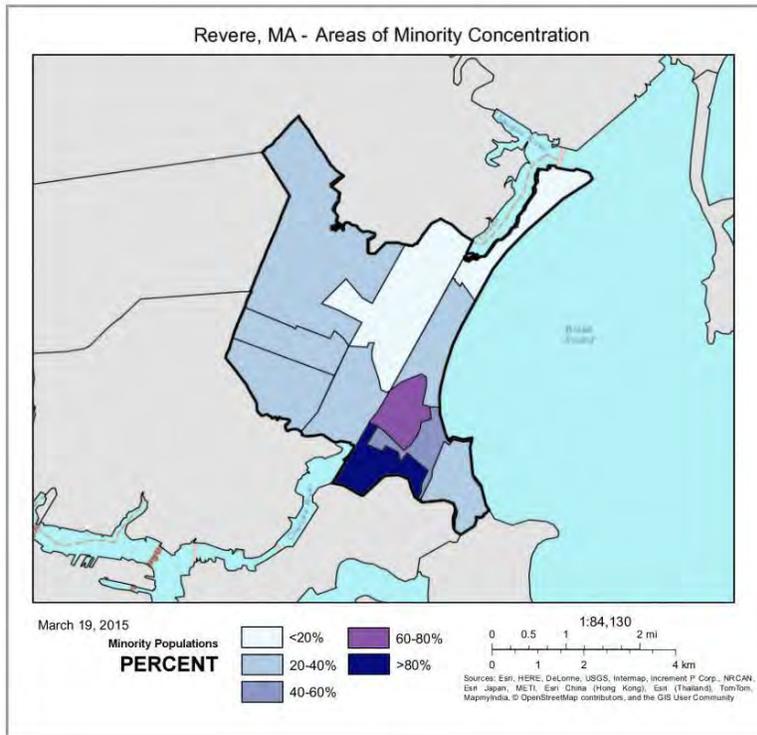
Moderate Income With Any  
of 4 Severe Housing Problems

**PERCENT**

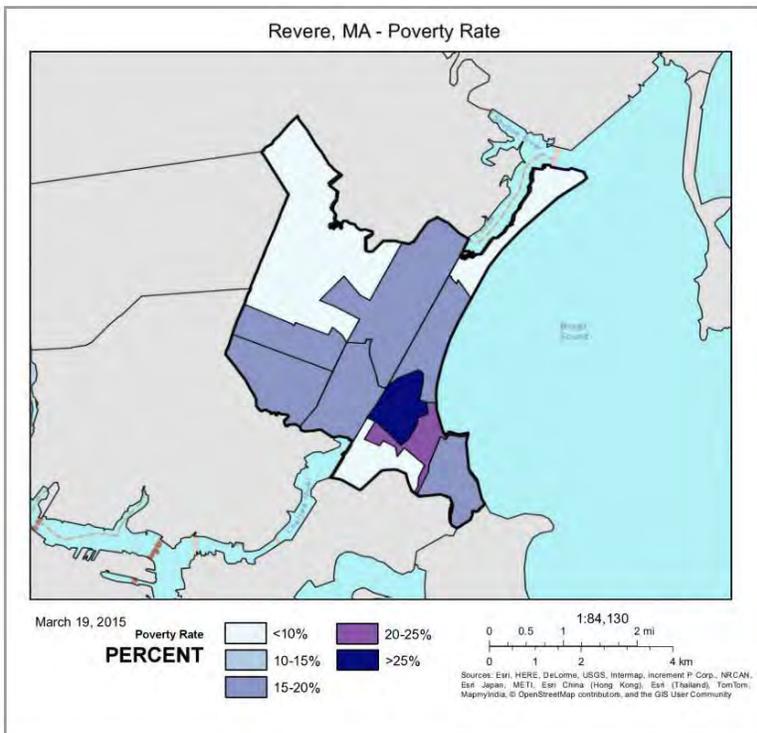


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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



Mapping of minority concentrations and low income families illustrates two adjacent areas that experience concentrations. These areas are located within the Shirley Avenue Neighborhood. The concentration is defined as poverty rates or minority concentration in excess of 60%.



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

With higher numbers of low and moderate income and minority households, these older, denser neighborhoods have traditionally been underserved. They tend to have a range of challenges including housing overcrowding, need for public safety services, less access to parks and open space, and aged public infrastructure.

### **Are there any community assets in these areas/neighborhoods?**

The City has continued to invest in improving these neighborhoods, both with the use of federal CDBG and HOME funds as well as City Government fund. Street and sidewalk improvements have been and continue to be a priority.

The City has been successful in attracting non-federal resources to improve the quality of life and economic opportunities for residents of these neighborhoods.

### **Are there other strategic opportunities in any of these areas?**

There are three significant development opportunities in the areas of concentration. These opportunities include:

- **Broadway Central Business District Revitalization:** Revere's downtown core will be redeveloped with concentrated and well-planned infrastructure improvements that support small business, help create jobs, and facilitate the development of new housing units with ready access to public transportation, services, and urban amenities.
- **Shirley Avenue Neighborhood:** The Transformative Development Initiative, through MassDevelopment, will enable to the City of Revere and its local collaborative partners to leverage equity investments to revitalize this area of concentrated poverty.
- **525 Beach Street:** The Neighborhood Developers are investing \$10,000,000 into the construction of 30 units of affordable housing on Beach Street in Revere.

# Strategic Plan

## SP-05 Overview

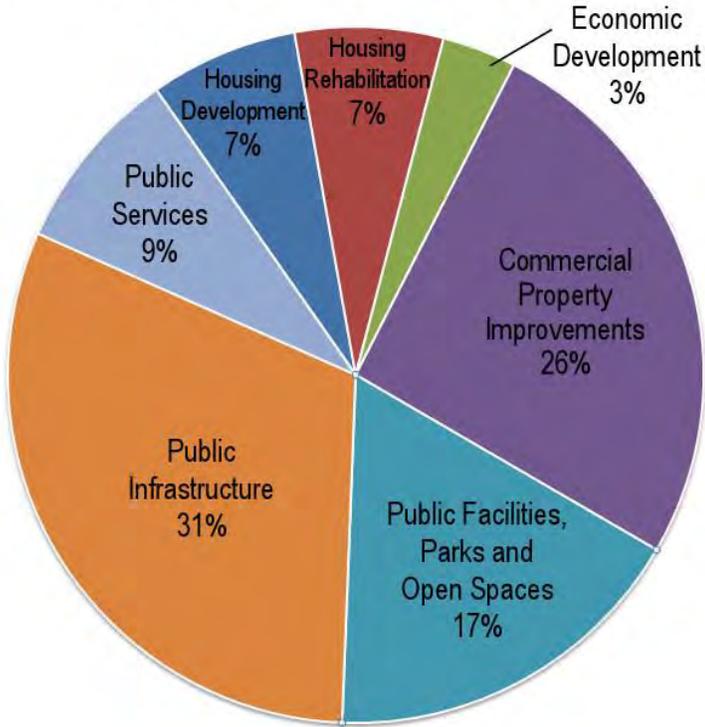
### Strategic Plan Overview

The five Consolidated Plan Goals represent those needs identified as high priorities during the extensive Consolidated Plan Consultation and Citizen Participation process. These five goals are the basis for the Strategic investments in projects and programs that the City will make to address these needs during the five year Consolidated Plan period. The goals are as follows:

- **Affordable Housing** - Increase the availability of affordable housing – both rental and homeownership – and improve the condition of the city’s aged housing stock.
- **Economic Development** - Expand the business base through redevelopment or investment in commercial properties and creation of local employment opportunities for residents.
- **Public Facilities, Parks and Open Space** - Protect historic public spaces, open spaces and wetlands, and gardens;
- **Public Infrastructure** - Make improvements to streets, sidewalks and water/sewer infrastructure; increase access and utilization for all residents.
- **Public Services** - Provide essential services that improve the quality of life and opportunities to low and moderate income persons, especially youth, elders, and special needs persons.

To achieve these goals, the City proposes to invest its CDBG Program funds in accordance with the following chart:

# Five Year CDBG Program Budget



## Five Year CDBG Program Budget

The ultimate expenditure of funds during the Consolidated Plan may differ for reasons such as a function of market changes, investment opportunities, and availability of CDBG and other resources. The goals of the plan will only be amended through a HUD-approved Substantial Amendment process.

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

### **Geographic Area**

**Table 27 - Geographic Priority Areas**

### **General Allocation Priorities**

#### **Describe the basis for allocating investments geographically within the state**

The Community Development Block Grant (CDBG) program is intended to predominantly serve the needs of areas and individuals that are low and moderate income as defined by HUD. The CDBG Eligibility map and corresponding chart of eligible Census tracts/block groups identify those Revere areas eligible for CDBG Low Mod Area Investments.

