

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Revere's Consolidated Plan provides the framework that identifies community development and housing priorities. The CAPER reports on the accomplishments and progress made towards the above mention Plan. One of the City's goals was the rehabilitation and preservation of commercial properties in the central business district and the Shirley Avenue Business District. The Office of Strategic Planning & Economic Development met with several property owners/tenants of the Broadway and Shirley Avenue Areas. There are three businesses participating in the storefront and sign improvement program and are at various stages in the process. This project is complimenting the City's MassWorks grant project which calls for the reconstruction of sidewalk and roadway along the entire length of the Broadway Central Business District and the Shirley Avenue Business District. This project has leveraged over a two hundred fifty thousand dollars in private funds and over five million in other public funds and will not only aid in retaining economic development but supports job creation.

Another goal was the development and improvement of public open spaces. The Gibson Park Project has been placed out to bid and construction will start shortly. We anticipate that the project will be completed by the end of June 2019. This project is for the total reconstruction that includes a new grass ball field, a new sprinkler system, tennis courts, new fencing and a play structure. This CDBG project was complimented with over \$230,000. in Mass Parc grants and \$50,000 in local funds.

Another Community Development goal was the drainage and roadway improvements to Dunn Road, Sagamore Street and Neponset Street. The drainage project is now complete. Roadway improvements have begun and will include over four thousand linear feet of roadway resurfacing. This project utilized both CDBG funding and Mass Chapter 90 funding.

Our Public Social Service goal is to provide/sustain suitable living environment for L/M Revere residents.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Commercial Property Improvements	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	7	16	228.57%	7	6	85.71%
Commercial Property Improvements	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	0		0	6	
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	3	3	100.00%			
Housing Development	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	2	0	0.00%			
Housing Development	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0				
Housing Rehabilitation	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	2	10	500.00%	5	0	0.00%
Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	5	1	20.00%	2	0	0.00%
Planning and Administration	Planning and Administration	CDBG: \$	Other	Other	1	1	100.00%			

Public Facilities, Parks, and Open Spaces	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3084	3084	100.00%	3084	3084	100.00%
Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4775	4775	100.00%	4872	4872	100.00%
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	1075	358.33%	270	323	119.63%
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		0	0	
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	6	0	0.00%			

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City of Revere utilized its CDBG funding to compliment a MassWorks Grant (sidewalk, street, trees and lighting, increased safety). The CDBG objective was to assist the business owners and give them an opportunity to improve their storefront and signage thus complimenting the infrastructure improvements. Our goal was to bring back Revere residents back to the central business and Shirley Avenue districts to shop, dine and utilize services. Three new businesses have opened in the central business district and one in the Shirley Avenue District. We currently have two storefront projects underway. Twelve facades are complete utilizing FY14,15,16 funding. We have several FY17 projects that are at various stages of the application process. The business owners whose facades are currently in process are getting design and prices for the sign improvement program.

The CDBG funds earmarked for the improvements to Gibson Park will be complimented with a PARCs grant improving and expanding the facilities. The rehabilitation of the ball park will include drainage improvements, security lighting, ball field improvements, walkways and a community built play structure.

The Public Service activities completed and underway have met our goals. The Farmers Market relocated to the central business district is open on Friday afternoons and is well attended. The amount of vendors at the market also increased. Mystic Valley Elder Services provided necessary services to Revere’s elderly. Revere Community Schools HiSET program benefited 23 individuals.

**CR-10 - Racial and Ethnic composition of families assisted**

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	<b>CDBG</b>
White	14
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>14</b>
Hispanic	3
Not Hispanic	11

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	691,746	349,731
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other	306,000	230,000

**Table 3 - Resources Made Available**

**Narrative**

State PARC Program funds (231,000)

\$75,000.00 State Chapter 90 Funding and I & I linkage fee

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The Facade and Sign Improvement Activity was designated for the Central Business District-Broadway and the Shirley Avenue Business District. Two storefronts have been completed and per program guidelines this leveraged a \$25,000.00 private match from business owners. Two other storefronts are currently underway leveraging over \$125,000.00 in private match from business owner. Property owner is responsible for 50% of the cost of the improvement. CDBG funds are issued once the project is complete and the match has been satisfied.

In addition, 5 sign improvement projects have been completed with another three are at various stages of construction/fabrication.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

CDBG Funds -Public facilities were matched with State PARC Program funds (231,000)

Dunn Road, Neponset street and Sagamore Street funding was matched with \$75,000.00 State Chapter 90 Funding and I & I linkage fee

CDBG funds storefront/signs leveraged over 25,000.00 in private investment

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	52	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>52</b>	<b>0</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	52	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>52</b>	<b>0</b>

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Neighborhood Developers is planning on the construction of 52 affordable workforce units. The project is still in the design phase working closely with the city. Variances may be needed to make the project feasible.

