



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

January 29, 2026

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: FY26 CPA Appropriation Requests

Dear President Bears and City Councilors:

On behalf of the Community Preservation Committee, I respectfully request and recommend that your Honorable Body approve the following FY26 recommendations of the Community Preservation Committee:

Requesting the appropriation of \$550,000 from the CPA Affordable Housing Reserve to the Medford Affordable Housing Trust, to fund their ongoing housing development efforts;

Requesting the appropriation of \$75,000 from the CPA Affordable Housing Reserve to Housing Families, Inc., to fund the ongoing Legal Aid for Wellbeing and Stability (LAWS) Program;

Requesting the appropriation of \$10,000 from the CPA Historic Preservation Reserve to the Medford Historical Commission, to fund an archaeological study of the Brooks Estate;

Requesting the appropriation of \$150,000 from the CPA Historic Preservation Reserve to the Shiloh Baptist Church of Medford, to fund their stained glass window restoration project;

Requesting the appropriation of \$167,800 from the CPA Historic Preservation Reserve to the City of Medford's Office of Veterans Affairs, to fund the restoration of the WW2 Angel of Victory and Peace fountain at Oak Grove Cemetery;

Requesting the appropriation of \$84,874 from the CPA Historic Preservation Reserve and \$41,626 from the CPA General Reserve, for a total award of \$126,500, to fund the Cross Street Monument Restoration Phase 2 project;

Requesting the appropriation of \$564,986 from the CPA General Reserve and \$37,014 from the CPA Open Space/Recreation Reserve, for a total award of \$602,000, to fund the ADA Parking and Pathways projects at the Medford Brooks Estate;

Requesting the appropriation of \$100,000 from the CPA Open Space/Recreation Reserve, to fund the installation of a digital baseball scoreboard at Playstead Park's Monboquette Field;

Requesting the appropriation of \$57,500 from the CPA Open Space/Recreation Reserve, to fund the installation of a community garden space at Barry Park;

Requesting the appropriation of \$432,000 from the CPA Open Space/Recreation Reserve, to fund the installation of new lighting at Tufts Park's Field 2; and

Requesting the appropriation of \$35,000 from the CPA General Reserve, to fund the design of ADA parking accessibility at Oak Grove Cemetery's WWI Memorial area.

The projects will be tracked in the Community Preservation Fund. The CPC recommendation letters are attached and incorporated. Community Preservation Act Manager Theresa Dupont will be in attendance to address the Council.

Thank you for your consideration.

Respectfully submitted,



Breanna Lungo-Koehn
Mayor

Enclosures

85 George P. Hassett Drive, Medford, MA 02155
781-396-5500 * www.medfordma.org



Funding Recommendation Decision

December 9, 2025

Applicant Name: City of Medford – Medford Affordable Housing Trust

Applicant Address: 85 George P. Hassett Drive, Room 308, Medford MA 02155 **Project:** Affordable Housing Trust - Annual Tranche Funding

On December 9, 2025 the City of Medford Community Preservation Committee (“CPC”) voted 9-0 to recommend to City Council that the City of Medford’s Affordable Housing Trust (“MAHT”) be awarded \$550,000 of Community Preservation Act (“CPA”) funds as an annual tranche of funding. In reaching their decision, the CPC found that the project meets the Community Preservation Plan’s objective of supporting and creating new affordable housing.

Conditions of Approval:

- 1) All projects funded by CPA dollars are subject to eligibility as determined by the Department of Revenue’s Allowable Use table
- 2) MAHT shall be responsible for financial tracking to be submitted to the Community Preservation Act Manager annually, no later than August 30 each year.

Signed by:

Roberta Cameron

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Roberta Cameron, Chair
Community Preservation Committee



Funding Recommendation Decision

December 9, 2025

Applicant Name: Housing Families, Inc.

Applicant Address: 919 Eastern Avenue, Malden MA 02155

Project: LAWS Homelessness Prevention Program – Annual Funding

On December 9, 2025 the City of Medford Community Preservation Committee (“CPC”) voted 9-0 to recommend to City Council that Housing Families, Inc. (“HFI”) be awarded \$75,000 of Community Preservation Act (“CPA”) funds for the ongoing homelessness prevention/rental arrears LAWS program. In reaching their decision, the CPC found that the project meets the Community Preservation Plan’s priority of supporting affordable housing.

Conditions of Approval:

- 1) HFI shall continue to provide quarterly reporting, demonstrating the administration of program funds.