While Revere is able to invest CDBG funds on priority projects within those areas, HUD encourages Entitlement Communities like Revere to evaluate the benefits of geographic targeting to maximize community outcomes. Geographic targeting is viewed as an effective strategy for neighborhood stabilization. Coordinated investment in public infrastructure, public parks, economic development, and housing within a concentrated geographic area is most likely to yield meaningful improvements in those target areas.

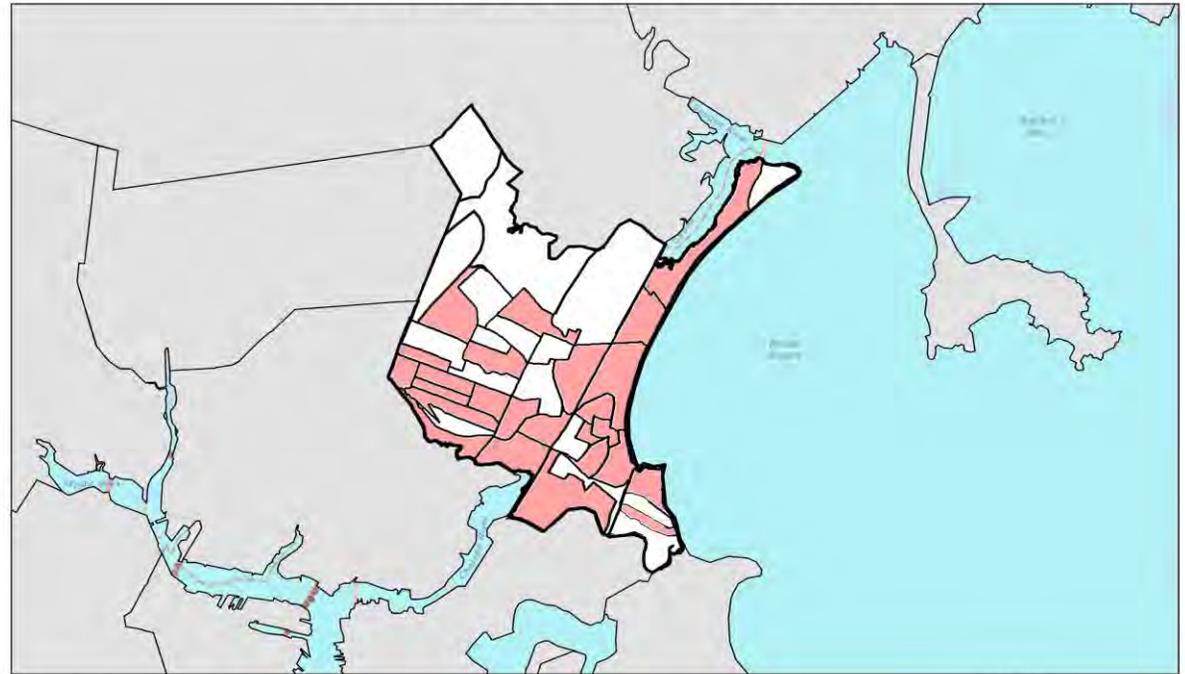
During the course of this Consolidated Plan period, the City of Revere will continue to evaluate the opportunities and benefits of geographic targeting. Consistent with recognized Best Practices, Revere will consider the following prior to implementation of geographic targeting:

25. Utilization of relevant data that supports concentrated investment;
26. Identification of 'Shovel Ready' Investment Opportunities;
27. Evaluation of opportunities to leverage funds or enhance outcomes of Neighborhood Improvement efforts;
28. Solicitation of public input;

The HOME Investment Partnership program (HOME) is required to serve only low and moderate income households but is not required to be geographically targeted. As a member of the North Suburban HOME Consortium, the City of Revere has access to HOME funds to support Affordable Housing Development projects as well as direct assistance to homebuyers. HOME funds will be expended City-wide.

Name	Tract	Block Group	LM	LM Universe	Low Mod %
Revere City	981502	1	50	50	100.00%
Revere City	990101	0	445	445	100.00%
Revere City	170100	4	745	860	86.63%
Revere City	170701	2	945	1,180	80.08%
Revere City	170200	1	870	1,095	79.45%
Revere City	170400	2	825	1,100	75.00%
Revere City	170702	1	715	1,000	71.50%
Revere City	170502	2	1,140	1,660	68.67%
Revere City	170400	4	1,440	2,100	68.57%
Revere City	170800	3	685	1,005	68.16%
Revere City	170702	4	720	1,060	67.92%
Revere City	170100	7	765	1,180	64.83%
Revere City	170601	3	835	1,330	62.78%
Revere City	170100	6	315	505	62.38%
Revere City	170601	4	590	955	61.78%
Revere City	170100	5	735	1,220	60.25%
Revere City	170100	1	785	1,315	59.70%
Revere City	170702	5	915	1,545	59.22%
Revere City	170501	2	1,015	1,735	58.50%
Revere City	170200	3	250	445	56.18%
Revere City	170100	3	585	1,065	54.93%
Revere City	170702	2	1,075	1,960	54.85%
Revere City	170501	1	845	1,555	54.34%
Revere City	170800	1	815	1,550	52.58%
Revere City	170601	2	780	1,490	52.35%
Revere City	170300	4	900	1,760	51.14%
Revere City	170800	4	405	805	50.31%
Revere City	170601	1	825	1,660	49.70%
Revere City	170701	1	285	575	49.57%
Revere City	170702	3	515	1,060	48.58%
Revere City	170200	2	685	1,425	48.07%
Revere City	170300	6	635	1,350	47.04%
Revere City	170300	5	555	1,315	42.21%
Revere City	170300	3	490	1,175	41.70%
Revere City	170100	2	270	760	35.53%
Revere City	170400	3	270	790	34.18%
Revere City	170800	2	380	1,130	33.63%
Revere City	170300	7	160	525	30.48%
Revere City	170300	2	155	565	27.43%
Revere City	170200	4	415	1,790	23.18%
Revere City	170300	1	330	1,450	22.76%
Revere City	170400	1	205	1,015	20.20%
Revere City	170502	1	285	1,525	18.69%

Revere, MA - CDBG Low Mod Census Block Groups



**CDBG Entitlement Areas**

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

### Priority Needs

Table 12 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Public Housing Residents Chronically Homeless Individuals Families with Children Mentally Ill Chronic Substance Abusers Veterans Persons with HIV/AIDS Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Housing Development Housing Rehabilitation
	<b>Description</b>	As detailed within the Needs Assessment and Market Analysis, the City of Revere has complex housing challenges. Similar to its neighboring communities, Revere is within a high cost market due in large part to its proximity to Metro-Boston. Yet, Revere has many lower-income households that are unable to afford the ever-increasing housing cost. The impact has been increasing housing instability. Additionally, the housing stock of Revere is an older stock in need of rehabilitation.
	<b>Basis for Relative Priority</b>	After broad community and stakeholder participation in the Consolidated Planning process and the City's Master Planning efforts, the City identified Affordable Housing as a high priority. Data within the Needs Assessment and Market Analysis, while regional, served as an additional basis for the high priority designation.
<b>2</b>	<b>Priority Need Name</b>	Economic Development

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Income Low Income Moderate Income Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Commercial Property Improvements Economic Development
	<b>Description</b>	As detailed within the Market Assessment, the City of Revere has a significant low-income population. The Expansion of economic opportunities for low and moderate income persons.
	<b>Basis for Relative Priority</b>	After broad community and stakeholder participation in the Consolidated Planning process and the City's Master Planning efforts, the City identified Economic Development as a high priority. Data within the Needs Assessment and Market Analysis, while regional, served as an additional basis for the high priority designation.
	<b>3</b>	<b>Priority Need Name</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Income Low Income Large Families Families with Children Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Public Facilities, Parks, and Open Spaces
	<b>Description</b>	Improvements in public facilities, parks, and open spaces
	<b>Basis for Relative Priority</b>	After broad community and stakeholder participation in the Consolidated Planning process and the City's Master Planning efforts, the City identified Public Facilities, Parks, and Open Spaces as a high priority. Data within the Needs Assessment and Market Analysis, while regional, served as an additional basis for the high priority designation.

4	<b>Priority Need Name</b>	Public Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Public Infrastructure
	<b>Description</b>	Investment in improving an aged public infrastructure
	<b>Basis for Relative Priority</b>	After broad community and stakeholder participation in the Consolidated Planning process and the City's Master Planning efforts, the City identified Public Infrastructure as a high priority. Data within the Needs Assessment and Market Analysis, while regional, served as an additional basis for the high priority designation.
5	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Income Low Income Moderate Income Families with Children Elderly Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	A range of essential services to provide support and opportunities to low income households
	<b>Basis for Relative Priority</b>	After broad community and stakeholder participation in the Consolidated Planning process and the City's Master Planning efforts, the City identified Public Services as a high priority. Data within the Needs Assessment and Market Analysis, while regional, served as an additional basis for the high priority designation.

