# Executive Summary

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

**1. Introduction**

The City of Revere, Massachusetts has established the following as its prioritized needs:

1. Improve the condition of existing housing;
2. increase economic development opportunities;
3. improvement of public facilities in low/moderate-income neighborhoods;
4. planning and sustained coordination of effort, including the leveraging of funds with other public and private resources.

**2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The short-term objectives are intended to achieve appreciable progress towards one of the national objectives of the Community Development Block Grant Program:   
  
To provide decent housing: To increase the availability and or accessibility of decent housing for low and moderate income families and individuals;To promote the affordability of decent housing for low and moderate income individuals and families;Help to sustain and retain the supply of decent housing for low and moderate income residents. Outcomes for these objectives will be measured against: Quantifiable increase in the supply of affordable units or low and moderate income persons/families access to affordable unitsAn increase in the level of affordability of decent housing unitsActions that have served to enhance livability and/or improved the quality of life in neighborhoods to the benefit of low and moderate income persons and families.

**3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

When assigning priority to local housing and community development needs, the City of Revere continues to rely on census and other publically available data as pertains to socio-economic conditions, population growth and population trends. It has also reviewed and consulted its own municipal data, reports and plans. For this program year, public input again was sought through public hearings in order to help establish priorities, with additional community needs and priorities identified during the City’s ongoing comprehensive planning process. The City further consulted with knowledgeable parties in both the public and private sectors as well as community-based agencies and organizations operating in the City to obtain further input.

**4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Revere’s Citizen Participation Plan (CPP) was completely updated in 2016 and amended further in 2020. The CPP encourages citizen participation and meaningful comment from all and particularly emphasizes input from low and moderate income persons and families and the local agencies that provide services to them. At all major milestones in the plan development process and at key points thereafter, the city seeks input from citizens, community and faith-based organizations, municipal departments and agencies, the business community, and regional organizations. Active and ongoing coordination with regional agencies such as the Metropolitan Area Planning Council and North Suffolk Office of Resiliency and Sustainability on issues spanning climate resilience and digital equity and access further complemented the standard CPP input. The City of Revere seeks and ultimately integrates this input for program design, program amendments and program evaluations. The following are major elements of Revere’s CDBG Citizen Participation Plan:

* Program information is available for public review at the Department of Planning and Community Development (DPCD), Revere City Hall, 281 Broadway Revere MA Monday through Thursday 8:15 a.m. to 5:00 p.m. and Fridays, from 8:15 a.m. to 12:15 p.m. Information is otherwise made available upon written request, at the DPCD and made available for public inspection at the Revere Public Library, the Revere High School Library, and other accessible locations.
* Prior to Action Plan preparation, a memorandum is circulated to city departments and agencies, nonprofit groups and agencies and the general public, as well as to past CDBG fund recipients. Notices indicate the amount of funds available, the type of activities eligible for funding, basic program requirements and general guidelines for proposals; technical assistance is also offered. Notices and press releases appear in the local newspaper of greatest circulation, usually for at least two-weeks prior to the public hearings. Public Hearings are held at convenient times at handicapped accessible locations in or easily accessible to low or moderate neighborhoods. In 2021, as in 2020, public hearings have been conducted virtually via Zoom as mandated or indicated by state and/or municipal guidance on gatherings.
* Bilingual advertising and assistance at Public Hearings is provided as necessary and the needs of hearing, sight and speech impaired persons are accommodated to the greatest extent possible.
* All proposals are heard at public hearings and written and oral testimony is accepted. Public hearings consider plans for future funding and provide for review and discussion of current year program performance.
* The Action Plan and Strategic Plan are made available for public review and comment for at least 30 days prior to submission to HUD. Public Notice of the plan availability is advertised and Plans are posted for review at locations noted.
* DPCD staff monitors any citizen complaints and is responsible for responding to public comments in a complete and timely manner. Written responses are to be issued within 15 days for any public comments received. Comments received with respect to published plans will be addressed in the final plan with clearly stated reasons for their acceptance
* At least two weeks prior to the commencement of any infrastructure project,  every resident in the target area will receive a letter informing them of the: scope of the project, commencement date, anticipated completion date, the name of a project contact person and a contact phone number. At least forty-eight hours prior to construction start up, a reminder notice will be hand delivered to every house impacted by the project.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Before commencing preparation of the Action Plan, a public hearing was conducted via Zoom, consistent with municipal and state guidance for remote participation during the coronavirus pandemic, on June 16, 2021 at 5:30 p.m.. Hearing notices were published in the Revere Journal on June 9, 2021 . The notice was also posted in City Hall, in designated public buildings and on the City’s website: www.revere.org. Notices were also sent to a wide range of municipal departments, non-profit community based organizations, public service agencies and other potentially interested parties. In the notice and at the hearing, the purpose of the hearing was clearly stated in terms of the City seeking public input on the types of activities to be included in the FY 2019 Action Plan. During the hearing, key elements of the Strategic Plan, eligible activities that could be undertaken pursuant to the plan, and the process for submitting proposals for activities was described.

