

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. creation and preservation of affordable owner-occupied housing;
2. development/improvement of lower income rental housing;
3. improvement of public facilities in low/moderate-income neighborhoods;
4. provision of assistance to public services for low/moderate-income persons;
5. support for job creation/retention- economic development activities;
6. forward 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 units
- An increase in the level of affordability of decent housing units
- Actions 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 publicly 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. Priority was given to projects that could be completed in a timely manner to ensure timeliness related to spending down funds.

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 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 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 from 8:00 a.m. to 7 p.m., Tuesday through Thursday 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 12:00 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.
- 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. Interpretation and/or translation are made available upon request.
- Written informational handouts are available at hearings and oral summaries are provided for in person hearings; hearings also utilize PowerPoint. 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. Suggestions on ways to improve project performance and effectiveness are heard at public hearings as well.
- Plans 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 on the city website and made available 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.

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 in the City Hall Council Chambers, on February 21, 2024, at 5:30 p.m. Hearing notices were published in the Revere Journal on February 7 and 14, 2024. 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 hearing's purpose was clearly stated in terms of the City seeking public input on the types of activities to be included in the FY 2024 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 were described. Additionally, the city sort input through an online engagement platform hosted on CitizenLab.co. Comments received there included the increased need for better drainage and biking infrastructure, improvements to city parks and sidewalks, and more trees.

A second public hearing will be held on April 2, 2024, at 5:30PM. During the hearing, specific proposed projects for the 2024 Action Plan will be discussed.

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

In the course of the development of the FY 2024 Action Plan, there were no comments which were received that were not addressed, taken into consideration or otherwise incorporated in the plans.

7. Summary

For the 2024 program year, the City of Revere's DPCD has established the following categories as its prioritized needs:

1. improvement of public facilities located in low/moderate income neighborhoods or serving specialized needs of low/moderate income persons
2. activities that support economic development, particularly those supporting the stabilization of businesses and neighborhood centers serving low/moderate income neighborhoods
3. provision of assistance to public services for low/moderate income persons
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

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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 Annual Action 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, which is the region's HOME Program Consortium operated via the City of Malden. 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, through its Substance Use Disorder and Homelessness Initiatives (SUDHI) department, in partnership with Eliot Community Human Services, 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. SUDHI refers individuals to Eliot, where they can access a range of housing services including rapid rehousing and permanent supportive housing and Bay Cove, who can refer individuals to Chelsea Commons. The SUDHI Department, in conjunction with DHCD, also coordinates the Annual Point-In-Time Count.

The City has also contracted with Housing Families to oversee the new warming center. The Center is open nightly from 7PM to 6:30AM and can serve up to 17 individuals at a time.

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:

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 the 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 SUDHI Office as well as other municipal public health officials in coordination with DPCD 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 through its Substance Use Disorder and Homelessness Initiatives (SUDHI) Department. 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. Unfortunately, the CoC decided that the city cannot use HMIS directly, and so it continues to coordinate with Chris Moskal.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	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 several small group and one-on-one meetings around affordable housing, civic engagement, and workforce development. Agency representatives identified the continued need to produce desirable affordable housing, the need to minimize residential and commercial displacement particularly in the Shirley Ave neighborhood, and the need to improve commercial corridors. The agency also spoke of the continued need to focus on job placement and training opportunities for residents through its direct service arm, CONNECT.DPCD will continue to work closely with TND around these initiatives, especially through coordination with the Transformative Development Initiative (TDI) in the Shirley Avenue neighborhood.
3	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 for accessibility improvements for public facilities and infrastructure, along with high demand for small business assistance - financial & technical assistance, and workforce development and around last mile transportation efforts.
4	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. RHA is working closely with the City of Revere to launch a free Wi-Fi pilot for one of its affordable housing sites; ongoing coordination will determine if the project can be duplicated in other locations.

5	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 one-on-ones and larger group meetings. The initiative continues to focus its efforts on supporting the local food economy, upstream workforce development initiatives, and community health access.
6	Agency/Group/Organization	Revere Works
	Agency/Group/Organization Type	Coalition
	What section of the Plan was addressed by Consultation?	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 Revere Works Coalition is a partnership of nonprofit and municipal workforce development partners. The Coalition was consulted through ongoing group meetings. The Coalition highlighted the need for more coordination around improving employer partnerships, particularly to help harder to place residents in quality jobs. The Coalition continues to seek funding opportunities to advance these efforts.
7	Agency/Group/Organization	City of Revere Health and Human Services Department
	Agency/Group/Organization Type	Services - Housing Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Revere HHS was consulted through its Housing Instability meetings. HHS continues to focus on improving coordination with nonprofit partners around housing stability, as there is no longer a Housing Stability Officer with the City of Revere. The need for support to residents around RAFT applications, housing search, and emergency housing placement were all identified.