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

### Introduction

To the greatest extent possible, the City will seek to leverage additional public and private funds to support the goals of this plan and maximize the impact of its CDBG funds. The Community Development Department evaluates projects and programs to insure that additional resources are leveraged at every opportunity.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	700,917	5390	0	706,307	2,803,668	The expected amount assumes small annual reductions in CDBG funding.

**Table 13 - Anticipated Resources**

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

The City anticipates that the use of federal CDBG funds will leverage additional public and private resources. Sources of leveraged funds may include state funds for street and sidewalk improvements; Low-Income Housing Tax Credits, State Housing Bond funds, and private mortgage funds for housing programs; and, federal, state, and local funds in support of human service programs.

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

No publically owned land within the jurisdiction will be used to address needs within the plan.

## **Discussion**

The priorities identified within the Strategic Plan are the outcome of an extensive, comprehensive effort to identify community needs. The Strategic Plan assesses the available resources available to meet those needs. The City of Revere's investments will leverage public and private funds to address the economic development, affordable housing, community development, and special needs populations' needs.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Revere Department of Planning and Community Development	Government	Non-homeless special needs Ownership Planning Rental	Jurisdiction
Revere Housing Authority	PHA	Public Housing	Jurisdiction

Table 14 - Institutional Delivery Structure

**Assessment of Strengths and Gaps in the Institutional Delivery System**

The Institutional structure of the Department of Planning and Community Development (DPCD) has been developed over years of successful operation. Through clearly defined roles and responsibilities within a collaborative working environment, the City of Revere has a delivery system capable of undertaking projects, programs, and services to meet the priority needs of low and moderate income residents.

The DPCD directly provides programs in the areas of housing rehabilitation and lead hazard abatement. The DPCD, with additional technical expertise from relevant city departments and qualified professionals, oversees the Public Improvement projects. If additional funding were to be available, DPCD would expand its staffing to allow for additional long-range strategic planning and project coordination.

Public Services are delivered through non-profit agencies that have demonstrated the capacity to achieve measurable outcomes and program compliance.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance		X	
Utilities Assistance	X	X	

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X		
Other			

Table 15 - Homeless Prevention Services Summary

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

The City of Revere is not a direct recipient of public or private resource with which to address homelessness or to prevent homelessness. Revere is an active member of the "Balance of State" Continuum of Care (CoC), which is overseen by the Commonwealth of Massachusetts. Revere supports the goals of the CoC and the efforts of regional non-profits and service providers to ensure the adequacy of services for eligible persons and families.

The City does receive funding and provide services to veterans through the City's Veterans Affairs Office. The Office is supported by Revere General Government funds as well as State resources.

The City of Revere is not a direct recipient of public or private resources with which to address the needs of HIV families.

Despite the lack of direct funding to support these vulnerable households, mainstream services are provided through a network of regional providers. Services are available to homeless individuals, at-risk households, veterans, and persons with HIV.

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

The City of Revere is an active member of the Commonwealth's "Balance of State" Continuum of Care (CoC), which coordinates an effective service delivery system for persons experiencing homelessness.

The CoC has identified removal of barriers to workforce participation as a leading solution to homelessness. The City of Revere funds a number of workforce readiness-education and soft employment skills programs consistent with the CoC's priorities.

The City of Revere is not a direct recipient of public funds dedicated to homeless or any particular special needs population but has consistently funded public service programs that serve homeless and special needs persons. Within its funding decisions, the City selects programs that are coordinated with regional programs.

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

The Institutional Structure and Service Delivery System would benefit from better coordination by the Commonwealth of Massachusetts in relation to the placement of homeless families in hotels/motels. The State's current methodology of a statewide placement system has created undue burden on communities like Revere that have hotels/motels under State contract. The State's practice places high demands on municipal services and service providers as well as creating additional challenges for families experiencing homelessness.

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

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Development	2015	2019	Affordable Housing	Affordable Housing	CDBG: \$150,000	Rental units rehabilitated: 10 Household Housing Unit  Direct Financial Assistance to Homebuyers: 5 Households Assisted
2	Housing Rehabilitation	2015	2019	Affordable Housing	Affordable Housing	CDBG: \$150,000	Rental units rehabilitated: 13 Household Housing Unit  Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Economic Development	2015	2019	Non-Housing Community Development	Economic Development	CDBG: \$100,000	Businesses assisted: 3 Businesses Assisted
4	Commercial Property Improvements	2015	2019	Non-Housing Community Development	Economic Development	CDBG: \$750,000	Facade treatment/business building rehabilitation: 28 Business
5	Public Facilities, Parks, and Open Spaces	2015	2019	Non-Housing Community Development	Public Facilities, Parks, and Open Spaces	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Infrastructure	2015	2019	Non-Housing Community Development	Public Infrastructure	CDBG: \$909,975	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20,000 Persons Assisted
7	Public Services	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Public Services	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted  Homeless Person Overnight Shelter: 24 Persons Assisted
8	Planning and Administration	2015	2019	Community Development	Not applicable	CDBG: \$700,000	Not applicable

Table 16 – Goals Summary

## Goal Descriptions

1	Goal Name	Housing Development
	Goal Description	Programs to support the identified need of safe, affordable housing. The Housing Need and Market Assessment documented the need to increase the number of affordable housing units - both rental and homeownership. The redevelopment of existing housing will address expand the supply of affordable housing, improve the quality of an aged housing stock, and cure blighting neighborhood influences.
2	Goal Name	Housing Rehabilitation
	Goal Description	The age of Revere's housing stock, along with data on the number of low and moderate income households who live in sub-standard conditions, documents the need for an active housing rehabilitation program.

3	Goal Name	Economic Development
	Goal Description	The City's Economic Development focus incorporates the need to revitalize the major commercial corridors. This could include efforts to increase the physical environment through storefront improvements, streetscape improvements, and improved accessibility, or which provide direct assistance to eligible businesses
4	Goal Name	Commercial Property Improvements
	Goal Description	Based upon the Consolidated Plan's Market Assessment, the City will provide CDBG funding to private for-profit owners to improve commercial properties along strategic commercial corridors.
5	Goal Name	Public Facilities, Parks, and Open Spaces
	Goal Description	The City will continue to make coordinated investments in improving public spaces including public facilities, public parks, and community facilities.
6	Goal Name	Public Infrastructure
	Goal Description	The City will undertake sidewalk and streetscape improvements in low and moderate income areas. To the greatest extent possible, the CDBG-funded improvements will be undertaken in coordination with Public Transportation funds.
7	Goal Name	Public Services
	Goal Description	An array of human service programs will be funded to support the service needs of low-income households including special needs populations.
8	Goal Name	Planning and Administration
	Goal Description	Planning and Administration

**Table 7 – Goals Descriptions**

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

Based upon the City of Revere's experience in the operation of CDBG-funded housing programs, the City anticipates the programs will benefit over 30 households during the Consolidated Plan period. The City projects that four of these households will be extremely low-income; eight of these households will be low-income; and 18 households will be moderate income (50-80% of Area Median Income).

Utilizing HOME funds provided by the North Suburban Consortium, the City estimates that 15 households will be assisted during the Consolidated Plan period. Of those HOME assisted households, the City estimates that four will be extremely low-income; five will be low-income; and six will be moderate income.

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

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

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

Public Awareness and Education is the keystone of an effective public health policy. The Commonwealth’s Childhood Lead Paint Prevention Program provides a wealth of information about the hazards, safe treatment, and legal responsibilities related to Lead-based Paint Hazards. The CLPP additionally tracks childhood blood testing rates and incidence of poisoning. The commitment to raise public awareness led to the passage of Massachusetts’ Lead Law that requires property owners to remove or cover all lead paint hazards in home built before 1978 if a child under 6 resides in the home.

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

- Provide a copy of lead inspections reports
- Provide a copy of the Letter of Compliance
- Provide any information about lead in the home

A Seller of home built prior to 1978 must provide the Buyer the following:

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

The Commonwealth operates the “Get the Lead Out” program through a certified Local Rehabilitation Agency and private lenders. The program provides secondary financing at desirable rates to remediate/remove lead hazards from residential units. The funds, while limited, are available throughout the Commonwealth. Additionally, the City of Revere provides rehabilitation financing to eligible households and the NSC finances lead removal within HOME funded development projects.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Revere has achieved 88% rate for children under 6 and has 0.4% per 1000 incidents of children with elevated blood levels. Despite the very low rates of elevated blood levels, 79% of Revere’s housing stock is considered at-risk by the Childhood Lead Paint Poisoning Prevention Program. Funding to address the potential hazards within this aged housing stock is necessary to increase the access of families with young children to lead safe housing.

