

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:

1. To increase the availability and or accessibility of decent housing for low and moderate income families and individuals;
2. To promote the affordability of decent housing for low and moderate income individuals and families;
3. 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 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.

Citizen Participation Process - 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. Active and ongoing coordination with regional agencies such as the Metropolitan Area Planning Council, MassHire Metro North Regional Workforce Board, 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 2022, as in 2020 and 2021, public hearings have been conducted virtually via Zoom as mandated or indicated by state and/or municipal guidance on gatherings. 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; virtual 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.
- 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 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
- At least two weeks prior to the commencement of any infrastructure project, DPCD works in conjunction with the City of Revere's Infrastructure and Public Works divisions to distribute to every resident in the target area 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. Similar notices will be affixed to utility poles throughout the project area.

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

February 9, 2022 at 5:30 p.m. Hearing notices were published in the Revere Journal on January 26 and February 2, 2022 . 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 2022 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 March 9, 2022 at 5:30PM on Zoom. During the hearing, specific proposed projects for the 2022 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 2022 Action Plan, there were no comments which were received that were not addressed, taken into consideration or otherwise incorporated in the plans. Comments on the FY 2022 plan were received during the 30 day public review and comment period which ended on xxx.

7. Summary

For the 2022 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

AP-10 Consultation - 91.100, 91.200(b), 91.215(I)

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(I)).

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 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

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 meetings around affordable housing and workforce development. 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. The agency also spoke of the continued need to focus on job placement and training opportunities for residents.
2	Agency/Group/Organization	City of Revere Health and Human Services
	Agency/Group/Organization Type	Services-Housing Other Government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeslessness 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 Homeless and Housing Instability meetings. HHS continues to highlight the need for better coordination of care, more permanent solutions for a warming station during winter months amongst the unhoused population. Additionally, the continued need for housing stability funding (RAFT/ERAP) and case management support for residents has been emphasized.
3	Agency/Group/Organization	REVERE ELDER AFFAIRS
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	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?	The agency was consulted in a series of individual conversations. The agency identified social and health programs for elderly residents, enhanced food security programs, the lack of affordable housing, increased feelings of social isolation, and the need for efficiently delivered "aging in place" services as critical needs, all exacerbated by the COVID pandemic. As high market demand continues to place pressure on housing costs, fixed-

		and low-income seniors are increasingly struggling with the burden of housing costs. Anticipated outcomes include improved coordination with housing and improved physical access by Revere seniors to critical social, mobility, nutritional, and healthcare needs.
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, increased funding for rental arrears and/or stipends, 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 - specifically connecting residents to financial capability programming.
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	Revere CARES, an initiative of Mass General Hospital, was consulted in a one-on-one consultation. In addition to ongoing commitments to

	consultation or areas for improved coordination?	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. They also continue to advocate for increased workforce development opportunities for residents.
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	The North Suburban Consortium, a membership organization of surrounding

	anticipated outcomes of the consultation or areas for improved coordination?	local communities was consulted in a series of meetings held during the Consolidated Planning and Action Plan processes, as well as a HOME-ARP planning process operating in parallel with Revere's efforts. The consultation process informs the establishment of housing priorities and HOME funding allocations consistent with Member Community Needs.
9	Agency/Group/Organization	Revere Works Coalition
	Agency/Group/Organization Type	Other-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 non profit and municipal workforce development partners. The Coalition was consulted through several group meetings. The Coalition highlighted the need for more workforce development opportunities and expanded wrap around services, including childcare and transportation.

Table 2 – Agencies, groups, organizations who participated

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?
Workforce Development Plan	Metropolitan Area Planning Council/City of Revere	Revere focused plan looking at current workforce landscape and short, medium, long term goals to improve training and employment opportunities for LMI Revere residents
Local Rapid Recovery Plan	Metropolitan Area Planning Council/City of Revere	COVID economic recovery plan specifically looking at the Broadway commercial district and potential activities that support economic development, particularly those supporting the stabilization of businesses
North Suburban Consortium HOME-ARP Process	City of Malden	The NSC’s process for determining uses of HOME-ARP funds furthered conversations within Revere around housing affordability, the need for continued funding of RAFT, and highlighted the need for expanded services for the homeless and unhoused population in the City.