A second public hearing is planned for July 14, 2021 at the LOCATION TBD. The purpose of the meeting is to discuss the revised Annual Plan.

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

In the course of the development of the FY 2021 Action Plan, there were no comments which were received that were not addressed, taken into consideration or otherwise incorporated in the plans. The 30 day public comment period ends on July 22, 2021.

**7. Summary**

For the program year, the City of Revere's DPCD has established the following categories as its prioritized needs:

1. Improve the condition of existing housing;
2. increase economic development opportunities;
3. improvement of public facilities in low/moderate-income neighborhoods;
4. forward planning and sustained coordination of effort, including the leveraging of funds with other public and private resources.

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

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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**

**Consolidated Plan Public Contact Information**

## AP-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, integration with citywide pandemic response and recovery working group sessions, and meetings with existing networks ranging from housing, workforce development, public health, to climate resiliency coalitions.

**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, economic, community, workforce 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 works in collaboration  with CAPIC, the local anti-poverty agency, which has been designated by the Massachusetts Department of Housing and Community Development as the official Continuum of Care-Balance of State Homeless Provider for Revere, Chelsea, and Winthrop.  CAPIC undertakes outreach to identify unsheltered homeless individuals and fosters relationships with them in an effort to encourage these individuals to accept additional resources, shelter, and housing.  CAPIC screens unsheltered homeless persons for mainstream resources and assists them with the application process; and assists unsheltered homeless persons to access emergency shelter.  CAPIC in conjunction with DHCD also coordinates the Annual Point-In-Time Count, and organizes volunteer efforts for counting unsheltered persons in Revere, Chelsea and Winthrop. CAPIC and the Continuum of Care efforts are further supported and supplemented by Revere’s Substance Use Disorders Initiative (SUDI) Office, a municipal agency that provides significant support to chronically unsheltered homeless residents who are simultaneously experiencing health needs.

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 employment; 3. providing homeless prevention and rapid rehousing assistance; and 4. providing case management services to increase likelihood of residential stability.

The coronavirus pandemic’s economic and health impacts had a significant and destabilizing effect on many housing unstable residents; the resulting scale and severity of case management issues that have also increased the involvement of the above-mentioned SUDI Office as well as other municipal public health officials in coordination with DPCD, CAPIC, and CoC staff.