Signed by:

Roberta Cameron

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Roberta Cameron, Chair
Community Preservation Committee



Funding Recommendation Decision

January 13, 2026

Applicant Name: City of Medford – Historical Commission

Applicant Address: 85 George P. Hassett Drive, Medford MA -02155

Project: Brooks Estate Archaeological Survey

On January 13, 2026, the City of Medford Community Preservation Committee (“CPC”) voted 8-0-1 to recommend to City Council that the City of Medford’s Historical Commission be awarded \$10,000 of Community Preservation Act (“CPA”) funds for Phase 1 of the Brooks Estate Archaeological Survey project. In reaching their decision, the CPC found that the project meets the CPA objective of preserving and restoring city-owned historical resources.

Conditions of Approval:

1. The rehabilitation shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68.
2. The Medford Historical Commission shall ensure coordination with the Medford Brooks Estate Land Trust (“M-BELT”), the Medford Cemetery Trustees, and conservation restriction holders.

Signed by:

Roberta Cameron

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Roberta Cameron, Chair
Community Preservation Committee



Funding Recommendation Decision

January 13, 2026

Applicant Name: Shiloh Baptist Church of Medford

Applicant Address: 1 Holton Street, Medford, MA 02155

Project: Shiloh Baptist Church Window Restoration Phase 2

On January 13, 2026, the City of Medford Community Preservation Committee ("CPC") voted 8-0-1 to recommend to City Council that Shiloh Baptist Church of Medford be awarded \$150,000 of Community Preservation Act ("CPA") funds for their historic window restoration project. In reaching their decision, the CPC found that the project meets the CPA objective of preserving and restoring historical community resources.

Conditions of Approval:

1. The rehabilitation shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68.
2. A full schematic or technical drawing of the storm window treatment shall be provided prior to the first disbursement of funding.
3. The specific windows to be treated will be identified, including estimated cost of carpentry/woodwork treatments necessary to repair and reinstall prior to the first disbursement of funding.

Signed by:

Roberta Cameron

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Roberta Cameron, Chair
Community Preservation Committee



Funding Recommendation Decision

January 13, 2026

Applicant Name: City of Medford Oak Grove Cemetery Board of Trustees/Veterans Affairs

Applicant Address: 230 Playstead Road, Medford MA 02155

Project: Angel of Victory and Peace WWII Fountain Restoration at Oak Grove Cemetery

On January 13, 2026, the City of Medford Community Preservation Committee ("CPC") voted 8-0-1 to recommend to City Council that the City of Medford's Cemetery Board of Trustees and Veterans' Affairs Office be awarded \$167,800 of Community Preservation Act ("CPA") funds for Angel of Victory and Peace WWII Fountain at Oak Grove Cemetery Restoration project. In reaching their decision, the CPC found that the project meets the CPA objective of preserving and restoring city-owned historical resources.

Conditions of Approval:

1. The rehabilitation shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68.
2. A long-term maintenance plan approved by the DPW Commissioner shall be submitted and held on file with the Community Preservation Act Manager upon the final disbursement of funds.

Signed by:

Roberta Cameron

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Roberta Cameron, Chair
Community Preservation Committee



Funding Recommendation Decision

January 13, 2026

Applicant Name: City of Medford – Historical Commission/Oak Grove Cemetery Board of Trustees

Applicant Address: 85 George P. Hassett Drive, Medford MA 02155

Project: Cross Street Cemetery Monument Restoration Phase 2

On January 13, 2026, the City of Medford Community Preservation Committee (“CPC”) voted 8-0-1 to recommend to City Council that the City of Medford’s Historical Commission and Cemetery Board of Trustees be awarded \$126,500 of Community Preservation Act (“CPA”) funds for Phase 2 of the Cross Street Cemetery Monument Restoration project. In reaching their decision, the CPC found that the project meets the CPA objective of preserving and restoring city-owned historical resources.

Conditions of Approval:

1. The rehabilitation shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68.

Signed by:

Roberta Cameron

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Roberta Cameron, Chair
Community Preservation Committee



Funding Recommendation Decision

December 9, 2025

Applicant Name: Medford-Brooks Estate Land Trust/City of Medford

Applicant Address: P.O. Box 328, Medford, MA 02155

Project: ADA Pathways and Parking Lot Improvements Construction

On December 9, 2025 the City of Medford Community Preservation Committee ("CPC") voted 8-0 (with Member Carr recused) to recommend to City Council that the Medford-Brooks Estate Land Trust, Inc ("M-BELT") be awarded \$602,000 of Community Preservation Act ("CPA") funds for the Brooks Estate ADA Pathways and Parking Lot Improvements Construction project. In reaching their decision, the CPC found that the project meets the CPA objective of preserving and restoring city-owned open space amenities.