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

Revere and the North Suburban HOME Consortium have fully integrated Lead Hazard education and remediation into housing policies and programs. The City of Revere and the NSC require compliance with Mass Lead Notification Laws to be documented within all project files. Affordable rental projects are required to have tenant-signed Lead Notifications; Homeownership projects are required to have prospective purchasers sign the Commonwealth's Transfer of Property Notification.

Revere promotes the availability of favorable financing to remove lead hazard risks. Referrals to the "Get the Lead Out" program and Revere's home rehabilitation program are regularly made by Community Development staff.

Additionally, CDBG and HOME Programs' Policies and Procedures require the following:

29. The Property Owner is required to provide required notice to all occupants
30. The home to be inspected by a trained professional
31. Assessment if the project is low, moderate, or high-risk of requiring de-leading
32. Work is to be performed by appropriate party
33. The monitoring de-leading to ensure compliance with federal and state laws
34. The obtaining of project clearance

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

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

Revere continues its active engagement in a network of regional and local organizations operating programs and initiatives intended to help reduce the number of persons living in poverty. According to the 2009-2013 American Community Survey, 15.4% of Revere residents live in poverty. To reduce this number, the City will continue its focus on the following Anti-poverty initiatives:

- Support for economic development initiatives that result in employment opportunities for low and moderate income residents
- Provision of training, technical assistance, and resources to support emerging and existing small business owners
- Provision of job readiness and job training programs for low-income residents
- Removal of Barriers to Education and Employment
- Provision of services that support self-sufficiency

**Economic Development** - Revere's Anti-poverty strategy is predicated upon the expansion of economic opportunities for all its residents. The City works to expand local economic opportunities through commercial property improvement programs, streetscape and façade programs in Broadway Central Business district and along commercial corridors, and small business assistance programs. Additionally, proposed economic development opportunities at larger and mixed-use Transit Oriented Development (TOD) are likely to benefit low-income residents.

**Employment Opportunities** - The City of Revere is intently focused on living-wage, long term employment as the most effective poverty fighting tool. Revere's unemployment rate as of January 2015 was 5.6%. While Revere employment statistics benefit from the economics of Metro-Boston, the creation of local jobs conveniently located near low-income neighborhoods is a key to further reducing this number.

**Job Training** - Workforce development job training programs available to Revere residents include:

- **Metro North Regional Employment Board (MNEB)** - Career Center in Everett with its educational partner Bunker Hill Community College; North Shore Community College is the educational partner of the North Shore Workforce Investment Board.
- **Revere CARES/MGH Center for Community Health Improvement** - Affiliated with "Building Futures", a youth employment initiative of *Career Source*, a Massachusetts One Stop Center; it is chartered by the Metro North Regional Employment Board and operated by Employment Resources, Inc.
- **Community Action Program Inter-City, Inc. (CAPIC)** - Offers employment training programs in collaboration with the Agency's workforce/training subcontractor American Training Inc. /LARE. CAPIC works with Project Hope and the Green Jobs Academy to train and place clients in

the following paths: administrative assistant, accounting support, office computer skills, bio-medical, hospitality, culinary arts, automotive repair technician, CDL license, financial services, medical office, building maintenance, and certified nursing assistant.

**Barriers to Employment** - Basic education/high school degree, English Language skills, transportation, and affordable childcare have all been identified as barriers to employment. The City's goal is to address these barriers through the provision of services for low-income residents; making necessary support services not only available to residents, but more importantly accessible.

**Support Services** - The integration of supportive social services is essential to remove barriers that face residents who are seeking employment.

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

The City's Anti-poverty strategy is coordinated with this Consolidated Plan As follows:

**Economic Development Initiatives** - The Consolidated Plan prioritizes the need for economic development and proposes funding for commercial redevelopment within Central Business District in Year 1.

**Provision of Training to Small Businesses** - The Consolidated Plan identifies support for small business development as a priority.

**Provision of Job Readiness and Job Training Programs** - The Consolidated Plan prioritizes job readiness and training programs and proposes funding for such programs in Year 1.

**Removal of Barriers to Education and Employment and Support Services** - The Consolidated Plan prioritizes afterschool programs and English language programs. The City has proposed funding for both programs in Year 1 of the Plan.

## **SP-80 Monitoring - 91.230**

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

All CDBG-funded projects and programs are monitored by the Department of Planning and Community Development for compliance with all applicable regulations and contract provisions. The Department approaches monitoring as an ongoing process from award through project completion. Section 3 and Equal Opportunity Contracting is included within the Department's monitoring functions.

The Department of Planning and Community Development performs the following monitoring functions:

35. Inclusion of program requirements within funding agreements;
36. Review of reimbursement requests through desk audits, and, if appropriate, field observations;
37. Review of grant recipient's program reports for eligibility of beneficiaries and of activities;
38. Provision of technical assistance upon request or as determined by desk reviews.

The monitoring process is regularly evaluated to ensure effectiveness and improve efficiencies. Where applicable, all contracts for construction are monitored for Section 3 compliance, MBE and WBE goals and compliance with the Davis-Bacon Act and the Massachusetts and Federal Prevailing Wage Laws. All contractors participating in CDBG funded projects will continue to be required to fulfill all required regulations.

HOME program requirements are monitored by the Malden Redevelopment Authority as the administrator of the HOME Investment Partnership Program.

# Expected Resources

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

### Introduction

To the greatest extent possible, the City will seek to leverage additional public and private funds to support the goals of this plan and maximize the impact of its CDBG funds. The Department of Planning and Community Development evaluates projects and programs to insure that additional resources are leveraged at every opportunity.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	700,917	5,390	0	706,307	2,803,668	The expected amount assumes small annual reductions in CDBG funding.

**Table 17 - 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 anticipates that the use of federal CDBG funds will leverage additional public and private resources. Sources of leveraged funds may include state funds for street and sidewalk improvements; Low-Income Housing Tax Credits, State Housing Bond funds, and private mortgage funds for housing programs; and, federal, state, and local funds in support of human service programs.

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

No public land within the jurisdiction will be used to address needs within the plan.

**Discussion**

The priorities identified within the Strategic Plan are the outcome of an extensive, comprehensive effort to identify community needs. The Strategic Plan assesses the resources available to meet those needs. The City of Revere's investments will leverage public and private funds to address the economic development, affordable housing, community development, and special needs populations' needs.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2015	2019	Affordable Housing	City wide	Affordable Housing	CDBG: \$117,890	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Commercial Property Improvements	2015	2019	Non-Housing Community Development	Eligible census tracts	Economic Development	CDBG: \$175,000	Facade treatment/ business building rehabilitation: 7 Business
3	Public Facilities, Parks, and Open Spaces	2015	2019	Non-Housing Community Development	Eligible census tracts	Public Facilities, Parks, and Open Spaces	CDBG: \$260,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3084 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	City-wide	Public Services	CDBG: \$30,000	Public service activities for Low/Moderate Income Housing Benefit: 75 Households Assisted Homeless Person Overnight Shelter: 6 Persons Assisted
5	Planning and Administration	2015	2019	Planning and Administration	Non applicable	Planning and Administration	CDBG: \$123,417	Non applicable