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

The City of Revere has been an active participant in the MA Balance of State Continuum of Care. 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. Agencies, groups, organizations and others who participated in the process and consultations**

Table 2 – Agencies, groups, organizations who participated

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 2 | **Agency/Group/Organization** | The Neighborhood Developers, Inc., fka CHELSEA NEIGHBORHOOD HOUSING SERVICES | | |
| **Agency/Group/Organization Type** | Housing Services - Housing Services-Employment Civic Leaders | | |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Market Analysis Economic Development | | |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The agency was consulted in a small group meeting. Agency representatives identified the continued need to produce desirable affordable housing, the need to secure legal and financial relief for housing unstable residents, the need to minimize residential and commercial displacement, and the need to improve commercial corridors. The agency emphasized its ongoing neighborhood revitalization activities and the City's commitment to comprehensive investment. The anticipated outcome is the cooperative identification of affordable and workforce housing development opportunities. | | |
| 4 | **Agency/Group/Organization** | | CAPIC |
| **Agency/Group/Organization Type** | | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims |
| **What section of the Plan was addressed by Consultation?** | | Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | | 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 priorities: Emergency Response for Homeless and at risk households, the significant and increased need for temporary shelter and longer-term affordable housing, and the need to create quality employment opportunities. |
| 5 | **Agency/Group/Organization** | | City of Revere Department of Planning and Community Development |
| **Agency/Group/Organization Type** | | Housing Other government - Local Planning organization Grantee Department |
| **What section of the Plan was addressed by Consultation?** | | Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | | The Department was consulted in a small group meeting. The Department identified the need to coordinate and focus limited resources to achieve community outcomes, with an emphasis on the City’s lower-resourced and more vulnerable residents. Accessibility improvements for public facilities and infrastructure remain in high demand, along with demand for housing programs, small business assistance, and workforce development. |
| 6 | **Agency/Group/Organization** | | Revere Housing Authority |
| **Agency/Group/Organization Type** | | Housing PHA Services - Housing |
| **What section of the Plan was addressed by Consultation?** | | Housing Need Assessment Public Housing Needs |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | | The agency was consulted in a group consultation. Issues identified included: continued maintenance of the public housing stock, programs supporting computer literacy and digital access among residents of all ages, and supporting the increased self-sufficiency of residents. |
| 7 | **Agency/Group/Organization** | | Massachusetts General Hospital |
| **Agency/Group/Organization Type** | | 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 Health Agency Publicly Funded Institution/System of Care |
| **What section of the Plan was addressed by Consultation?** | | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | | Revere CARES, an initiative of Mass General Hospital, was consulted in a one-on-one consultation. In addition to ongoing commitments to combating opioid abuse and developing healthy behaviors, investing in upstream policy improvements, improving economic stability and mobility among residents, addressing housing instability and affordability, enhancing Revere’s local food economy, and continuing community leadership development among community and neighborhood agencies were cited as continued priorities. Revere CARES' strategic plan continues to include innovative approaches including mini-grant programs, inclusion of public schools in public health education, positive youth development programs, and increased physical activities. The implementation of community outcome indicators as a tool to improve services to low and moderate income persons is an anticipated outcome. |
| 8 | **Agency/Group/Organization** | | North Suburban HOME Consortium |
| **Agency/Group/Organization Type** | | Housing Other government - County Other government - Local Regional organization Planning organization |
| **What section of the Plan was addressed by Consultation?** | | Housing Need Assessment |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | | The North Suburban Consortium, a membership organization of surrounding local communities was consulted in a series of meetings held during the Consolidated Planning and Action Plan processes. The consultation process informs the establishment of housing priorities and HOME funding allocations consistent with Member Community Needs. |

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

**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 |  |  |

Table 3 - Other local / regional / federal planning efforts

**Narrative**

## AP-12 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’s Citizen Participation Plan (CPP) was completely updated in 2016.  The CPP encourages citizen participation and meaningful comment from all and particularly emphasizes input from low and moderate income persons and families and the agencies that provide services to them. Through direct and electronic channels, the City leverages these agency networks to broaden its outreach, and the City continues to provide the public with opportunities to request accessibility accommodations to ensure the participation of special populations. At all major milestones in the plan development process and at key points thereafter during the program year, the city seeks input from citizens, from community and faith-based organizations, from municipal departments and agencies, from the business community and from regional organizations.  The City seeks this input for program design, program amendments and program evaluations.

