

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. This CAPER reports on the accomplishments and progress made towards the above-mentioned Plan for the 2020 Program Year. During this program year, the implementation of certain projects was postponed or adapted to rededicate staffing, and in some cases, programmatic resources to Revere's local emergency coronavirus public health response.

The City's Public Service goal is to provide/sustain a suitable living environment for L/M Revere residents. Subrecipients provided valuable workforce and adult education training to low-moderate income residents and provided critical supports for food access to low income residents including senior citizens of Revere. Through the City's CDBG CARES allocations, additional support was provided to non-profit organizations providing essential health, housing, food, domestic violence, and other social service assistance. Additionally, the City focused heavily on continuing to provide financial relief to small businesses impacted by the pandemic. Businesses were provided with grants to support capital expenditures, allowing them to stay open and retain staff.

During this program year, the City of Revere was among the Massachusetts communities most severely and negatively impacted by the health and economic impacts of the coronavirus pandemic. Two of the City's program year goals, improving public infrastructure and providing improved living environments through affordable housing, were completely put on pause due to pandemic restrictions. As the City continues to administer CV/CARES resources to support pandemic response and recovery for its most impacted communities, the City is continuing to improve its capacity to advance implementation and progress toward its core community development goals. While the most severe public health impacts of the pandemic have subsided, the City continues to focus on addressing the heightened economic and housing instability that have emerged due to the pandemic.

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
Enhance Parks, Public Facilities, & Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	27500	0	0.00%			
Enhance Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	0	0.00%			
Enhance Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1462		1500	1462	97.47%

Enhance Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	10	0	0.00%	10	0	0.00%
Enhance Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	24	0	0.00%	24	0	0.00%
Improve the Condition of Existing Housing	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	18	0	0.00%			
Improve the Condition of Existing Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%			
Increase Economic Development Opportunities	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	30	0	0.00%	0	0	

Increase Economic Development Opportunities	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	0	1		50	1	2.00%
Increase Economic Development Opportunities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	35	42	120.00%	10	42	420.00%
Support the Expansion of Affordable Housing	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	5	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.

Many of the public facilities, housing, and economic development priorities set forth in the City’s Consolidated and Annual Plans were adapted through CARES Act flexibilities to address the more urgent and widespread nature of housing instability, food insecurity, economic instability, and public health and built environment vulnerabilities heightened during the pandemic. In its continued funding and support for coronavirus response and relief, the City continues to look to strategies that help advance the long term priorities outlined in comprehensive assessments and planning initiatives completed in 2018 and 2020, including a citywide Open Space and Recreation Plan and citywide visioning and master planning process which outline long term community development priorities including public facilities, housing, and economic development goals for the City of Revere. The City also concluded work on its Workforce Development Plan with the Metropolitan Area Planning Council (MAPC), which builds on the goals and findings of the Next Stop Revere Master Plan. Public Service activities continue to include important education and training benefits to low income residents, as well as addressing food security needs throughout the coronavirus pandemic. CDBG funding allowed adult education programs based out of the Revere Community School to go entirely virtual, which meant that adults were still able to improve their English, complete their HiSET, or prepare for the citizenship test without having to attend classes in person. The Revere

Farmers Market was also able to provide Community Supported Agriculture (CSA) bags to food insecure residents; many of whom saw a drastic loss of income during the pandemic. New and existing City staff are coordinating ongoing support and technical assistance to public service subrecipients that are providing services to Revere residents.

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)

	CDBG
White	1,275
Black or African American	19
Asian	84
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	1,378
Hispanic	865
Not Hispanic	513

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	public - federal	812,106	

Table 3 - Resources Made Available

Narrative

No 2020 entitlement funds were expended during the program year, due to delay in receiving the funds.

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

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.

\$135,000 of 2019 CDBG funding was dedicated to the continued implementation of the City's Storefront and Signage Improvement program, with a focus on the Broadway Central Business District and Shirley Avenue Business District. 4 new signs in the Shirley Avenue district complement a \$2 million MassWorks Infrastructure Program grant that has included streetscape improvements including enhanced ornamental lighting, new paving, and complete reconstruction and expansion of sidewalks along this predominantly LMI neighborhood business corridor. Additionally, the Revere Farmers Market received both private grant funding from Partners Healthcare and local City funding to help supplement the CDBG funding it received. The other funding sources were crucial to implementing new COVID safety standards, while ensuring that residents had increased access to health, local food.

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	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

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	52
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	52	52

Table 6 – Number of Households Supported

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

The City of Revere in conjunction with the North Suburban Consortium continued offering Down payment and closing cost assistance to first time homebuyers through NSC HOME funding. Chelsea Restoration Corporation and Medford Community Housing are both agencies that provide HUD certified housing counseling services. The Neighborhood Developers have completed construction of a HOME funded project at 571 Revere Street, which created 52 units of deed-restricted affordable workforce

housing in a transit-oriented development. A lottery was completed for these units, which are now leased and occupied.

Discuss how these outcomes will impact future annual action plans.