**Table 18 – Goals Summary**

### Goal Descriptions

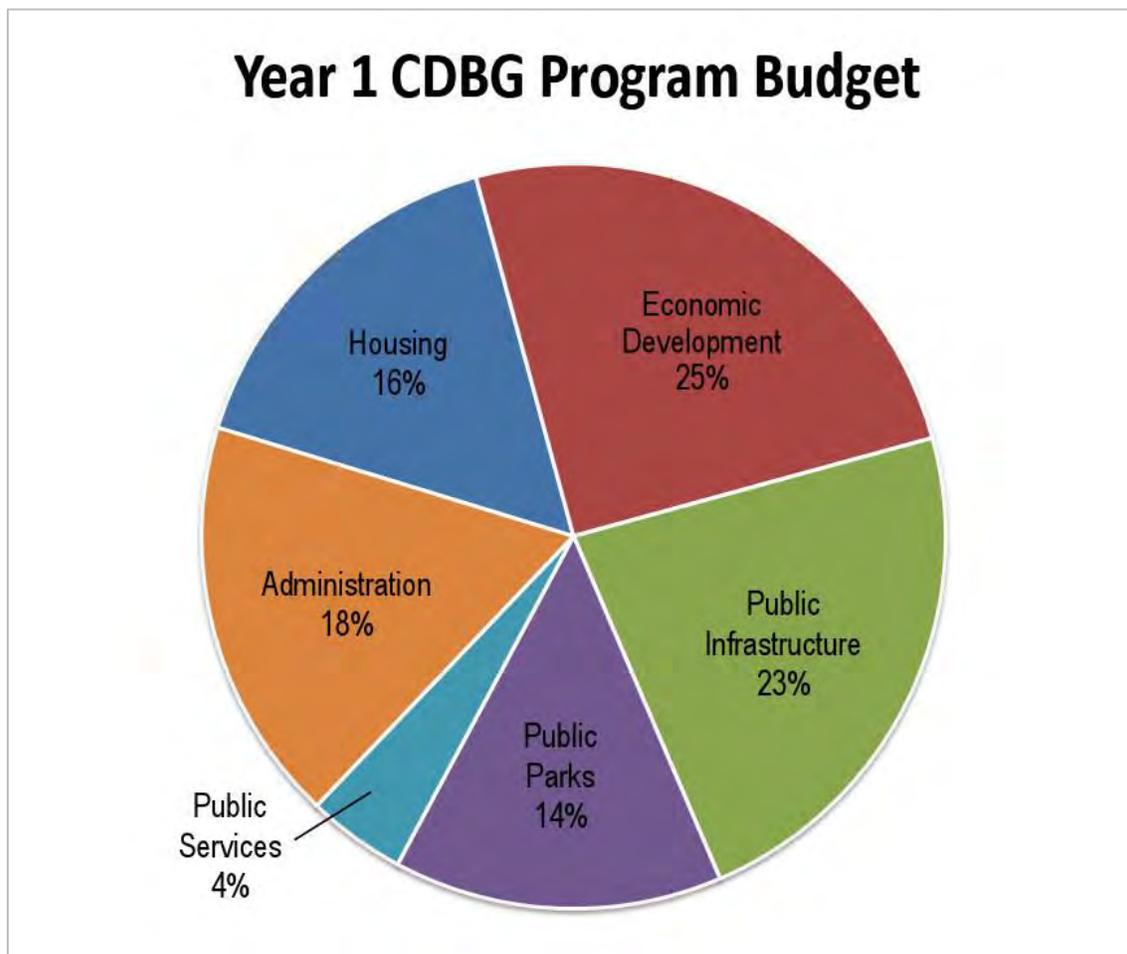
1	Goal Name	Housing Rehabilitation
	Goal Description	The City will operate a housing rehabilitation program that assists existing homeowners to improve their properties. Funds will be made available to address rehabilitation needs with their primary residential unit or an affordable rental in 2-4 family properties.
2	Goal Name	Commercial Property Improvements
	Goal Description	Storefront and signage improvements to commercial properties along Broadway.
3	Goal Name	Public Facilities, Parks, and Open Spaces
	Goal Description	Improvements to Oak Island Park.
4	Goal Name	Public Services
	Goal Description	Funding to the following public service programs: CAPIC workforce training program, Community Schools, Woman Encouraging Empowerment, and Sylvia's Safe Haven.

5	Goal Name	Planning and Administration
	Goal Description	Planning and Administration

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

In Year 1 of the Consolidated Plan, the City allocated funding that addresses unmet priority needs while continuing commitments to successful multi-year initiatives. The Home Rehabilitation goal is a long-standing, successful program that addresses the highest need - safe, affordable housing. Similarly, the Commercial Store Front improvement program is a long-standing commitment to support local business growth. Public Service Activity programs are likewise long-standing successful programs operated by the City and non-profit partner agencies. Public Infrastructure and projects represent a continued commitment to improving public spaces.



#	Project Name
1	Public Service
2	Public Facilities/Infrastructure
3	Commercial Property Rehab
4	Housing
5	Administration

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

The City allocated funding to address the priorities identified within the Consolidated Plan process. The overwhelming priority was a continuing commitment to an improving Parks and Public Infrastructure, which accounted for nearly 38% of the CDBG Entitlement funding. The improvements are all part of a larger effort to increase utilization and accessibility to all public spaces for all Revere residents. Despite this significant investment, public parks and infrastructure needs will remain unmet.

The second significant funding allocation, representing slightly more than 15% of the CDBG allocation, is to successful home rehabilitation program. Again, the need for services far exceeds the available resources. Based upon the number of properties with one or more housing conditions, this program, although successful, will not be able to adequately address the need.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Public Service
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	social service activities
	<b>Target Date</b>	6/15/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	seventy-five low-moderate income families
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	Women Encouraging Empowerment will provide adult learning opportunities for new comers/immigrants, low-to moderate income Revere residents who are looking to learn English, gain employment and or obtain a better job. CAPIC HISET will provide community based learning opportunities for low moderate income out of school youth and adults to remove significant barriers to employment. Sylvia's Haven will provide critical shelter for homeless women with children and seek to direct them to needed financial, health, and social service resources. Revere Community Schools will provide working lower-income adults access to skills training that will enable them to improve their economic status and integrate better into the fabric of the community and community life.
2	<b>Project Name</b>	Public Facilities/Infrastructure
	<b>Target Area</b>	CDBG Eligible areas
	<b>Goals Supported</b>	Public Facilities, Parks, and Open Spaces Public Infrastructure
	<b>Needs Addressed</b>	Public Facilities, Parks, and Open Spaces Public Infrastructure
	<b>Funding</b>	CDBG: \$260,000

	<b>Description</b>	Oak Island Park Rehabilitation- ball field irrigation system and re-grading/re-seeding, new walkways, playground equipment, resurfacing of basketball and street hockey courts. Mountain Avenue improvements- resurfacing of 2250 linear feet of roadway and 1200 sidewalk
	<b>Target Date</b>	6/15/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Oak Island Park- 735 predominately low-moderate income families will benefit from this activity  Mountain Avenue-1193 predominately low-moderate income families will benefit from this activity
	<b>Location Description</b>	Oak Island Park- Dashwood Avenue  Mountain Avenue from Adams Street to Seaview Avenue
	<b>Planned Activities</b>	Oak Island Park Rehabilitation  Mountain Avenue Improvements
3	<b>Project Name</b>	Commercial Property Rehab
	<b>Target Area</b>	CDBG Eligible areas
	<b>Goals Supported</b>	Commercial Property Improvements
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$175,000
	<b>Description</b>	storefront rehabilitation grants and signage replacement rebates
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	fifteen low-- moderate income families will benefit from the storefront improvement project
	<b>Location Description</b>	Broadway, Revere
<b>Planned Activities</b>	storefront/facade improvements	
4	<b>Project Name</b>	Housing
	<b>Target Area</b>	City wide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$112,500

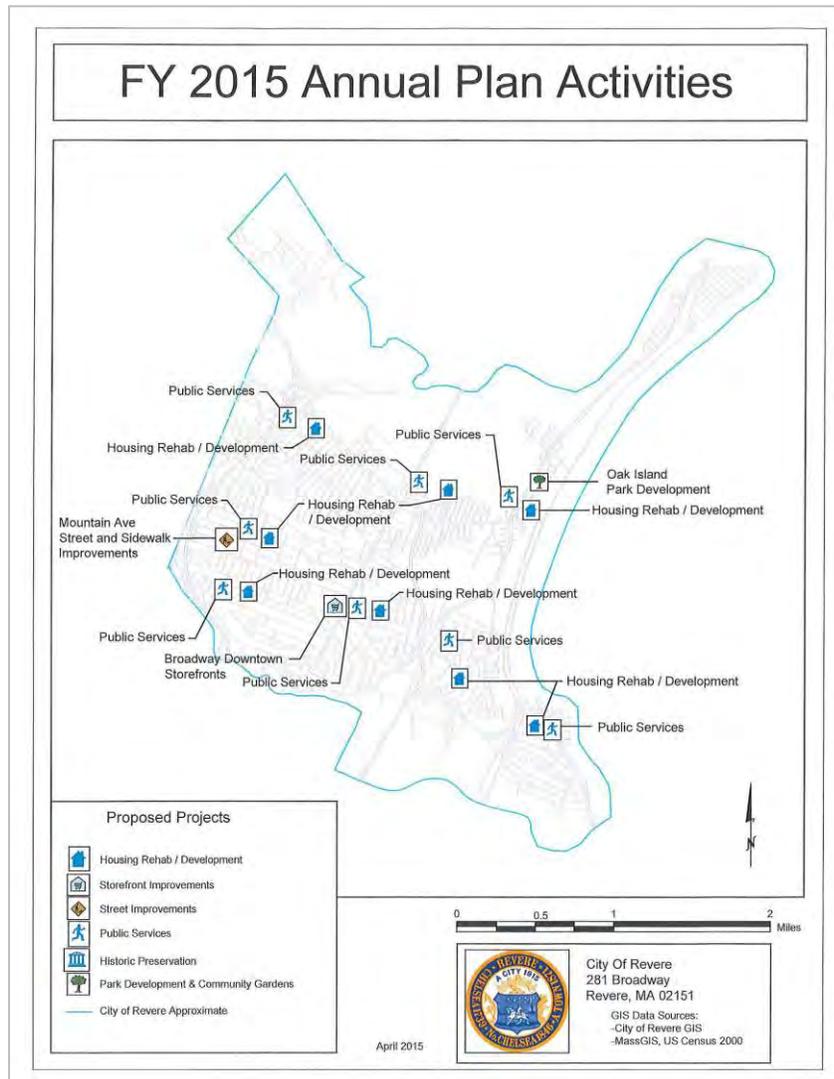
	<b>Description</b>	Owner occupied housing rehabilitation; Development assistance
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 low-Moderate income families
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	housing rehab: code violation eradication
	<b>5</b>	<b>Project Name</b>
	<b>Funding</b>	CDBG: \$123,417
	<b>Description</b>	Administration of 2014 CDBG Program
	<b>Target Date</b>	8/31/2016
	<b>Planned Activities</b>	Administration of 2015 CDBG Grant

## 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

In Year 1 of the Consolidated Plan, the City allocated funding that addresses unmet priority needs while continuing commitments to successful multi-year initiatives. The projects funded within Housing Development and Home Rehabilitation goals are long-standing, successful programs that address the highest need - safe, affordable housing. Public Service Activity programs are likewise long-standing successful programs operated by the City and non-profit partner agencies. Economic Development is addressed through improvements to storefronts along a major commercial corridor. Public Infrastructure, Parks, and Facility projects represent a continued commitment to improving public spaces.