**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 | Minorities   Non-English Speaking - Specify other language: Khmer, Spanish, Arabic   Persons with disabilities | The meeting was attended by a City Councilor and staff of public services agencies | Councilor representing Ward 2 inquired about the possibility of several street resurfacing projects. | All comments were accepted |  |
| 2 | Public Hearing | Minorities   Non-English Speaking - Specify other language: Spanish, Arabic, Portuguese   Persons with disabilities | The meeting was attended by staff of public service agencies and residents | No comments received during public hearing | Not applicable. |  |

Table 4 – Citizen Participation Outreach

# Expected Resources

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

**Introduction**

The City of Revere anticipates receipt of CDBG funds in the amount of approximately $840,589 annually. To maximize the impact of CDBG 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 program 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 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 | 840,589 | 0 | 250,000 | 1,090589 | 3,248,424 | Block grant from U.S. Department of Housing and Urban Development to address housing, community development and economic development needs. The City of Revere does not operate any projects currently that generate program income. |

Table 5 - 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 CDBG funds will leverage additional public and private resources. Sources of leveraged funds may include state funds for street and sidewalk improvements; and federal, state, and local funds in support of human service programs.

Public infrastructure and public facility improvements are expected to leverage State Chapter 90 funds, anticipated City and State PARC grant funds for open space improvements along with both private and City funds for accessibility enhancements along public rights of way and core public facilities. This includes a City Council appropriation of funds for the design and engineering for  the Complete Streets initiative and private funding from Cambridge Health Alliance.

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 Entity.

**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 publicly 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 Revere’s investments will leverage public and private funds to address the economic development, affordable housing, workforce development, community development, and special needs populations’ needs.

The City of Revere has a rough estimate of $832,997 in prior year resources available to be committed to activities throughout the course of this strategic planning period (PY2020 - PY2024). Roughly a third ($250,000) of these funds will be included with the PY2021 Action Plan, and the rest will be allocated in the subsequent years for the purposes of ongoing public open space improvements and workforce development and small business incubator. These activities will support the following Strategic Goals: 3) Increase Economic Development Opportunities and 4) Enhance Parks, Public Facilities and Infrastructure.

# 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** | Increase Economic Development Opportunities | 2020 | 2024 | Non-Housing Community Development |  | Economic Development | CDBG: $150,000 | Facade treatment/business building rehabilitation: 20 Business |
| **2** | Improve the Condition of Existing Housing | 2020 | 2024 | Affordable Housing |  | Affordable Housing | CDBG: $250,000 | Homeowner Housing Rehabilitated: 5 Household Housing Unit |
| **3** | Enhance Parks, Public Facilities, & Infrastructure | 2020 | 2024 | Non-Housing Community Development |  | Public Facilities, Infrastructure, & Parks | CDBG: $480,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 52805 Persons Assisted |

Table 6 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Increase Economic Development Opportunities |
| **Goal Description** | Enhance economic stability and prosperity by providing assistance to small businesses through the development of a storefront revitalization program, and other strategies. |
| **2** | **Goal Name** | Improve the Condition of Existing Housing |
| **Goal Description** | Improvements to existing housing conditions including the rehabilitation and preservation of owner- and renter-occupied housing to bring units to code standard or provide safety improvements, energy efficiency improvements, access modifications, or treatment of lead or other home hazards. |
| **3** | **Goal Name** | Enhance Parks, Public Facilities, & Infrastructure |
| **Goal Description** | Enhance publicly-owned facilities and infrastructure that improves the community and neighborhoods throughout the City of Revere. Improvements may include parks, streets, sidewalks, streetscapes, water/sewer/flood drainage, Historic Preservation and cultural resources, accessibility to meet American with Disabilities Act (ADA), reconstruction of community/recreational facilities, and other infrastructure and facilities. |

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

**Introduction**

In PY2021, the City of Revere will utilize CDBG funding to address the priority needs identified in the Strategic Plan. These priorities include the creation and preservation of affordable housing, upgrades and improvements to the public infrastructure, systems and facilities, and expansion of local economic opportunities for low-to-moderate-income residents.

| **#** | **Project Name** |
| --- | --- |
|  |  |

Table 7 – Project Information

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

Funding has been allocated to best address the priorities identified in the Strategic Plan.

