

City of Medford

FY26 Community Preservation Act Community Projects

EXECUTIVE SUMMARY FOR MEDFORD CITY COUNCIL COMMITTEE OF THE WHOLE
JANUARY 20, 2026



Dear City Council,

This executive summary provides an overview of FY26 Community Preservation Act (“CPA”) funding recommendations made by the Community Preservation Committee (“CPC”) for the Medford City Council to consider. These recommendations took into consideration public feedback received at community outreach events/surveys and priorities of City leadership, was informed by the City’s Open Space and Recreation Plan, as well as our Comprehensive Plan. This information is intended to provide additional detail of each project and its community impact. Following the project summaries, you will find a financial snapshot for FY26 CPA funding.

We thank you for your time and consideration.

Respectfully submitted,

Theresa Dupont
Community Preservation Act Manager

Project: Tufts Park Field Lighting Improvements

Funding Recommendation: \$432,000

Applicant: Medford Recreation Department

CPA Category: Open Space/Recreation

[Link to application materials here](#)

Project Summary:

Installation of new MUSCO lighting on Field 2 of Tufts Park. MUSCO lighting allows for custom light scenes and remote control/scheduling via app. Provides a much-needed updated amenity to the park.

Objectives:

- Modernize the lighting fixtures, to allow for remote operation and scheduling
- Continues to build consistent equipment across all Medford parks, for streamlined use and maintenance

- Lighting would be more energy-efficient, reducing utility cost and energy consumption

Key Outcomes:

- Immediate neighborhood would see less light pollution/annoyance lighting during overnight hours
- Reduces staff time needed to physically manage light programs
- Energy reduction

CPC Funding conditions

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.

Project: Oak Grove Cemetery Historic Section Access Drive - ADA Parking Design

Funding Recommendation: \$35,000

Applicant: Cemetery Trustees

Category: Historic Preservation

[Link to application materials here](#)

Project Summary:

This award would augment a previous CPA funded award to conduct a study and design drawing for an access road to the historic section of Oak Grove Cemetery; this recommendation is to add ADA parking to the existing design study. The access drive would provide access to the WWI Memorial Plaza, that is located on the corner of Playstead Road and Winthrop Street. This area is currently only formally accessed via stairs from Playstead.

Objectives:

- Provide two dedicated ADA parking spots for visitors to the WWI Memorial area
- Expand visitor access to this historic area

Key Outcomes:

- Expands ability to hold community events at this area
- Bring a community amenity into ADA compliance

CPC Funding conditions

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 to avoid negatively impacting existing trees.

Project: Barry Park Community Garden

Funding Recommendation: \$57,500

Applicant: Medford Community Garden Commission

Category: Open Space/Recreation

[Link to application materials here](#)

Project Summary:

The Garden Commission has been actively working on siting new garden locations around Medford due to high demand and a growing waitlist of resident gardeners. This project would see 24 garden beds added to Barry Park - note that the final location within Barry Park will be revisited and determined at the February 2026 Parks Commission meeting.

Objectives:

- Create a vibrant community planting space
- Reduce the current 3 year wait time for a garden bed

Key Outcomes:

- Increase resident access to fresh food
- Strengthen social cohesion through neighborhood participation

CPC Funding Conditions:

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.

Project: Brooks Estate Archaeological Survey

Funding Recommendation: \$10,000

Applicant: Medford Historical Commission

Category: Historic Preservation

[Link to application materials here](#)

Project Summary:

The Medford Historical Commission, in cooperation with the Medford Brooks Estate Land Trust (“M-BELT”) and the Cemetery Trustees, will undergo an archaeological sensitivity report and survey of the Brooks Estate, a 50 acre area with rich history and cultural significance to Medford, as well as 7 acres managed by the Cemetery Trustees and an adjacent buffer zone to Oak Grove Cemetery. The Historical Commission has also received \$3,500 funding from Freedom’s Way grant program, as part of 2:1 match funding.

Objectives:

- Identify, preserve, and protect significant cultural and historical resources

Key Outcomes:

- Proactively inform future projects in this area of the site’s sensitivity
- Further deepen our understanding of the historical use of these areas

CPC Funding Conditions:

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.