These goals and outcomes will increase the supply of deed-restricted affordable housing units in the City of Revere. The Citizens Housing and Planning Association (CHAPA) has designated the City of Revere as an MEI (Municipal Engagement Initiative) community and has been assisting the City in program development and capacity building to support affordable housing preservation and construction. Primary goals of this partnership include encouraging the passage of an inclusionary zoning ordinance requiring future developments in the City to provide deed-restricted affordable housing, as well as improving resident access to and awareness of available housing programs and resources. In parallel with its work with CHAPA, the City is partnering with the Massachusetts Housing Partnership to provide planning and technical assistance for the build out of its recently-created municipal Affordable Housing Trust Fund, and as of fall 2021, the City is also partnering with the Metropolitan Area Planning Council to advance a community planning process and financial feasibility analysis for a proposed inclusionary zoning policy in Revere. All of these policies are expected to increase the administrative and funding capacity to support the ongoing preservation and construction of affordable housing in Revere over the coming years.

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.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

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. Based on the increasing economic insecurity and risks of housing instability and homelessness in Revere, the Substance Use Disorder Initiatives (SUDI) Office has incorporated a focus on homelessness response and prevention to its office scope, renaming itself to Substance Use Disorder & Homelessness Initiatives (SUDHI) Office, reflecting a commitment by the City's Health and Human Services division to addressing this need in Revere.

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. Since 2016, Revere has also operated an active Substance Use Disorders Initiative (SUDI) Office which works closely with the City's Veterans Affairs agency and other area providers; both agencies provide ongoing dedicated case management and housing, health, and social service referrals for vulnerable and chronically unsheltered Revere residents.

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 communities operate a range of programs that provide essential services

designed to help low income persons and families to avoid homelessness. Specifically: Housing Families provides pro-bono legal services to housing-unstable residents and maintains a portfolio of scattered-site units in Revere serving local families. 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, Revere's First Congregational Church relocated into a larger space in order to meet the increased demand for its weekly nondenominational food pantry, the Cambridge Health Alliance offered a monthly mobile food market, and the City of Revere held weekly food box distributions all to support the growing number of food-insecure residents. HarborCov provides holistic services to victims of domestic violence, often in partnership and through referrals from public safety agency personnel at the Revere Police Department. CAPIC provides a tremendous amount of housing support from basic needs to emergency housing services and rental assistance. The Neighborhood Developers also operates CONNECT, a financial opportunity center (FOC) providing drop-in support and conducting screening for benefits eligibility among residents seeking economic stability and mobility.

Additionally, in late 2020, the City hired its first Housing Stability Officer (HSO) in its Department of Planning in Community Development. The City's HSO is tasked with working closely with households behind on rent payments as a result of the pandemic to help keep them housed. The HSO has been a critical resource in helping households navigate and apply for various State funding sources, such as Residential Assistance for Families in Transition (RAFT) and the Emergency Rental Assistance Program (ERAP). The City's HSO works closely with the City's 311 and Community Health and Engagement (formerly Healthy Community Initiatives) staff to provide referrals and support native-language case management to Revere residents.

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. The City of Revere's Substance Use Disorder & Homelessness Initiatives (SUDHI) Office increased engagement and services in encampments located throughout the City. The SUDHI team was critical to providing information around how to access supportive services, including COVID testing and vaccinations.

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. In large part because of the Coronavirus pandemic, City services were increasingly made available to residents of RHA properties. This included on-site food distribution, COVID testing and vaccination clinics, and resource fairs. <

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 Neighborhood Developers completed the building of 52 affordable units at their property at 571 Revere Street and it has reached almost complete occupancy. Barriers to affordable housing in Revere, both pre-pandemic and following the peak of Summer 2020, continue to result from market forces affecting the larger Greater Boston area, where rents and sale prices continue to remain out of reach for many low and moderate income households. The instability of employment, limited availability of credit and mortgage financing, competition for transit-accessible housing, and general high cost of living all remain barriers for low and moderate income households. The City continues to adopt and practice transit-oriented development principles, including through overlay zoning, that permits less stringent parking requirements for units within a quarter mile of rapid transit at sites near its Wonderland, Revere Beach, and Beachmont public transit stations. The City, particularly in the Shirley Avenue neighborhood, has permitted projects proposed by local developers to redevelop blighted or vacant sites such as surface parking lots to increase the supply of affordable, non deed-restricted rental housing. 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. As stated previously, the City will begin the process to create an inclusionary zoning ordinance in late 2021, a process that will be driven by community input, developer and other stakeholder engagement, and MAPC's analysis of financially feasible policy options for Revere. If passed, the ordinance will require future housing developments meeting certain thresholds to include a certain number of affordable units.

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

<A significant obstacle to addressing unmet needs is the lack of resources and local capacity, made more challenging during the coronavirus pandemic. The City also recognizes the significant impact of limited local employment opportunities and on its community development goals. Hundreds of jobs have resulted from the siting of two Amazon e-commerce distribution centers in Revere; however, hundreds of the hotel and hospitality jobs that had been active or expected to come online have been stalled, affecting residents across Revere and the region. The City continues to build on existing relationships with service providers, local businesses, and regional workforce agencies to identify opportunities to provide residents with greater access to education, training, and employment to complement many of its existing housing and community development programs.

