TOWN OF ARLINGTON

Report to Annual Town Meeting 2026
Article 35
Endorsement of CDBG Application

We are pleased to submit the Community Development Block Grant (CDBG) application for Program Year 52. Applications were due on January 12, 2026 and accepted at the January 26, 2026 Select Board meeting. The CDBG Subcommittee met on January 28, 2026 and February 11, 2026 to review the applications and develop the following budget for the use of CDBG funds. This report describes each of the requests and the recommended budget allocations.

The Town of Arlington expects to receive $1,050,000 in new grant funds from the U.S. Department of Housing and Urban Development (HUD) for the period July 1, 2026 through June 30, 2027. A total of $204,000 from prior years' previously budgeted but unexpended funds, and funds allocated to programs that were cancelled will be reprogrammed during Program Year 52. The Town expects a more modest sum of program income from the remaining Arlington Home Rehabilitation Program loans than in years past, expected to be roughly $5,000. The amount is lower than in previous years as no new loans have been made since 2018 and only five (5) loans remain. The following proposed allocations would expend a total anticipated amount of $1,254,000, as shown in the attached spreadsheet.

At this time CDBG allocations for Program Year 52 have not been announced. Upon receipt of the final allocation from HUD all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels, not to exceed the applicant's request amount for an activity and in keeping with statutory limits for public service, planning, and administration activities. In the event that the final allocation is greater than the amount of funding necessary to satisfy the requests for funding, the Town will prioritize funding the ADA accessibility improvements portion of the Veterans' Memorial Park Redesign Project.

A summary of the requests for funds and the corresponding recommended allocations made by the CDBG Subcommittee is below. Each request has been placed into one of six categories: Affordable Housing, Public Services (limited per HUD restriction), Economic Development, Public Facilities Improvements, Planning, and Administration (Planning and Administration are cumulatively limited per HUD restriction). Projects/activities must also meet one of the following HUD National Objectives:

Low/Moderate Income Area Benefit (LMA): the project/activity meets the needs of persons residing in an area where at least 38.70% of the residents make a low or moderate income.

Low/Moderate Income Clientele (LMC): the activity benefits a group of persons (rather than residents in a particular area) 51% of whom make a low- or moderate-income. The following groups are presumed to make a low- to moderate-income: abused children, battered spouses, elderly persons, and adults meeting the U.S. Bureau of Census' Current Population Reports definition of "severely disabled," homeless persons, illiterate adults and persons living with AIDS.

Low/Moderate Housing (LMH): the project will provide or improve permanent residential structures which, upon completion will be occupied by households that make a low- to moderate-income. This includes but is not limited to acquisition or rehabilitation. Housing can be either owner or renter-occupied units in one-family or multi-family structures.

Slum or Blighted Area (SBA): the project is in a designated slum/blighted area as defined under State or local law and will address conditions that qualified the area as slum or blighted.

Spot Blight (SBS): the project will prevent or eliminate specific conditions of blight or physical decay outside a slum area. Activities are limited to clearance, historic preservation, rehabilitation of buildings, but only to the extent necessary to eliminate conditions detrimental to public health and safety.

CDBG Subcommittee

James Feeney, Town Manager
Claire Ricker, Director of the Department of Planning and Community Development
Judith Guillou, Resident
Jennifer Hernandez, Resident
John Hurd, Select Board Member
Diane Mahon, Select Board Member
Rebecca Persson, Resident
Mary Muszynski, CDBG Manager

AFFORDABLE HOUSING

Housing Portfolio Capital Improvements, Housing Corporation of Arlington: This request for $200,000 would be used to fund the maintenance of Housing Corporation of Arlington units and to improve sustainability and energy efficiency. The project will help to preserve affordable housing for low-income households and support Town sustainability efforts. This project is expected to benefit 25 households and complies with the national objective LMH. Funding is recommended at$191,609.

PUBLIC SERVICES
Public Services statutory spending limit is equal to 15% of the sum of the Program Year 52 Entitlement Grant and Program Year 51 Program Income.

Arlington Center for the Arts, Arts Programming Scholarships: This request for $5,000 would fund need-based financial assistance for students of all ages for people from underserved communities. Eligible students would receive scholarships of 50% to 100% of the price of Arlington Center for the Arts' classes or camp tuition. This project is expected to benefit 13 individuals and complies with national objective LMC. Funding is recommended at$2,395.

Arlington Center for the Arts, Arts Workshops at Arlington Housing Authority Locations: This request for $5,000 would fund arts programming to the Arlington Housing Authority (AHA) community through on-site programs at Winslow Towers, Cusack Terrace, and Chestnut Manor. Projects will be designed to nurture the creativity and talents of participating tenants in welcoming and safe spaces, fostering a sense of belonging and community pride. All of the program participants will be from low and moderate income households. Programming would be co-created with the Tenant Associations at each site to meet the needs and wants of each unique community. This project is expected to benefit 180 individuals and complies with national objective LMC. Funding is recommended at$2,395.