Project: Cross Street Cemetery Monument Restoration Phase 2

Funding Recommendation: \$126,500

Applicant: Medford Historical Commission

[Link to application materials here](#)

Project Summary:

Medford's Historical Commission seeks to continue their restoration efforts at the Cross Street Cemetery, located within Oak Grove Cemetery. In Phase 1, a test treatment to 10 headstones was undertaken successfully; this funding for Phase 2 would see the remaining headstones and perimeter wall receive identical restoration treatments.

Objectives:

- Clean and apply treatment to historical headstones of residents from mid 19th century to early 20th century

Key Outcomes:

- By cleaning and treating these headstones from harmful biogrowth, we will ensure that the monuments are available for current and future generations to appreciate

CPC Funding Conditions:

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.

Project: Housing Families' LAWS Program Homelessness Prevention

Funding Recommendation: \$75,000

Applicant: Housing Families Inc.

Category: Affordable Housing

[Link to application materials here](#)

Project Summary:

This award would continue to fund the ongoing Homelessness Prevention program that has been in place since 2020, that provides both legal assistance and rental arrears financial assistance to income-eligible residents to remain in their Medford residence.

Objectives:

- Provides legal and/or financial assistance to those facing eviction within Medford

Key Outcomes:

- Stabilizes housing for Medford residents

CPC Funding Conditions:

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

Project: Medford Affordable Housing Trust Annual Tranche Funding

Funding Recommendation: \$550,000

Applicant: Medford Affordable Housing Trust

Category: Affordable Housing

[Link to application materials here](#)

Project Summary:

The Medford Affordable Housing Trust (“MAHT”) seeks annual funding support from CPA; this is a best practice in most larger municipalities with Affordable Housing Trusts including Somerville, Cambridge, and Malden. MAHT is actively seeking or evaluating additional funding sources, including via linkage, development incentive payments, possible sale of city-owned parcels, and other grant programs. This CPA funding would assist MAHT in their efforts to work with developers on affordable housing opportunities.

Note that the CPC intends to establish an annual disbursement to the MAHT at a minimum of 25% of the total CPA budget; this helps Medford meet state incentives for exclusive grant opportunities under the Housing Choice Initiative program. Further, this would help MAHT with providing a consistent, reliable revenue stream for their budgeting purposes.

Objectives:

- Provide MAHT with necessary funding to fund affordable development projects for income-eligible residents

Key Outcomes:

- Increase Medford’s efforts in developing affordable housing units

CPC Funding Conditions:

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.

Project: Playstead Park Monbouquette Field Digital Baseball Scoreboard

Funding Recommendation: \$100,000

Applicant: Medford High School Athletics

Category: Open Space/Recreation

[Link to application materials here](#)

Project Summary:

The Medford High School Athletics team seeks to install a digital scoreboard at Monbouquette Field, which is the high school's home baseball field. Currently, the field is without any scoreboard which is a logistical challenge for modern gameplay. It is increasingly a standard in neighboring communities to have a digital scoreboard. The digital scoreboard will have remote control, real estate for local sponsors for team fundraising opportunities, and a solar charging option.

Objectives:

- Modernize score keeping equipment for today's gameplay

Key Outcomes:

- Strengthen the team's home field pride
- Lessen logistical challenges and potential for scoring errors

CPC Funding Conditions:

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.

Project: Shiloh Baptist Church Window Restoration

Phase 2

Funding Recommendation: \$150,000

Applicant: Shiloh Baptist Church of West Medford

Category: Historic Preservation

[Link to application materials here](#)

Project Summary:

Shiloh Baptist Church of West Medford has had ongoing renovations to the community building, updating ADA access. The renovation project is nearly complete, allowing for the restoration efforts to circle back to the stained glass window projects. Currently, the stained glass windows are in very poor condition, most with holes or gaps which allow for weather to infiltrate the building. The recommended treatment from a historic preservation architectural firm is called releading - this would see professional window restoration by replacing broken/missing lead that holds individual glass segments together within the windows.

Objectives:

- Replace broken/missing structural lead that holds the stained glass window patterns together

Key Outcomes:

- Preserving historically-significant architectural elements for the community to view and enjoy

CPC Funding Conditions:

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.
4. CPA funds will not be used to restore any window depicting religious iconography or imagery.