Conditions of Approval:

1. None

Signed by:

Roberta Cameron

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Roberta Cameron, Chair
Community Preservation Committee



Funding Recommendation Decision

December 9, 2025

Applicant Name: City of Medford – Medford High School Athletics

Applicant Address: 489 Winthrop Street, Medford MA 02155

Project: Playstead Park Monbouquette Field Digital Scoreboard

On December 9, 2025 the City of Medford Community Preservation Committee (“CPC”) voted 9-0 to recommend to City Council that the City of Medford’s High School Athletics team be awarded \$100,000 of Community Preservation Act (“CPA”) funds for the Playstead Park Monbouquette Field’s Digital Baseball Scoreboard project. In reaching their decision, the CPC found that the project meets the CPA objective of improving Medford’s open space amenities.

Conditions of Approval:

1. MHS Athletics to seek final placement approval at the February 2026 Parks Commission meeting.
2. Scoreboard must be able to be relocated, should the primary high school field be relocated to a different location.
3. MHS Athletics shall explore solar options for the scoreboard, in consideration of ability to be relocated.

Signed by:

Roberta Cameron

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Roberta Cameron, Chair
Community Preservation Committee



Funding Recommendation Decision

December 9, 2025

Applicant Name: City of Medford – Community Garden Commission

Applicant Address: 85 George P. Hassett Drive, Room 308, Medford MA

02155 Project: Barry Park Community Garden Installation

On December 9, 2025 the City of Medford Community Preservation Committee (“CPC”) voted 9-0 to recommend to City Council that the City of Medford’s Community Garden Commission be awarded \$57,500 of Community Preservation Act (“CPA”) funds to build a new community garden at Barry Park. In reaching their decision, the CPC found that the project meets the CPA objective of improving Medford’s open space amenities.

Conditions of Approval:

1. The garden shall be designed with rodent prevention best practices, as determined in consultation with appropriate city staff.
2. The Community Garden Commission shall find every opportunity to have a regular review of their resident waitlist and make efforts to appropriately cycle through new members.
3. This funding is contingent upon final approval of location within Barry Park by the Parks Commission.

Signed by:

Roberta Cameron

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Roberta Cameron, Chair
Community Preservation Committee



Funding Recommendation Decision

January 13, 2026

Applicant Name: City of Medford – Recreation Department

Applicant Address: 85 George P. Hassett Drive, Room 308, Medford MA 02155

Project: Tufts Park Field Lighting Improvements – Field 2 Only

On January 13, 2026 the City of Medford Community Preservation Committee (“CPC”) voted 8-0-1 to recommend to City Council that the City of Medford’s Community Garden Commission be awarded \$432,000 of Community Preservation Act (“CPA”) funds for Tufts Park Field Lighting Improvements at Field 2. In reaching their decision, the CPC found that the project meets the CPA objective of improving Medford’s open space amenities.

Conditions of Approval:

1. If and when timeline allows, the Recreation Department shall make efforts to combine this project with other known improvements at Tufts Park fields, should any such construction have overlapping scopes of work.
2. Any future renovations to Tufts Park should accommodate the retention and reuse of this CPA funded equipment. If future renovations to the park result in the removal of the equipment funded by this grant and the City cannot find an alternative use for the equipment, the funding shall be repaid to the CPA reserves unless the CPC agrees to waive this requirement.

Signed by:

Roberta Cameron

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Roberta Cameron, Chair
Community Preservation Committee



Funding Recommendation Decision

December 9, 2025

Applicant Name: City of Medford - Oak Grove Cemetery Board of Trustees

Applicant Address: 230 Playstead Road, Medford MA 02155

Project: Oak Grove Cemetery Access Road – ADA Design

On December 9, 2025 the City of Medford Community Preservation Committee (“CPC”) voted 9-0-0 to recommend to City Council that the City of Medford’s Cemetery Board of Trustees be awarded \$35,000 of Community Preservation Act (“CPA”) funds for the ongoing Oak Grove Cemetery Historic Section Access Road ADA Design. In reaching their decision, the CPC found that the project meets the CPA objective of improving access to and restoring city-owned historical resources.

Conditions of Approval:

1. The rehabilitation shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties.
2. Design shall take into consideration avoiding negatively impacting existing trees.

Signed by:

Roberta Cameron

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Roberta Cameron, Chair
Community Preservation Committee