Arlington EATS, Food Market Program for Seniors: This request for $15,000 will contribute to the health and well-being of seniors aged 62 and over in Arlington by providing healthy and nutritious food at no cost to these individuals. Arlington EATS organization has a Market where individuals can shop for their own foods, as well as a home delivery program where participants choose what food items they would like delivered to their homes. This project is expected to benefit 600 individuals and complies with the objective LMC. Funding is recommended at $10,645.

Arlington Housing Authority, Operation Success Learning Center: This request for $4,000 would pay for the operating costs of a homework support program for middle and high school students living in Menotomy Manor, an Arlington Housing Authority property. Trained volunteers and active and retired teachers from the community provide homework tutoring. This project is expected to benefit 20 individuals and complies with national objective LMC. Funding is recommended at$1,916.

Arlington Youth Counseling Center (AYCC), Mental Health Services for Youths and Families: This request for $20,000 would subsidize the costs of counseling services to income-eligible households including free and reduced- fee mental health counseling and medication treatment and case management services. The CDBG allocation defrays the cost of out-of-pocket expenses that are not covered by a client's insurance or for children and families that are without support or cannot afford the fee scale. This project is expected to benefit 25 individuals and complies with national objective LMC. Funding is recommended at $14,371.

Boys & Girls Club, Scholarship Program: This request for $25,000 would provide scholarships to income- eligible households who participate in Boys & Girls Club activities. The program provides financ**ial** assistance to households with limited resources for a broad range of programs in the following five core National Boys & Girls Club program areas: Character and Leadership Development, Education and Career Development, Health and Life Skills, the Arts, and Sports, Fitness, and Recreation. This project is expected to benefit 50 individuals and complies with national objective LMC. Funding is recommended at $14,371.

Council on Aging, Transportation Program: This request for $25,000 would fund the transportation services that are offered to Arlington seniors, helping seniors remain independent and active in the community. The transportation program consists of COA's fully accessible passenger vans driven by MassDOT trained part time drivers, a volunteer medical driver program for medical rides, and a partnership with Uber for medical rides outside of Arlington. This project is expected to benefit 600 individuals and complies with national objective LMC. Funding is recommended at $23,950.

Council on Aging, Volunteer Coordinator: This request for $54,000 would fund the position of Volunteer Coordinator. The coordinator supervises and coordinates volunteers and manages the van and transportation program and is essential to the Council on Aging's mission to engage senior citizens in community participation. Volunteering within the COA allows residents to provide crucial services and programs to residents and allows services to take place at a lower cost. The funds received would be used for the base salary of the staff person plus all fringe benefits. This project is expected to benefit 400 individuals and complies with national objective LMC. Funding is recommended at $50,905.

Fidelity House, Menotomy Manor Outreach Program: This request for $21,000 would help to defray the cost of programs that Fidelity House manages for the low-income families of Menotomy Manor. The program is designed to offer opportunities, reduce the barriers that prevent participation (including transportation and financial barriers), and assimilate youth into community-wide programming. It provides scholarships and transportation for youth to attend summer and school year programming. This project is expected to benefit 40 individuals and complies with national objective LMC. Funding is recommended at $16,287.

Fidelity House, Jobs, Jobs, Jobs Program: This request for $5,000 would fund a summer employment program for income-eligible youth. Funding would pay for teen participants employed and learning job skills in childcare and recreation leadership. This project is expected to benefit five (5) individuals and complies with national objective LMC. Funding is recommended at $2,874.

Lamplight Literacy, English for Speakers of Other Languages Program: This request for $6,250 would help with the expansion of Lamplight Women's Literacy's ESOL (English for Speakers of Other Languages) program through funding Educators' salaries. This program serves adult learners with low-incomes at or below 80% of AMI. Free English language instruction will be offered in the evenings at Arlington EATS and Menotomy Manor (twice per week at each location). Instruction in English reading, writing, speaking, and listening will be provided at three levels and students will be regularly assessed to ensure that they are achieving intended learning gains. Students will have access to individual career advising and job search assistance, as well as local social services referrals made through partner collaborations. This project is expected to benefit 50 individuals and complies with national objective LMC. Funding is recommended at $3,832.

Recreation Department, Recreation Scholarship Program: This request for $20,000 would provide scholarships for activities offered by the Recreation Department. The program provides income-eligible households an opportunity to participate in recreation programs by providing financial assistance of 25%-100% to offset the cost of program fees. Residents are eligible for one program per season, per child. A 10% reduction in fees for the Recreation Department's after school program will also be available for qualifying applicants, which is equal to one month free tuition. This project is expected to benefit 140 individuals and complies with national objective LMC. Funding is recommended at $14,371.