**Discuss how these outcomes will impact future annual action plans.**



Future action plans will not be changed since there a large need for housing rehab projects.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 7 – Number of Households Served**

### **Narrative Information**

We anticipate that the construction of the 52 affordable workforce units will commence in the spring of 2019.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Revere is not the direct recipient of any public or private resources with which to address homeless needs and prevent homelessness. Revere is part of the "Balance of State" continuum which is overseen by the state Department of Transitional Assistance (DTA) and Department of Housing and Community Development (DHCD). Revere supports efforts of regional providers and nonprofits working in Revere to apply to the state for homelessness assistance to support a variety of housing programs for homeless families and individuals in Revere. The state applies for this funding annually, with the communities in the "Balance of State" continuum, for specific projects.

CAPIC, the local anti-poverty agency has been designated by the Massachusetts Department of Housing and Community Development as the official Continuum of Care -balance of State Homeless Providers for Chelsea Revere, and Winthrop.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

There are no emergency shelters within Revere nor within the North Suburban Consortium of which Revere is a member community. CAPIC will screen unsheltered homeless persons for mainstream resources and assist them with the application process, and assist unsheltered persons access emergency shelters.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Non-profits within the NSC operate programs that provide essential services designed to help low income persons and families to avoid homelessness. Specifically,

- Just a Start provides court mediation services;
- Just-A-Start Corporation: Stabilizes families through housing assistance via HomeBASE- rental assistance and security deposit to at-risk households
- Housing Families provides pro-bono legal services. Bread of Life: Provides free meals and food

pantry to low-income families and food deliveries to at-risk elders and homeless families displaced into area motels. HarborCov provides holistic services to victims of domestic violence

- Heading Home: Offers case management, supportive services, advocacy, access to job training and employment services, life-skills and housing search.
- CAPIC

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Revere as part of the North Suburban Consortium has been successful at forging partnerships with several non-profit service providers as well as the development community. The North Suburban Consortium, through the development of dedicated affordable housing units has assisted homeless families to obtain and sustain affordable housing. CAPIC will assume the responsibility to coordinate homelessness prevention which includes outreach to identify unsheltered homeless individuals and foster relationships with them in an effort to encourage these individuals to accept additional resources, shelter and housing.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Revere Housing Authority (RHA) will continue to make gains in the areas of administrative management, finance & accounting, maintenance, asset management, housing management, tenant selection and the Housing Choice Voucher Program. This program year the RHA will again seek tenant input on housing quality and the improvement of authority developments by means of public meetings, posting of plans and documents, and open communication.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

The RHA has a well-established Family Self-Sufficiency (FSS) Program and continues to work at moving resident families from "welfare to work". The FSS program is structured to provide an avenue to homeownership opportunities for RHA voucher holders. The RHA initiated its FSS program within the Section 8 program .

### **Actions taken to provide assistance to troubled PHAs**

N/A

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The greatest barrier to increased availability of high-quality, affordable housing continued to be extremely limited public funding, and very limited private sector interest in developing affordable housing in Revere. Nevertheless, Revere continued to do what it could to create incentives to increase the supply of housing, including actively working with, and encouraging nonprofit and for-profit partners to collaborate and otherwise create more affordable opportunities in the community. During the Program Year Chelsea/Revere Neighborhood Developers actively engaged with the City on several projects to restore and/or create affordable units. In fact, the Neighborhood Developers are committed to a project at 572 Revere Street for the creation of 52 affordable workforce units. Barriers to affordable housing in Revere nonetheless result from market forces affecting the larger Greater Boston area. Rents and sale prices remain out of reach for many low- and moderate-income households. For many low and moderate income persons, access to affordable housing is also hampered by employment instability, limited availability of credit and mortgage financing, and the general high cost of living in the area.

The shortage of opportunities to create new affordable housing in Revere is not attributable to public policies such as zoning; the lack of developable land for this purpose remains the main barrier. For this reason, the City since FY2014 focused on underutilized industrial and commercial properties believing they may be suitable for mixed-income housing and continued to seek out means to assist in the redevelopment of these properties as housing.

The City adopted an Overlay Zoning Ordinance for the Wonderland Transit Oriented Development (TOD) District that permits less stringent parking requirements for units within a quarter mile of rapid transit. The City has also worked closely with two non-profits to rescue foreclosed properties and develop new units in formerly commercial or institutional non-residential properties. The City approved the expansion for the Highway Business District Zone (from single-family) in North Revere to permit Roseland Property Company to develop more multi-family units in the Overlook Ridge project; construction of new units is currently under consideration.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The greatest obstacle to addressing unmet needs is the lack of resources. The City has sought and received additional funding for the Revitalization of Shirley Avenue Business District. A 2.0 million dollar MassWorks grant for roadway, sidewalk, lighting, and street-scaping is underway and will compliment the facade improvement project.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City has public improvement projects are ready to proceed. Most of our public works projects are designed in-house reducing potential delays.