Key priorities for PY 2021 for the City of Revere continue to be the creation and preservation of affordable homeowner and renter-occupied housing, upgrades and improvements to public infrastructure, systems, and facilities, and continued expansion of local economic opportunities, particularly through targeted programs in business districts heavily impacted by the coronavirus pandemic.

The City also continues to prioritize the need for public services focusing on community health needs, youth and adult employment training programs, and housing stability for residents made especially vulnerable due to health and economic impacts resulting from the coronavirus pandemic. These projects will continue to be supported through the City’s CDBG CARES and PY2020 allocations.

## AP-38 Project Summary

**Project Summary Information**

|  |  |  |
| --- | --- | --- |
| **1** | **Project Name** | Public Facilities/ADA Improvements |
| **Target Area** |  |
| **Goals Supported** | Enhance Parks, Public Facilities, & Infrastructure |
| **Needs Addressed** | Public Facilities, Infrastructure, & Parks |
| **Funding** | : |
| **Description** | 4-5Roadway and sidewalk improvements, public facility accessibility improvements |
| **Target Date** | 6/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** | A minimum of 51% of beneficiaries of improvements will be low to low-moderate income households as determined on an area benefit basis. |
| **Location Description** | * Beach Street and Winthrop Avenue adjacent to Sonny Meyer's Park and Immaculate Conception School * 200 Winthrop Avenue League of Special Needs. * American Legion at 249 Broadway, part of central business district. * Ambrose Park |
| **Planned Activities** | Accessibility improvements: at the intersection of Beach Street and Winthrop Avenue adjacent to Sonny Meyer's Park and Immaculate Conception School and at 200 Winthrop Avenue League of Special Needs. Resurfacing of walkways at American Legion at 249 Broadway, part of central business district. |
| **2** | **Project Name** | Planning and Administration |
| **Target Area** |  |
| **Goals Supported** | Increase Economic Development Opportunities |
| **Needs Addressed** | Affordable Housing Economic Development Public Facilities, Infrastructure, & Parks |
| **Funding** | : |
| **Description** | Administration of the CDBG Program, including planning initiative for splash pad at 69 Shirley Ave. |
| **Target Date** | 6/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** |  |
| **Location Description** |  |
| **Planned Activities** | Program management and administration of the CDBG Program. Planning and design for future splash pad at 69 Shirley Ave. |
| **3** | **Project Name** | Commercial Rehab |
| **Target Area** |  |
| **Goals Supported** | Increase Economic Development Opportunities |
| **Needs Addressed** | Economic Development |
| **Funding** | : |
| **Description** | Storefront and signage improvements along the Shirley Avenue and Revere Street Business Districts |
| **Target Date** | 6/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** | A minimum of 51% of beneficiaries of improvements will be low to low-moderate income households as determined on an area benefit basis. |
| **Location Description** | Shirley Avenue Business District (serving CT 170702/170701) and Revere Street businesses (serving CT 170501/170400). |
| **Planned Activities** | Upgraded signage for local businesses and storefront/facade improvements. |
| **4** | **Project Name** | Home Rehab |
| **Target Area** |  |
| **Goals Supported** | Improve the Condition of Existing Housing |
| **Needs Addressed** | Affordable Housing |
| **Funding** | : |
| **Description** | Assisting low-mod homeowners with rehab of property to meet local codes and standards. |
| **Target Date** | 6/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** | An estimated 5-6 income-qualified low-to-moderate income households. |
| **Location Description** | Locations are dependent on eligible beneficiaries. |
| **Planned Activities** | Housing rehabilitation assistance for 5-6 homes to bring property up to meet code and safety standards. |

## 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**

As the Community Development Block Grant (CDBG) is intended to predominantly serve low- to moderate-income residents, PY2021 CDBG funding will be allocated primarily to projects that are within CDBG-eligible low- and moderate-income areas or to projects that otherwise directly impact low- and moderate-income beneficiaries.