PUBLIC FACILITIES AND IMPROVEMENTS

Arlington Housing Authority, Chestnut Manor ADA Walkways and Paving Project, Phase II: This request for $400,000 would support the goal to replace the current parking lot and walkways owned by the Arlington Housing Authority at Chestnut Manor, which are in critical need of repaving. The Executive Office of Housing and Livable Communities' Capital Planning System indicates that it has been at least nearly 40 years since these parking lots were last paved. Additionally, site improvements are needed to enable the property to be used for the construction of housing. As part of this work, the AHA will removing and disposing of any contaminated soil found at this site. Additionally, this work will include the construction and installation of utilities at this site. This project is expected to benefit 110 individuals and complies with national objective LMC. Funding is recommended at $200,000 and will focus on the second phase of the current ADA accessibility improvements project at Chestnut Manor.

Community Garden at 21 Pond Lane: This request for $250,000 would support the goal to transform a vacant lot into a vibrant public garden that prioritizes ecological health as climate adaptation infrastructure, and which fosters community engagement. It will be an ADA accessible public space for passive recreation. Other benefits include improved stormwater management and reduction of the urban heat island effect. The site lies within one of Arlington's largest heat islands, where temperatures can be 10-15 degrees hotter than the surroundings during extreme heat events; the garden will provide much needed outdoor heat relief for residents and help to cool the neighborhood. This project is expected to benefit 6,275 individuals and complies with national objective LMA. Funding is recommended at $90,000 and will focus on the tree planting portion of this project.

Department of Public Works, ADA Sidewalk Ramp Installation: This request for $113,000 would fund new sidewalk curb ramp installations. This project supports the Town's goal to improve safety and accessibility. The Town of Arlington uses an Accessibility Analysis Map to prioritize areas where new curb ramps will be installed. These areas are utilized by under-served and vulnerable populations which tend to rely more on public amenities, including parks, open space, community buildings and public transit etc. This project is expected to benefit 46,000 individuals and complies with national objective LMC. Funding is recommended at $106,906.

Jason Russell House Museum ADA Entrance: This request for $114,683 would support the goal of installing an ADA accessible ramp at the main entrance of the Arlington Historical Society, providing access for all visitors to visit the historic Jason Russell House. The project will ensure that all community members can safely and fully participate in education programs, exhibitions, and visit the historic site.
This project is expected to benefit 8,000 individuals and complies with national objective LMC. Funding is recommended at $108,590.

Minuteman Bikeway Stairway Replacement with ADA Accessible Ramp: This request for $150,000 would support the goal of planning and permitting portion of the Minuteman Bikeway stairway replacement. The existing stairway is not ADA accessible and has been deemed hazardous by the Town. This project would advance a concept design for an ADA-compliant ramp and make the replacement shovel-ready. This project is expected to benefit 3,211 individuals and complies with national objective LMC. Funding is recommended at $75,000.

Parmenter Building ADA Restrooms: This request for $150,000 would support the goals included with the Town's ADA Accommodation Self- Evaluation and Transition Plan by installing an ADA accessible restroom facility on the first floor of the Arlington Recreation building. This project is expected to benefit 8,000 individuals and complies with national objective LMA. Funding is recommended at $25,000 and will focus on the design phase of this project.

Robbin Library ADA Restrooms – Lower Level and Children's Area: This request for $174,566 would support the

goal support the goals included with the Town's ADA Accommodation Self- Evaluation and Transition Plan by updating four (4) restroom facilities on the lower level in the community room and children's area of the Robbins Library Building so they are ADA accessible. This project is expected to benefit 46,000 individuals and complies with national objective LMA. Funding is recommended at $87,500 and will focus on the first two (2) of the four (4) restroom ADA accessibility improvements.

Veterans Memorial Park: This request for $200,000 would support the goal to provide an ADA compliant, contemplative space to honor Arlington veterans, with Honor Roll walls accommodating over 13,000 names, and enhanced park amenities, such as increased seating, companion seating, accessible event space, improved lighting, thoughtful plantings, and a robust tree canopy that will provide respite from the adjacent busy main streets. This project is expected to benefit 46,000 individuals and complies with national objective LMA. Because funding is still being raised for this project and the next phase is not yet ready to begin, funding is not recommended at this time. In the event that the final program year 52 allocation is greater than the amount of funding necessary to satisfy the requests for funding, the Town will prioritize funding the ADA accessibility improvements portion of the Veterans Memorial Park Redesign.

PLANNING

The combined statutory spending limit for Planning and Administration is equal to 20% of the sum of the Program Year 52 Entitlement Grant and the Program Income anticipated to be received in Program Year 52.