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

All appropriate parties were consulted.

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	CAPIC	The City of Revere, as a member of the Balance of State 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. improve job readiness and achieve employment; 3. provide homeless prevention and rapid rehousing assistance; and 4. provide case management services to increase the likelihood of residential stability.

Table 3 - Other local / regional / federal planning efforts

Narrative

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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 and again in 2020. The CPP encourages citizen participation and meaningful comments 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 representatives of local nonprofit agencies, and residents of Ward 2.	No Comments were received.	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 \$640,000. 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	640,000	30,000	553,000	1,223,000	0	Block grant from U.S. Department of Housing and Urban Development to address housing, community development and economic development needs.

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, over \$3 million in State and Federal earmarks, 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. The city is also working closely with the Department of Conservation & Recreation's (DRC) Greening the Gateway program, to support tree planting initiatives.

The HOME program matching requirements are met through Low-Income Tax Credits, State Housing Bond funds, the Mass Rental Voucher program, and other state and federal sources. 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 Annual Action Plan are the outcome of an extensive, comprehensive effort to identify community needs. The Annual Action Plan assesses the available resources available to meet those needs. The City of Revere's investments will leverage public and private funds to address economic development, affordable housing, workforce development, community development, and special needs populations' needs.

The City of Revere has reallocated in prior year resources available to be committed to activities throughout the course of this strategic planning period (PY2020 - PY2024). The city will utilize roughly \$600,000 during the 2024 program year to carry out activities.

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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	Enhance Parks, Public Facilities, & Infrastructure	2020	2024	Non-Housing Community Development		Public Facilities, Infrastructure, & Parks	CDBG: \$800,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 62805 Persons Assisted
2	Enhance Public Services	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$95,000	Public service activities other than Low/Moderate Income Housing Benefit: 115 Persons Assisted
3	Increase Economic Development Opportunities	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$200,000	Businesses assisted: 15 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	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.
2	Goal Name	Enhance Public Services
	Goal Description	Funding to public service programs that provide services to LMI Revere residents. Preference for funding is given towards proposals that focus on housing stability (both homeowners and renters), education and job training, and small business support.
3	Goal Name	Increase Economic Development Opportunities
	Goal Description	Stimulate businesses to retain and expand economic development and job growth in the city.

AP-35 Projects - 91.420, 91.220(d)

Introduction

In PY2024, the City of Revere will utilize CDBG funding to address the priority needs identified in the Strategic Plan. These priorities include upgrades and improvements to the public infrastructure, systems and facilities, and expansion of local economic opportunities for low-to-moderate-income residents.

#	Project Name
1	Planning & Administration
2	Economic Development
3	Public Services
4	Public Facilities & Infrastructure

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, resulting in the selection of projects with a strong demonstrated benefit to low- and moderate-income persons and readiness to proceed in accordance with all applicable Federal and local reporting requirements. Additionally, residents were able to rank project priorities through the platform CitizenLab. The outcome of that voting heavily informed the priority for allocation of funds.

Key priorities for PY 2024 for the City of Revere continue to be the 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 education and job training, services supporting especially vulnerable populations, and housing stability (both homeowners and renters) for residents. A significant obstacle to addressing underserved needs within Revere is the staffing capacity of local organizations, many of which encounter a high volume of urgent need and may struggle to utilize funding sources with administratively complex reporting requirements.

AP-38 Project Summary

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Project Summary Information

1	Project Name	Planning & Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$128,000
	Description	Costs associated with administering the 2024 Annual Action Plan for the City of Revere.
	Target Date	6/30/2025
	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
	2	Project Name
Target Area		
Goals Supported		Increase Economic Development Opportunities
Needs Addressed		Economic Development
Funding		CDBG: \$200,000
Description		Economic development activities, which are to include technical assistance to for-profit businesses and additional funding for the business loan program.
Target Date		6/30/2025