### Geographic Distribution



### **Rationale for the priorities for allocating investments geographically**

The majority of CDBG funding in Year 1 is allocated to physical improvement projects in Low and Moderate Income Areas that will be available city-wide.

Housing Rehabilitation programs and public service activities, which combined, account for \$142,500, are operated based upon the eligibility of the person/household, not through geographic targeting.

### **Discussion**

Utilizing input from the Consultations and Citizen Participation, the City chose to target programmatic responses to identified needs rather than geographic targeting.

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

### **Introduction**

The Annual Action Plan activities and goals coincide with the priorities identified within the Consolidated Plan. The activities selected for Year 1 funding are those projects that are ready to proceed, and able to make immediate impacts to low and moderate income persons. Eligible projects selected through the process included public improvements such as improved accessibility to public parks and streets.

The City will also continue to operate its successful home rehabilitation program as well as its storefront improvement program.

Eligible public service activities were selected through a formal solicitation process, which prioritizes programs to best address identified needs.

### **Actions planned to address obstacles to meeting underserved needs**

The greatest obstacle to addressing unmet needs is the lack of resources. The City will seek to maximize the resources available in furtherance of the Year 1 activities.

The City will ensure that selected public improvement projects are ready to proceed. Often, public works projects can encounter numerous delays due to public process, design, and weather constraints. To minimize delays, the City has selected those improvements that are able to be undertaken during Year 1 of the Plan.

### **Actions planned to foster and maintain affordable housing**

The City has allocated nearly 15% of its annual CDBG budget towards the goal of preserving, producing, and improving affordable housing. The City will operate a home rehabilitation program and will support the programs and projects of its affordable housing developers. The North Suburban Consortium provides access to funding to address this high priority affordable housing goal.

### **Actions planned to reduce lead-based paint hazards**

The City will fund the reduction of lead-hazard within its home rehabilitation program.

The City will continue to provide housing rehabilitation funding, which requires safe treatment of all lead-based paint hazards. In addition, the Malden Redevelopment Authority, as HOME funds Administrator, will ensure compliance with MA lead laws on all homebuyer assistance and developer-driven projects, both homeowner and rental.

### **Actions planned to reduce the number of poverty-level families**

The Action Plan includes funding of public service programs that support self-sufficiency and of a storefront improvement program designed to create local jobs.

The City is an active member of the Metro-North Regional Employment Board and will continue to support job training and employment readiness programs.

### **Actions planned to develop institutional structure**

The City will continue to enhance its program coordination functions, largely in the areas of prioritization of projects and of performance monitoring. Through inter-departmental communication, the Department of Planning and Community Development will be readily available to identify those public works and facility projects which are ready to proceed. 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 Revere-based providers as well as a network of regional housing and human services providers.

The City will continue to participate as member of the North Suburban HOME Consortium. Through this participation, the City is able to effectively coordinate its housing agenda with the surrounding communities.

### **Discussion**

See the above discussions

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The City of Revere's Consolidated Plan and Annual Action Plan identify the available resources available to meet priority needs.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	5389.41
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>5389.41</b>

#### 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.	72%

#### Discussion

The City anticipates that in 2015 at least 70% of the CDBG funds will benefit persons of low and moderate income. For the public service and housing components, 100 % of persons assisted will be of low and moderate income. The remaining CDBG funds (public facilities and infrastructure) will benefit at least 65% of persons of low and moderate income.

# APPENDICES

## Citizen Participation

### LEGAL NOTICE

CITY OF  
REVERE  
PUBLIC  
HEARING  
NOTICE  
PROPOSED  
FY2015  
ANNUAL PLAN  
PERFORMANCE  
UNDER FY2014  
ANNUAL PLAN  
HUD COMMUNITY  
DEVELOPMENT  
BLOCK GRANT  
PROGRAM

The City of Revere, acting through its Chief Executive Officer, Mayor Daniel Rizzo, is a HUD Community Development Entitlement Community in the Federal Community Development Block Grant Program (CDBG) and is required to submit a FY2015 Annual Plan detailing the use of funds. The City of Revere expects to receive approximately \$700,917 for its FY 2015 CDBG Program.

An important part of this process is obtaining public input and comment. The Department of Planning and Community Development (DPCD) will hold the second of two public hearings on Thursday, March 12, 2015 at 6:00 pm in the Community Room of the Revere Police Headquarters, 400 Revere Beach Parkway. At this public hearing the DPCD will review the proposed use of funds under the Annual Plan for the FY2015 CDBG

provided a request for such assistance is made at a reasonable time prior to the public hearing to the DPCD at the above address or by telephone at 781-286-8184 or by email to jsquibb@revere.org. The Community Room at the Police Headquarters where the hearing will be held is fully accessible. Frank Stringi, Director Department of Planning and Community Development

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### LEGAL NOTICE

(SEAL)

THE COMMONWEALTH OF  
MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE  
TRIAL COURT  
2015 SM 000697  
ORDER OF NOTICE

To:  
Bryan Hamilton; Henry J. Hamilton  
and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.;  
Nationstar Mortgage LLC claiming to have an interest in a Mortgage covering real property in Revere, numbered 26 Hickborn Street, given by Bryan Hamilton and Henry J. Hamilton to Mortgage Electronic Registration Systems, Inc., dated August 25, 2005, and recorded with the Suffolk County Registry of Deeds at Book 37959, and now held

Program year July 1, 2015 through June 30, 2016. The hearing will also summarize the City's performance under the FY2014 Annual Plan and will provide the public the opportunity to ask questions and comment on the City's performance under that plan. From April 6, 2015 to May 7, 2015, the FY2015 Annual Plan will be available for public review during regular business hours at the DPCD office, Revere City hall, 281 Broadway, Revere, MA 02151, at the Revere Public Library, 179 Beach Street, Revere, MA 02151, and at the City Clerk's Office, Revere City Hall. The FY2014 Annual Plan will also be posted on the City's website ([www.revere.org](http://www.revere.org)). The DPCD has established a 30 day comment period on the Annual Plan. Written comments must be received by 4:00 pm on May 8, 2015. Such comments will be considered by the DPCD and responded to in the formal plan to be submitted to the U.S. Department of Housing and Urban Development on or before May 15, 2015 following the conclusion of the formal comment period. Persons with speech, hearing, or sight disabilities and persons requiring translation services will be accommodated at the public hearing to the greatest extent possible.

Page 24, ...  
by the Plaintiff by assent has/have filed in this court a complaint for determination of Defendant's/Defenda Servicemembers statu If you now are, or recently have been, in t active military service the United States of America, then you m be entitled to the benefits of the Servicemen bers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on th basis, then you or your attorney must fil written appearance or answer in this court at Three Pemberton Squ Boston, MA 02108 on before March 23, 201 or you will be forever barred from claiming that you are entitled t the benefits of said Act. Witness, JUDITH C. CUTLER, Chief Justice this Court on February 6, 2015  
Attest:  
Deborah J. Patterson  
Recorder  
201409-0436-TEA

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### LEGAL NOTI

CITY OF  
REVERE  
REQUEST  
FOR  
PROPOSALS  
INSURANCE  
CONSULTING  
SERVICES TO  
THE CITY OF  
REVERE

CITY OF REVERE  
PUBLIC HEARING NOTICE  
PROPOSED FY2015 ANNUAL PLAN  
PERFORMANCE UNDER FY2014 ANNUAL PLAN  
HUD COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The City of Revere, acting through its Chief Executive Officer, Mayor Daniel Rizzo, is a HUD Community Development Entitlement Community in the Federal Community Development Block Grant Program (CDBG) and is required to submit a FY2015 Annual Plan detailing the use of funds. The City of Revere expects to receive approximately \$700,917 for its FY 2015 CDBG Program.