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

Since any lead-based paint presents a serious and unacceptable threat to children, the City of Revere

routinely gets requests for services either through the DPCD or the Safe Housing Task Force. Residents seeking this service are referred directly to Chelsea Restoration Corporation, a nonprofit that operates a deleading program - Get the Lead Out.

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

Revere faced almost 30% unemployment during the Summer of 2020 as a result of the Coronavirus pandemic. As a result, the City launched a Community Response Network to bring together regional and local organizations operating programs and initiatives intended to help reduce the number of persons living in poverty. The network allowed for streamlined communications and service delivery, which focused on support for economic stabilization, particularly adult education and workforce initiatives, food distributions, mental health supports and more. The Network helped to bring vital resources to help stabilize the financial situation of community members most impacted by the pandemic.

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

The Department of Planning and Community Development (DPCD) 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 DPCD works closely with the Community Health and Engagement Department, Revere on the Move, Parks and Recreation, Elder Affairs, the Disabilities Commission, and 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. In collaboration with dozens of agencies operating in and serving this region, the DPCD continues to expand partnerships, adopt evidence-based best practices, participate in rigorous evaluation, and improve its ability to respond to the needs of low and moderate income residents.

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 that is further informed by the City's Open Space and Master Plans, the Department of Planning and Community Development will be readily available to identify those public works and facility projects which are ready to proceed upon meeting National Objective and project eligibility requirements. 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 a member of the North Suburban HOME Consortium. Through this participation, the City is able to effectively coordinate its housing agenda with the surrounding communities. The creation of the COVID19 Community Response Network dramatically helped to increase coordination amongst service providers; offering a recurring meeting time to discuss urgent needs and efforts being created to address them. On the City's side, the Housing Stability Officer has also enhanced coordination among providers and increased access to services and information among City residents.

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 Department of Planning and Community Development has 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 DPCD 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. Furthermore, 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.

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 Department of Planning and Community Development is responsible for administering all program requirements and for ensuring complete consistency with comprehensive planning requirements. The DPCD has worked to ensure that the implementation of projects and activities complied with all federal laws and regulations and state laws and local ordinances as relevant.

Projects or programs undertaken directly by subrecipients were governed by subrecipient agreements which referenced labor standards and all other applicable federal regulations and cited specific penalties for failure to comply with those regulations.

For each funded activity, DPCD worked to ensure compliance with HUD regulations through oversight and monitoring, including specific steps as follows:

public services: required quarterly 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 compliance; conducted periodic site visits according to sub-recipient's experience level and past performance; provided technical support to those identified as risking non-compliance; and screened each sub-recipient with goal of improving standards and compliance with subrecipient agreements, monitoring, and refinement of activity goals and outcomes measurements

economic development - 1) façade and signage grants/loans: reviewed weekly payroll forms to ensure prevailing wage compliance; conducted site visits to interview workers on wage payments for applicable projects 2) small business grant program: businesses with 6 or more employees were required to submit documentation outlining job retention and/or creation based on having received a grant.

Staff have identified, with the input of HUD, opportunities for improvement and strengthened oversight. This has included identifying opportunities for technical assistance for both DPCD and for its subrecipients. A monitoring guide and policy and procedures have been completed for public services.

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 Department of Planning and Community Development customarily holds a public hearing to inform the public of the progress of current/ongoing programs. Due to Covid-related restrictions in place during the CAPER draft and review period, DPCD established multiple opportunities for citizens to comment on the City's performance on CDBG goals. For all of 2020, the City conducted weekly meetings of the city's Community Covid-19 Response Network, providing this large, multilingual network of Revere residents and community-based organizations an opportunity to comment on PY 2020 performance. Public notice of the availability of the report for review was provided on December 8, 2021. Citizens throughout Revere were invited to comment on the performance report, the availability of which was announced in the local newspaper and further posted on the City's website for review and comment before submittal.

No comments were received directly on the 2020 performance report. [DRAFT - Will be updated upon close of public review and comment period.] During this period, local agencies expressed a continued need for restructuring the frequency of subrecipient reimbursements, a policy that DPCD has since amended and incorporated into its program administration.

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.

The City of Revere conducts its management and oversight of the CDBG program in alignment and compliance with the needs identified, and objectives set forth, in its Five Year and Annual Action Plans. These plans set the priorities for identifying and supporting eligible activities to be funded through CDBG, which is one of a number of critically important resources for the City to continue addressing consistent community needs. At this time, no changes are anticipated in the City's program objectives; the City continues to advance its efforts to increase and improve its capacity to implement projects and activities aligned with outlined program objectives. The City of Revere did submit an amendment to its 2019 Annual Action Plan to include both CV1 and CV3 funding sources. The amendment allowed the City to program the additional money towards COVID relief activities, including public services and small business supports.

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

No

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