Public service and housing activities are operated based upon the eligibility of the person/households, not through geographic targeting.

**Geographic Distribution**

| **Target Area** | **Percentage of Funds** |
| --- | --- |
|  |  |

Table 8 - Geographic Distribution

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

PY2021 identifies and prioritizes projects based on their benefit to low-moderate income populations generally; low-moderate income service areas are also identified and verified by applicable census and demographic data.

**Discussion**

The City of Revere will continue to target programmatic investments in low- and moderate-income areas, utilizing data analysis and input received during the citizen participation period and ongoing consultation with City departments, officials and community partners. As needs continue to far outweigh available resources, the City will seek to leverage additional resources whenever possible.

## AP-75 Barriers to affordable housing -91.420, 91.220(j)

**Introduction**

As the City of Revere prepares to begin its second year of the Consolidated Plan, the greatest barriers to increasing the availability of high quality, affordable housing remain consistent with past years and are described in greater detail below.

**Actions it planned 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**

In 2020, the City of Revere completed a comprehensive planning process, which outlined an array of recommendations to address barriers to affordable housing. As it has for the past five years, the City of Revere continues to pursue proactive strategies to promote mixed-use and mixed-income development projects, particularly in its Transit Oriented Development (TOD) District, which permits less stringent parking requirements for units within a quarter mile of rapid transit. In past years, the City approved the expansion of 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. DPCD also continues to work closely with other city agencies, including the City’s Safe Housing Task Force, to identify and implement policy and programmatic responses that ameliorate code enforcement violations while supporting housing stability among cost-burdened homeowners and tenants.

While the coronavirus pandemic has exacerbated the demand for affordable housing units, the availability of public financing through state and federal sources continues to be limited. In recognition of this, the City is pursuing the establishment of a municipal affordable housing trust fund to facilitate more strategic resource development and implementation of local housing initiatives. As the regional housing market and general economy continue to rebound, it is expected new multi-family rental housing development will continue to be built. Lastly, over 410 rental units are permitted or under construction; 52 of those are deed-restricted affordable and 67 are micro-unit developments offered at more affordable market rates.

**Discussion**

The challenge of creating financially viable, new affordable housing in Revere is one that is also faced by many municipalities in the region. The lack of developable land for this purpose remains a significant barrier to the development of affordable housing.  Opportunities for the preservation or creation of affordable and workforce housing in these areas continue to be subject to high land and construction costs, a pervasive challenge in the Metro Boston region.The City of Revere remains focused on efforts to encourage re-positioning of certain underutilized industrial and commercial properties which it believes are suitable for workforce and mixed-income housing; the City will continue to seek out means to assist in the redevelopment of these properties to include affordable housing opportunities. The City is coordinating closely with its public housing authority in support of the latter's efforts to improve and wherever possible increase its available low-income housing inventory. Lastly, the City's comprehensive planning process and ConPlan process have provided  updated inventories and analyses of housing supply and demand trends to better address affordable housing needs.

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

**Introduction**

This section highlights other actions that have been or will be taken in to carry out the strategies outlined in the Consolidated Plan. Actions include a reiteration of affordable housing strategy, addressing lead-based paint, reducing poverty, institutional structure, and enhanced coordination.

The activities and goals listed within this Annual Action Plan coincide with the priorities identified in the Consolidated Plan. The activities selected for Program Year 2021 funding are those projects that are ready to proceed, and will make an immediate impact to low- and moderate-income residents.  Eligible projects selected through the process included public improvements such as improved accessibility to public facilities.

Following a two-year postponement to establish improved administrative capacity and to address the urgent needs of the pandemic, the City plans to reactivate its successful home rehabilitation program as well as continue its signage and storefront improvement program; demand for each program far exceeds the amount of available resources to meet that demand.