An important part of this process is obtaining public input and comment. The Department of Planning and Community Development (DPCD) will hold the second of two public hearings on Thursday, March 12, 2015 at 6:00 pm in the Community Room of the Revere Police Headquarters, 400 Revere Beach Parkway. At this public hearing the DPCD will review the proposed use of funds under the Annual Plan for the FY2015 CDBG Program year July 1, 2015 through June 30, 2016. The hearing will also summarize the City's performance under the FY2014 Annual Plan and will provide the public the opportunity to ask questions and comment on the City's performance under that plan. From April 6, 2015 to May 7, 2015, the FY2015 Annual Plan will be available for public review during regular business hours at the DPCD office, Revere City Hall, 281 Broadway, Revere, MA 02151, at the Revere Public Library, 179 Beach Street, Revere, MA 02151, and at the City Clerk's Office, Revere City Hall. The FY2014 Annual Plan will also be posted on the City's website ([www.revere.org](http://www.revere.org)). The DPCD has established a 30 day comment period on the Annual Plan. Written comments must be received by 4:00 pm on May 8, 2015. Such comments will be considered by the DPCD and responded to in the formal plan to be submitted to the U.S Department of Housing and Urban Development on or before May 15, 2015 following the conclusion of the formal comment period. Persons with speech, hearing, or sight disabilities and persons requiring translation services will be accommodated at the public hearing to the greatest extent possible provided a request for such assistance is made at a reasonable time prior to the public hearing to the DPCD at the above address or by telephone at 781-286-8184 or by email to [jsquibb@revere.org](mailto:jsquibb@revere.org). The Community Room at the Police Headquarters where the hearing will be held is fully accessible.

Frank Stringi, Director  
Department of Planning and Community Development

To be advertised February 25 and March 4, 2015

CITY OF REVERE  
PUBLIC HEARING NOTICE  
الخطة السنوية المقترحة للسنة المالية 2015  
الإنجازات في إطار خطة السنة المالية 2014  
برنامج المنحة الكتلية الحكومية لتنمية المناطق الحضرية والإسكان

إن مدينة رفير، التي تتصرف من خلال رئيسها التنفيذي Mayor Daniel Rizzo، تشكل مجتمع تنموي للسكن والمناطق الحضرية له الحق في الحصول على برنامج المنحة الكتلية الحكومية لتنمية المجتمع (CDBG) ويتوجب عليها أن تقدم خطة سنوية للسنة المالية 2015 بتفصيل استخدام الأموال. إن مدينة رفير تتوقع الحصول على ما يقارب \$700,917 برنامج المنحة الكتلية الحكومية لتنمية المجتمع (CDBG) الخاص بها للسنة المالية 2015.

الجزء المهم من هذه الإجراءات هو الحصول على إقتراحات وتعليقات الشعب. ستعقد إدارة التخطيط والتنمية الإجتماعية (DPCD) الجلسة الثانية من جلستين الإستماع العلنيين، يوم الخميس 12 مارس 2015 على الساعة 6:00 مساءً بغرفة الجماعة على مستوى المقر الرئيسي لشرطة رفير، 400 Revere Beach Parkway Revere MA. خلال هذه الجلسة العلنية، تقوم إدارة التخطيط والتنمية الإجتماعية لمراجعة ومراجعة إستخدام الأموال المقترح في إطار الخطة السنوية للسنة المالية 2015 المترابحة من 1 جويليا 2015 إلى غاية 30 جون 2016. وستقوم الجلسة أيضا بإعطاء موجز عن إنجازات المدينة ضمن الخطة السنوية للسنة المالية 2014 وستتاح الفرصة للجمهور لطرح أسئلة وتعليقات بخصوص إنجازات المدينة في إطار هذه الخطة. من 6 أبريل 2015 إلى غاية 7 مايو 2015 للسنة المالية 2015 ستكون الخطة السنوية متاحة للجمهور خلال أوقات الشغل العادية بمكتب إدارة التخطيط والتنمية الإجتماعية (DPCD) بمقر دار البلدية، 281 Broadway Revere, MA 02151، وبالمكتب العمومية لرفير بالعنوان 179 Beach Street, Revere MA 02151 بمكتب كاتب مدينة رفير بمقر البلدية. وسيتم أيضا نشرها بموقع مدينة رفير على شبكة الأنترنت ([www.revere.org](http://www.revere.org)). وقد قررت إدارة التخطيط والتنمية الإجتماعية فترة 30 يوما للتعليق عن هذه الخطة السنوية. يجب أن يتم إستلام تعليق خطي قبل الساعة 4:00 مساءً في آخر يوم لهذه المدة، التي متوقع أن يكون 15 مايو 2015. إن مثل تلك التعليقات ستؤخذ بعين الإعتبار من قبل إدارة التخطيط والتنمية الإجتماعية (DPCD) وسيكون الرد عليه في الخطط الرسمية التي ستقدم لوزارة تنمية المناطق الحضرية والإسكان للولايات المتحدة الأمريكية بحلول أو قبل 15 مايو 2015 بعد إنتهاء فترة التعليق الرسمية. الأشخاص ذوي إعاقات الكلام أو السمع أو البصر، والأشخاص الذين بحاجة لخدمات الترجمة، سوف تتم ترتيبات أثناء الجلسات العلنية لأقصى حد ممكن بناء على طلب مثل هذه المساعدة الذي يقدم في فترة زمنية معقولة قبل الجلسة العلنية DPCD بالبريد على العنوان المذكور أعلاه أو عبر الهاتف على الرقم 781-286-8184 أو عن طريق البريد الإلكتروني [jsquibb@revere.org](mailto:jsquibb@revere.org) إن الغرفة الإجتماعية بالمقر الرئيسي لمديرية شرطة رفير حيث تنعقد الجلسة وستكون متاحة تماما.

Frank Stringi, Director  
Director of Planning and Community Development

وسيتم الإعلان عنها في 25 فبراير و 4 مارس 2015

CIUDAD DE REVERE  
COMUNICADO DE AUDIENCIA PÚBLICA  
PLAN ANUAL PROPUESTO FY2015  
RENDIMIENTO BAJO EL PLAN ANUAL FY2014  
HUD COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
(CONCESIÓN AL PROGRAMA DE DESARROLLO COMUNITARIO DE HUD)

La Ciudad de Revere, actuando a través de su Director Ejecutivo, el Alcalde Daniel Rizzo, es una Comunidad HUD con Derecho al Desarrollo Comunitario en el Programa de Subvenciones Globales de Desarrollo Comunitario Federal (CDBG) y está obligada a presentar un Plan Anual FY2015 detallando el uso de fondos. La ciudad de Revere espera recibir aproximadamente \$700,917 en FY 2015 por su Programa CDBG.

Una parte importante de este proceso es la obtención de opiniones y comentarios del público. El Departamento de Planificación y Desarrollo de la Comunidad (DPCD) llevará a cabo la segunda de dos audiencias públicas el Jueves, 12 de Marzo del 2015 a las 6:00 PM en el Salón Comunitario de la Jefatura de Policía de Revere, 400 Revere Beach Parkway, Revere, MA. En esta audiencia pública, el DPCD revisará la propuesta del uso de fondos bajo el Plan Anual FY2015 del programa CDBG del año 1º de Julio del 2015 hasta el 30 de Junio del 2016. La audiencia, también hará un resumen del rendimiento de la Ciudad bajo el Plan Anual FY2014 y ofrecerá al público la oportunidad de hacer preguntas y comentarios sobre el desempeño de la Ciudad bajo ese plan. Desde el 6 de Abril del 2015 hasta el 7 de Mayo del 2015, el Plan Anual FY2015 estará disponible para revisión del público durante las horas regulares de trabajo en la oficina del DPCD, City Hall 281 Broadway, Revere, MA 02151, en la Biblioteca Pública de Revere, 179 Beach Street, Revere, MA 02151 y en la Oficina del Secretario Municipal, Revere City Hall. El Plan Anual FY2014 también se publicará en la página web de la ciudad ([www.revere.org](http://www.revere.org)). El DPCD ha establecido un período de 30 días para comentarios sobre el Plan Anual. Los comentarios por escrito deben ser recibidos antes de las 4:00 PM del 8 de Mayo del 2015. Dichos comentarios serán considerados por el DPCD y respondidos en el plan formal que debe presentarse al Departamento de Vivienda y Desarrollo Urbano de EE.UU. el o antes del 15 de Mayo del 2015 tras la conclusión del período formal de los comentarios. Personas con problemas de habla, audición, o de visión y personas que requieren de servicios de traducción serán alojados en las audiencias públicas hasta la mayor cantidad posible a condición de una solicitud de asistencia que se haga en un tiempo razonable antes de la audiencia del DPCD en la dirección anterior o por teléfono al 781-286-8184 o por correo electrónico a [jsquibb@revere.org](mailto:jsquibb@revere.org) El Salón Comunitario de la Jefatura de Policía de Revere donde se llevarán a cabo las audiencias son totalmente accesibles.