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 Broadway businesses (serving CT 170601/170200/170100) are the priority locations.
Planned Activities	<ul style="list-style-type: none"> • Business technical assistance • Business loan program
3 Project Name	Public Services
Target Area	
Goals Supported	Enhance Public Services
Needs Addressed	Public Services
Funding	CDBG: \$95,000
Description	Funding for non-profits to carry out direct service programs to LMI Revere residents.
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	An estimated 115 low- and moderate-income Revere residents will be served through these programs.
Location Description	
Planned Activities	<ul style="list-style-type: none"> • CAPIC will provide 'stipends' up to \$2,000 per household to cover advanced rental payments or arrears for one to two months to avoid falling behind on payments and maintain secure housing. • HarborCOV will provide mental health support and case management for domestic violence survivors. • Revere youth will be provided scholarships to attend afterschool and summer programming at For Kids Only

	<ul style="list-style-type: none"> Housing Families will work to prevent homelessness by providing case management, legal services, and rapid rehousing and housing search assistance
4 Project Name	Public Facilities
Target Area	
Goals Supported	Enhance Parks, Public Facilities & Infrastructure
Needs Addressed	Public Facilities, Infrastructure & Parks
Funding	CDBG: \$800,000
Description	
Target Date	6/30/2025
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	
Planned Activities	<ul style="list-style-type: none"> Continuation of tree planting initiative and other green infrastructure Park improvements Complete streets work

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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, PY2024 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

PY2024 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 final 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 programmatic, financial, and regulatory recommendations to address barriers to affordable housing. Since the start of PY2021 and into PY2022, the City has undertaken the process of codifying and/or capacity building for three important tools for enhancing the preservation and/or production of affordable housing: 1) the establishment of a local Affordable Housing Trust Fund to finance affordable housing initiatives; 2) the development of an accessory dwelling unit ordinance that would facilitate the legalization of these naturally occurring affordable units; and 3) planning and feasibility analysis for an inclusionary zoning ordinance / inclusionary housing policy that would mandate the creation of deed-restricted affordable housing units within private, market-rate developments of a certain size. The first two of those items have successfully been implemented in the city. In the past year, the city adopted two new zoning districts, both of which provide density bonuses and parking reductions for developments that include at least 20% affordable units and are located at least .75 miles near an MBTA Blue Line Station. The city is also in the middle of the creation of a Housing Production Plan, to be completed at the end of 2024, which will create a plan to increase the stock of deed-restricted affordable housing in the city.

As it has within the past six 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) Districts, which permit less stringent parking requirements for units within a quarter mile of rapid transit.

Discussion

The challenge of creating financially viable, new affordable housing in Revere is one that is also faced by many municipalities in the region. For a coastal, urban community such as Revere, 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 exceptionally high land and construction costs, exacerbated further by pandemic-induced inflationary pressures on the construction industry, a pervasive challenge affecting communities and projects throughout the Metro Boston region.

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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 affordable, 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 continues to pursue a close working relationship with its public housing authority in support of the latter's efforts to improve and wherever possible increase its available low-income housing inventory. The city is actively monitoring Federal and State opportunities to support the infrastructure and project financing needs of all of the above projects. Lastly, the city continues to refer to its 2020 comprehensive planning document and 2020-2024 ConPlan for inventories and analyses of housing supply and demand trends to better address affordable housing needs.

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

Introduction

This section highlights other actions that have been or will be taken 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 2024 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.

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. The City of Revere continued to add commissioners and made more funding available to the municipal Affordable Housing Trust fund. Through its direct oversight of ARPA/CLFRF recovery funds, the city is routinely reviewing opportunities to deploy resources in accordance with federal requirements and flexibilities, which support a broader delivery of resources while avoiding duplication of benefits through these funds.

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 internal administrative capacity as well as collaborative partnership models to operate longstanding, well-established home improvement and homeownership programs through CDBG as well as other local or state sources. The city is evaluating program delivery strategies and target areas for a local home rehabilitation program that supports the programs and projects of its affordable housing providers. Through both HOME and HOME-ARP funding, the North Suburban Consortium continues to provide additional technical and financial assistance 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.

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. Continued support for these anti-poverty programs in the 2024 Action Plan 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. Services are delivered 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 prioritizing 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. DPCD staff continue to meet regularly with local service providers through the Revere Works Coalition, a partnership focusing on strengthening ties between local workforce development partners to help residents access training and employment opportunities, and through the biweekly Community Response Network Call.

On a regional basis, 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.

Discussion

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(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(I)(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.	90.00%

Discussion

Program Income as it pertains to the Community Development Block Grant Program is limited to the business 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.
2. Payment of principal and interest due on a Housing Rehabilitation Loan. If 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.
3. Repayments on loans issued to Revere based businesses

The City anticipates that at least 90% of the program year CDBG funds will benefit persons of low and moderate-income.