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

Revere’s membership within the North Suburban Consortium provides access to gap funding critical to address the lacking supply of affordable housing. The City will continue to identify projects and partners, utilizing this resource whenever viable, as developing innovative strategies. During the 2020 and 2021 Program Years, the City of Revere has also been exploring the passage of a municipal Affordable Housing Trust fund, which would create a local funding complement and supplement to regional project funding through the Consortium.

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

The City has a strategic goal of preserving, producing, and improving affordable housing. In addition to its ongoing pursuit of affordable housing policies, financing mechanisms, and programs as outlined in its comprehensive plan document, the City is also strengthening its local capacity to operate longstanding, well-established home improvement and homeownership programs. The City is working to expand  a home rehabilitation program that supports the programs and projects of its affordable housing providers. 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, in coordination with the North Suburban Consortium, will ensure compliance with Massachusetts lead laws on all homebuyer assistance and developer-driven projects, both homeowner and rental. Testing and lead-safe removal of lead-based paint hazards are required in all HOME and CDBG funded rehabilitation activities.

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 fund 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**

Aligned with its commitment to reduce poverty, the City prioritizes the funding of public service programs that support low-income Revere families in achieving self-sufficiency. The coronavirus pandemic further exacerbated conditions for many of Revere’s more vulnerable residents, leading to the prioritization of PY2020 and CARES CV funds for addressing direct needs; these are not a focus of PY2021. Continued support for these anti-poverty programs is crucial as they provide vulnerable, at-risk families access to a variety of supportive services, basic essentials, advocacy, recreational opportunities, transportation, affordable childcare, emergency housing, financial literacy, skill building and job preparedness. Through extensive coordination among City agencies and between the City and community-based partners,

The provision of such programming is necessary in addressing the economic, housing and health challenges facing low-to-moderate income residents, helping families move out of poverty.

Additionally, the City is an active member of MassHire, the region’s workforce and 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 Department of Planning and Community Development will be readily available to identify ready-to-proceed public works and facility projects. The City will evaluate its process for selection and oversight of public service projects to include a greater focus on goal and 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 non-profits, regional housing and human services providers. The City’s ongoing comprehensive planning process provides an additional platform for Revere’s public housing authority, nonprofit and other private housing developers, as well as a range of community agencies to discuss demographic changes, community priorities, and opportunities for capacity building and coordination to meet shared goals.  The City will continue to seek out ways of expanding our engagement with community partners, enhancing outreach and coordination efforts.

On a regional basis, 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**

No further discussion is necessary.

# Program Specific Requirements

**AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)**

**Introduction**

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

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(l)(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 |
| **Total Program Income:** | **0** |

**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. | 72.00% |

**Discussion**

Program Income as it pertains to the Community Development Block Grant Program is limited to the Housing Rehabilitation deferred loan program component. None of the other activities will generate any program income

Program Income will be realized from:

1. Sale of property in which part or all funding was provided by the City of Revere's Community Development Block Grant Program. If the property owner participating in the Housing Rehabilitation Loan Program, the outstanding balance of the loan would be due and payable at the time of closing. If the property owner participated in the deferred loan program, the entire loan would be due and payable at the time of the closing of the sale Over the past thirty-plus years only ten (10)-rehabilitated properties participating in the deferred loan program were sold within the fifteen-year restriction period. Therefore, the City of Revere does not anticipate any program income from this source.
2. Payment of principal and interest due on a Housing Rehabilitation LoanIf the loan is called due to any violation of the agreement between the City of Revere and the property owner, i.e. rental agreement, low/moderate-income unit etc., the entire unpaid balance would be due and payable.

The City anticipates that at least 70% of the program year CDBG funds will benefit persons of low and moderate-income. The remaining CDBG funds (public facilities and infrastructure) will benefit at least 60% of persons of low and moderate-income.