Project: WWII Fountain at Oak Grove Cemetery Restoration

Funding Recommendation: \$167,800

Applicant: Medford Veterans' Affairs Office and Cemetery Trustees

Category: Historic Preservation

[Link to application materials here](#)

Project Summary:

This project would see the Angel of Victory and Peace WWII Memorial Fountain be restored and functional. It is unknown how long the fountain has been non-functional, but best estimate is approximately 40 years. The angel statue was sculpted by Emilius Ciampa, who also sculpted the WWI Memorial Statue that was restored with CPA funding in 2025. This fountain welcomes visitors to Oak Grove Cemetery by the main entrance; having this fountain be functional seasonally will restore the original emotional intention of this memorial space. This funding would repair the underground water connections and light cleaning and treatment of the statue.

Objectives:

- Repair utility connections to the existing Angel statue and reflective pond, to bring the fountain to full function

Key Outcomes:

- Restore and improve the visitor experience
- Supports the veteran community of Medford by reinvesting in a wartime memorial

CPC Funding Conditions:

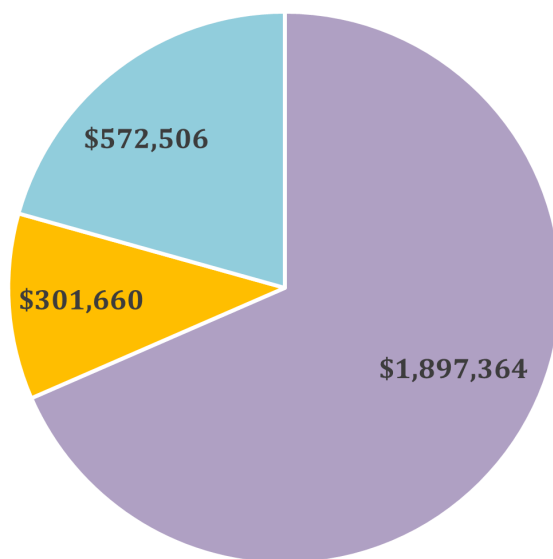
1. The rehabilitation shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68.
2. A long-term maintenance plan approved by the DPW Commissioner shall be submitted and held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

Other FY26 CPA applications that previously received City Council approval (off-cycle or small grant programs)

- Unitarian Universalist East Window Restoration - \$9,000 (Historic Preservation)
- Riverside Plaza Shade Structure Additional Contingency - \$40,000 (Open Space/Recreation)
- Shiloh Baptist Church ADA Improvements Additional Contingency - \$55,000 (Historic Preservation)

FY26 Funding: A Snapshot

FY26 Available CPA Funding
by Source



■ Local Surcharge Revenue

■ State Match Funding

■ Carryover Funds

FY26 CPA Total Budget: \$2,199,043

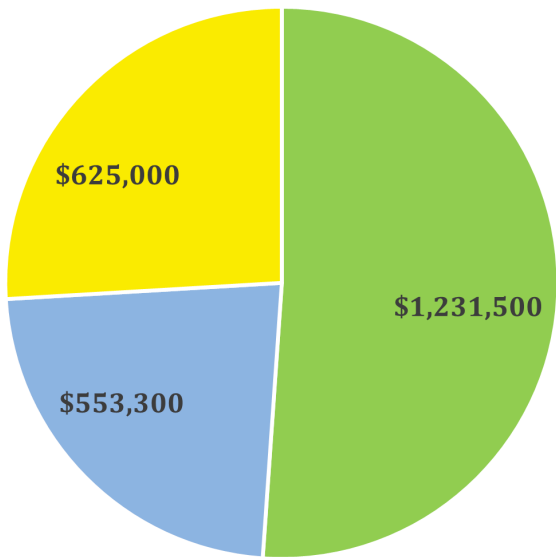
- Estimated local surcharge: \$1,897,383
- Estimated state match: \$301,660

Available carryover funds from previous fiscal year: \$572,506

Less admin budget - \$109,952

FY26 budget + carryover funds = \$2,646,598 available

**FY26 Award Distributions
(subject to City Council approval)**



■ Open Space & Recreation ■ Historic Preservation ■ Affordable Housing