Frank Stringi, Director  
Departamento de Planificación y Desarrollo de la Comunidad

Para ser anunciado: el 25 de Febrero y el 4 de Marzo del 2015

CITY OF REVERE  
AVIS D'AUDIENCE PUBLIQUE  
PLAN ANNUEL PROPOSÉ POUR L'EXERCICE FISCAL 2015  
LES REALISATIONS DANS LE CADRE DU PLAN ANNUEL POUR L'EXERCICE FISCAL 2014  
PROGRAMME DE SUBVENTION GLOBALE DU DEVELOPPEMENT DE LA COMMUNAUTÉ HUD

La ville de Revere agissant par son officier chef exécutif Monsieur le Maire Daniel Rizzo, est une communauté de droit au programme de Subvention Globale Fédérale du Développement Communautaire (CDBG) et Revere est tenue de soumettre un plan annuel pour l'année fiscale 2015 en détaillant l'usage des fonds. La ville de Revere compte recevoir approximativement \$700.917 pour son plan CDBG de l'année fiscale 2015.

La partie la plus importante de ce processus est l'obtention de suggestions et commentaires du public. Le Département de la Planification et du Développement Communautaire (DPCD) tiendra la deuxième des deux audiences publiques le Jeudi 12 Mars 2015 à 6h00 du soir, à la salle communautaire du quartier général de la police de Revere, située au 400 Revere Beach Parkway. À cette audience publique, le DPCD révisera l'usage de fonds proposé dans le plan Annuel sous le programme annuel du CDBG de l'exercice fiscal 2015 allant du 1 Juillet 2015 au 30 Juin 2016. L'audience présentera aussi un sommaire des performances de la ville sous le plan annuel de l'exercice fiscal 2014, et offrira au public l'opportunité de poser des questions et faire des commentaires concernant les performances de la ville selon ce plan. Du 6 Avril 2015 au 7 Mai 2015, le Plan Annuel de l'année fiscale 2014 sera disponible au public pour examen, au bureau du DPCD durant les horaires régulières d'administration, au niveau de la Mairie au 281 Broadway, Revere, MA 02151, à la Bibliothèque Publique de Revere 179 Beach Street, Revere MA, et au bureau du greffier de la municipalité situé au sein de la Mairie de Revere au 281 Broadway, Revere MA; ce plan sera également affiché sur le site de la ville ([www.revere.org](http://www.revere.org)). Le DPCD a établi une période de 30 jours pour commenter ces plans. Les commentaires écrits doivent être reçus avant 4 :00 du soir le dernier jour de cette période, qui devrait être le 15 Mai 2015. De tels commentaires seront pris en considération par le DPCD et auront une réponse dans le plan formel qui sera soumis au Ministère de l'habitat et du Développement Urbain des Etats Unis, le 15 Mai 2015 ou avant cette date suite à la conclusion de la période formelle des commentaires. Les personnes avec un handicap de la parole, auditif ou visuel et les personnes nécessitant les services de traduction, seront accommodés pendant l'audience publique dans toute la mesure du possible à condition que la demande pour de telle assistance soit faite en temps raisonnable avant l'audience du DPCD à l'adresse citée ci-dessus ou par téléphone au 781-286-8184 ou par le biais de l'e-mail au [jsquibb@revere.org](mailto:jsquibb@revere.org). La salle communautaire du Quartier Général de Police où l'audience aura lieu est entièrement accessible.

Frank Stringi  
Director of Planning and Community Development

Sera annoncé : le 25 Février et le 4 Mars 2015

**LEGAL NOTICE**

**CONSOLIDATED PLAN  
AND ANNUAL ACTION  
PLAN**

**30-DAY PUBLIC  
COMMENT PERIOD AND  
PUBLIC HEARING**

Title I of the Cranston-Gonzalez National Affordable Housing Act requires that in order to apply for certain U.S. Department of Housing & Urban Development (HUD) Programs, the City of Malden and North Suburban Consortium (NSC) comprised of the communities of Malden, Medford, Arlington, Everett, Chelsea, Melrose, Revere and Winthrop, must have an approved Consolidated Plan.

The City of Malden and NSC, acting by and through the Malden Redevelopment Authority in accordance with the NSC Citizen Participation Plan, are holding a public hearing Tuesday, April 28, 2015 at 6:00 p.m., Malden Government Center, 200 Pleasant Street, Room 421.

The Consolidated Plan will be available April 14 to May 14, 2015 for review and comments at the Malden Redevelopment Authority, 200 Pleasant Street, Room 421 and at the Offices of Planning & Community Development in the NSC Member Communities. The Five Year Consolidated Plan and One Year Action Plan include applications for the FY16 Community Development Block Grant and the HOME Program for program year July 1, 2015 through June 30, 2016. The NSC and Malden ConPlans can also be viewed at [www.northsuburbanconsortium.org](http://www.northsuburbanconsortium.org) and [www.maldenredevelopment.com](http://www.maldenredevelopment.com).

Comments may be sent in writing no later than May 14, 2015 to Bethany Rosa, Malden Redevelopment Authority, 200 Pleasant Street

## Grantee Unique Appendices

# SF-424 and Certifications

OMB Number: 4040-0004  
 Expiration Date: 8/31/2016

Application for Federal Assistance SF-424	
<input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision
* If Revision, select appropriate letter(s): _____ * Other (Specify): _____	
* 3 Date Received: _____	4. Applicant Identifier: MC-25-0037
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____
State Use Only:	
6. Date Received by State: _____	7. State Application Identifier: _____
<b>6. APPLICANT INFORMATION</b>	
* a. Legal Name: _____	
* b. Employer/Taxpayer Identification Number (EIN/TIN): _____	* c. Organizational DUNS: _____
d. Address:	
* Street: _____	Street 2: _____
* City: _____	County/Parish: _____
* State: _____	Province: _____
* Country: USA: UNITED STATES	Zip / Postal Code: _____
e. Organizational Unit:	
Department Name: _____	Division Name: _____
f. Name and contact information of person to be contacted on matters involving this application:	
Prefix: _____	* First Name: _____
Middle Name: _____	* Last Name: _____
Suffix: _____	Title: Mayor
Organizational Affiliation: _____	
* Telephone Number: _____	* Fax Number: 781-286-8199
* Email: _____	

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

[Redacted]

Type of Applicant 2: Select Applicant Type:

[Redacted]

Type of Applicant 3: Select Applicant Type:

[Redacted]

\* Other (specify):

[Redacted]

**\* 10. Name of Federal Agency:**

[Redacted]

**11. Catalog of Federal Domestic Assistance Number:**

[Redacted]

CFDA Title:

Community Development Block Grant

**\* 12. Funding Opportunity Number:**

[Redacted]

\* Title:

City of Evanston FY 2015 Annual Plan

**13. Competition Identification Number:**

[Redacted]

Title:

[Redacted]

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

[Redacted]

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

[Redacted]

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**  
 \* a. Applicant [REDACTED] \* b. Program/Project [REDACTED]

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

**17. Proposed Project:**  
 \* a. Start Date [REDACTED] \* b. End Date: [REDACTED]

**18. Estimated Funding (\$):**

* a. Federal	[REDACTED]
* b. Applicant	[REDACTED]
* c. State	[REDACTED]
* d. Local	[REDACTED]
* e. Other	[REDACTED]
* f. Program Income	[REDACTED]
* g. TOTAL	[REDACTED]

a. This application was made available to the State under the Executive Order 12372 Process for review on   
 b. Program is subject to E.O. 12372 but has not been selected by the State for review  
 c. Program is not covered by E.O. 12372.

Yes  No  
 If "Yes", provide explanation and attach

**21. "By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

[REDACTED]

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative**

Prefix:  \* First Name: [REDACTED]  
 Middle Name:   
 \* Last Name: [REDACTED]  
 Suffix:   
 \* Title: [REDACTED]  
 \* Telephone Number: [REDACTED] Fax Number:   
 \* Email: [REDACTED]  
 \* Signature of Authorized Representative: [REDACTED] \* Date Signed: [REDACTED]

## CERTIFICATIONS

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

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

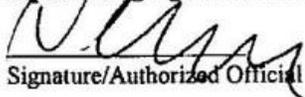
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

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

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

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

Date

### Specific CDBG Certifications

The Entitlement Community certifies that:

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

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet 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);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, \_\_\_\_\_ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

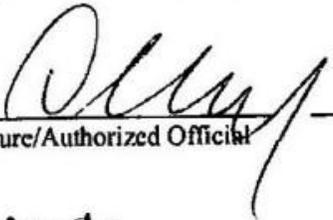
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

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

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

  
\_\_\_\_\_  
Signature/Authorized Official

5-12  
\_\_\_\_\_  
Date

Mayor  
\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING:**

#### **A. Lobbying Certification**

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