Since any lead-based paint presents a serious and unacceptable threat to children, the City of Revere has carried out housing rehabilitation activities for many years, routinely testing for lead paint in any unit to be rehabilitated. Efforts to decrease the overall impact of lead paint in Revere's older housing stock has been relatively successful, given limited availability of funds and the stringent requirements of Title X, HUD's "Lead Based Paint Hazard Reduction Act". All housing rehabilitation projects are first tested for lead paint. If the property tests positively for lead paint, it is included in the project work write-up and must be removed before any other work is started. Some lead paint was remediated in one housing rehabilitation project and was done within the scope of that project with CDBG funds No other lead paint remediation was done in FY2017 program year using CDBG funds. HOME and Mass Housing funded programs are also available to assist in the removal of lead paint

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

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. Approximately 15.% 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

Funding has been provided to public service agencies supporting 23 adults in English Education Classes to improve their language skills

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The Office of Strategic Planning & Economic Development continues to implement the City's goals and our institutional structure has been realigned to better meet the needs of our residents and partners. The The Office of Strategic Planning & Economic Development works with the Healthy Community Initiatives Department , Revere on the Move, other City agencies and community partners in elevating healthy living as an essential and achievable priority within the community and economic development agenda for the City of Revere, through strategic coalition-building and the creation of new programs.

We oversee more than 2 dozen projects involving coordination with 23 public agencies and stakeholder organizations, contractors and dozens of volunteers.

The Healthy Community Initiatives Department works with Revere residents, businesses, and stakeholders in leading healthier lives, raising healthier families and building healthier communities. We succeed by leveraging local, regional, and state partnerships, utilizing evidence-based best practices, conducting rigorous evaluation, and partnering with organizations and communities

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 The Office of Strategic Planning & Economic 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 taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

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. ONE Beach Street at Broadway was a project utilizing several participants including the North Suburban HOME Consortium provided 30 units of elderly housing.

Another project at 572 Revere Street will utilize several participants including the North Suburban HOME Consortium.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City worked with the Building, Fire and Health Departments to utilize “Language Line” and to aggressively communicate local rules and procedures to all new residents buying property in Revere. The The Office of Strategic Planning & Economic Development has continued to urge these departments to make existing homeowners aware of these provisions during any permitting processes. The City has targeted its Certificate of Occupancy process as a good vehicle through which to do so.

The City continues to work with local real estate agents providing them with comprehensive information and education so as to ensure their clients are treated fairly in both purchasing and renting properties. All local realtors have

## **CR-40 - Monitoring 91.220 and 91.230**

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

The The Office of Strategic Planning & Economic Development is responsible for compliance with all program requirements and for complete consistency with comprehensive planning requirements. The The Office of Strategic Planning & Economic Development carried out the FY2017 Action Plan programs and activities and ensured that all CDBG funded projects and programs complied with all federal laws and regulations and state laws and local ordinances as relevant. The The Office of Strategic Planning & Economic Development worked to coordinate and oversee specific projects and programs with city departments and other public and private agencies and organizations to ensure full compliance. The The Office of Strategic Planning & Economic Development was itself responsible for monitoring compliance with labor standards in all construction projects and for minority business outreach as well as comprehensive planning requirements. Projects or programs undertaken directly by sub-recipients were governed by sub recipient agreements which referenced labor standards and all other applicable federal regulations and cited specific penalties for failure to comply with same. It was the responsibility of the The Office of Strategic Planning & Economic Development, to monitor sub-recipients to ensure full compliance. For each Action Plan, the The Office of Strategic Planning & Economic Development staff followed HUD regulations and monitored each activity. The The Office of Strategic Planning & Economic Development undertook the specific monitoring steps indicated for each as follows.

- housing development/rehabilitation/buyer assistance
- reviewed records for compliance with labor standards reviewed tenant selection processes reviewed annual income verification records conducted annual inspections for code compliance in rental units conducted outreach to non-English speaking and minority groups reviewed income eligibility by means of credible income verification emplaced recapture provisions by means of liens to prevent speculation and to require repayment within specified time periods reviewed annual incomes verification to ensure affordability of rental units
- public services
- required regular reports verifying number of low and moderate income persons served as well as the ethnicity and racial characteristics of those served; reviewed reports to ensure



complianceconducted periodic site visits and record reviews

- public facilities
- required Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) participation in all construction contractsreviewed weekly payroll forms to ensure prevailing wage complianceconducted site visits to interview workers on wage payments
- economic development – façade and signage grants/loans
- monitor and certify creation/retention of jobsmaintain records as to racial and socio-economic characteristics of job entrepreneur and employee beneficiariesensure completion of improvements

### **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The Office of Strategic Planning & Economic Development holds a public hearing to inform the public of the progress of current/ongoing programs. Notices of this public hearing are published in the local newspaper, posted on the City's web site, and City Hall bulletin board. Citizens will have an opportunity to comment on the performance report. The performance report will be posted on the City's website once complete and before submittal

### **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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