Planners Salaries, Department of Planning and Community Development: This request for $67,000 would fund a portion of the salary and fringe benefits for Department staff working on CDBG-related activities. Duties and responsibilities involve data gathering and analysis, survey creation and implementation, community engagement, land use planning and zoning activities, affordable housing studies and plan implementation. This activity is exempt from meeting a national objective. Funding is recommended at $67,000.

Long Range Planning Studies, Department of Planning and Community Development: This request for $36,000 to fund a range of planning activities to help in the creation and preservation of affordable housing, to help provide other benefits to the low- and moderate-income population in Arlington, and to fund development of an economic development plan for the Town of Arlington. These activities will include studying the needs of extremely low-income and underhoused individuals and families to inform future funding applications and allocation of resources, identifying resources to preserve homes that are on track to lose affordability due to expiring deed restrictions and other activities which advance affordable housing planning and procuring a consultant to conduct planning analysis, engage in enhanced community outreach, and advance recommendations from existing plans in order to develop an economic development plan and strategy for the Town of Arlington. This activity is exempt from meeting a national objective. Funding is recommended at $36,000.

ADMINISTRATION

Community Development Block Grant Manager, Department of Planning and Community Development: This request for $103,000 would fund the salary and fringe benefits of the CDBG Grant Manager position. This staff person is responsible for the daily financial administration of the CDBG program and coordination of grant activities with program directors. The Grant Manager is also responsible for maintaining all records and completing the reporting requirements of the CDBG program as required by HUD. Funding is recommended at $103,000.

General Administration, Department of Planning and Community Development: This request for $6,000 would fund administrative costs related to overall program development, management, coordination, monitoring, and evaluation. This line item also includes funding legal advertising and training and travel costs for the Grant

Manager. This activity is exempt from meeting a national objective. Funding is recommended at $5,083 to ensure Planning and Administration spending is within HUD's required 20% spending cap.

Total recommended for Planning and Administration: $211,083

TOWN OF ARLINGTON COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM BUDGET RECOMMENDATION PROGRAM YEAR 52 (2026-2027)		
Program Activity	**Organization**	**CDBG Subcommittee Recommendation**
Affordable Housing		
Capital Improvements	Housing Corporation of Arlington	$191,609
	Sub-total	**$191,609**
Public Services		
Arts Scholarships	Arlington Center for the Arts	$2,395
Arts Workshops at AHA Locations	Arlington Center for the Arts	$2,395
Food Market Program Support for Seniors	Arlington Eats	$10,645
Operation Success	Arlington Housing Authority	$1,916
Mental Health Counseling & Support Services	Arlington Youth Counseling Center	$14,371
Scholarship Program	Boys and Girls Club	$14,371
Transportation Program	Council on Aging	$23,950
Volunteer Coordinator	Council on Aging	$50,905
Menotomy Manor Outreach Scholarships	Fidelity House	$16,287
Jobs, Jobs, Jobs Program	Fidelity House	$2,874
ESOL Program	Lamplight Literacy	$3,832
Scholarship Program	Recreation & Community Services	$14,371
(The statutory spending limit for Public Services is 15%)	**Sub-total**	**$158,312[1]**
Public Facilities and Improvements		
Chestnut Manor ADA Accessible Walkways and Parking Lot - Phase II	Arlington Housing Authority	$200,000
Community Garden at 21 Pond Lane – Tree Planting	Conservation/Department of Planning and Community Development	$90,000
Curb Ramp Cuts for ADA Access	Department of Public Works	$106,906
Jason Russell House Museum ADA Accessible Entrance	Historical Society	$108,590
Minuteman Bikeway Stairway Replacement with ADA Accessible Ramp – Planning and Permitting	Conservation/Department of Planning and Community Development	$75,000
Parmenter Building ADA Accessible Restrooms – Design Phase	Facilities Department/Recreation Department	$25,000
Robbin's Library ADA Accessible Restrooms - Lower Level/Children's Area	Facilities Department/Robbins Library	$87,500
	Sub-total	**$692,996**
Planning and Administration		
Planners	Planning and Community Development	$67,000
Long Range Planning Studies	Planning and Community Development	$36,000
Grant Manager (salary & benefits)	Planning and Community Development	$103,000
Grant Administration	Planning and Community Development	$5,083
(The statutory spending limit for Planning & Admin. is 20%)	**Sub-total**	**$211,083[2]**
	Total Proposed Budget for 2026-2027	**$1,254,000**

[1] This figure will be adjusted as necessary based on the actual PY52 Entitlement Grant and PY51 Program Income received.

[2] Planning and Admin Statutory Limit is equal to 20% of the PY52 Entitlement Grant and anticipated PY52 Program Income. This figure will be adjusted as necessary based on the actual PY52 Entitlement Grant and Program Income received.