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 and again 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 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	The meeting was attended by representatives of local nonprofit agencies, and residents of Ward 2.	No comments were received.	N/A	

		Persons with disabilities				

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 \$840,000 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	840,000	0	0	840,000	146,855	Block grant from U.S. Department of Housing and Urban Development to address housing, community development and economic development needs.

Table 1 - 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. The Broadway projects being funded through CDBG will help fund some of the outcomes outlined in an \$80,000 technical assistance and planning grant looking at the recovery of the commercial district; and will be further supported by \$400,000 of expected City ARPA funds.

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 publicly 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 the economic development, affordable housing, workforce development, community development, and special needs populations’ needs.

The City of Revere has a rough estimate of \$146,855 in prior year resources available to be committed to activities throughout the course of this strategic planning period (PY2020 - PY2024). These funds are anticipated to be committed in the future remaining years of the planning period.

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	Commercial Property Improvements	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$50,000	Facade treatment/business building rehabilitation: 10 Business
2	Public Facilities, Parks, and Infrastructure	2020	2024	Non-Housing Community Development		Public Facilities, Parks, and Infrastructure	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted
3	Public Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Public Services	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Commercial Property Improvements
	Goal Description	Storefront and signage improvements to commercial properties in the Shirley Avenue Business District and Broadway Central Business District.
2	Goal Name	Public Facilities and 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.
3	Goal Name	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 services that support especially vulnerable populations (un/underemployed,

		seniors, veterans, survivors of domestic violence)
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AP-35 Projects - 91.420, 91.220(d)

Introduction

In PY2022, 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 and Administration
2	Public Services
3	Public Facilities
4	Commercial Rehab

Table 3 – 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.

Key priorities for PY 2022 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

Project Summary Information

1	Project Name	PUBLIC SERVICES
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$150,000
	Description	Public Service activities operated by City and non-profit organizations serving Revere residents.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	-
	Location Description	All public service programs will be delivered in Revere, with program delivery located in facilities and neighborhoods accessible to low and moderate income residents.
	Planned Activities	
2	Project Name	PUBLIC FACILITY INFRASTRUCTURE
	Target Area	
	Goals Supported	Public Facilities, Parks, and Open Spaces Public Infrastructure
	Needs Addressed	Public Facilities, Parks, and Open Spaces Public Infrastructure
	Funding	CDBG: \$500,000
	Description	

	Target Date	6/30/2023
	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	-Continued expansion of the tree planting initiative in eligible Census tracts -New street light installation in Broadway Corridor -3 pocket parks: Shirley Ave, East Mountain Ave, and Leach Park
3	Project Name	COMMERCIAL PROPERTY REHAB
	Target Area	
	Goals Supported	Commercial Property Improvements
	Needs Addressed	Economic Development
	Funding	CDBG: \$50,000
	Description	
	Target Date	6/30/2023
	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	Storefront improvements such as new glass, entry ways, and general facade upgrades Upgraded business signage
5	Project Name	ADMINISTRATION
	Target Area	
	Goals Supported	Housing Rehabilitation Commercial Property Improvements Public Facilities, Parks, and Open Spaces Public Infrastructure Public Services
	Needs Addressed	Affordable Housing Economic Development Public Facilities, Parks, and Open Spaces Public Infrastructure Public Services
	Funding	CDBG: \$170,000
	Description	Administration of the CDBG Program, including software to support growth and streamline effective case management of Housing Stability Office
	Target Date	6/30/2023
	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

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, PY2022 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 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

PY2022 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 third 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 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: the establishment of a local Affordable Housing Trust Fund to finance affordable housing initiatives; the development of an accessory dwelling unit ordinance that would facilitate the legalization of these naturally occurring affordable units; and 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.

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. 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, Inspectional Services, Health and Human Services, and within the DPCD-staffed Housing Stability Office to identify and implement policy and programmatic responses that ameliorate code enforcement

violations while supporting housing stability among cost-burdened homeowners and tenants.

The coronavirus pandemic has exacerbated the demand for affordable housing units, a need recognized by federal and state recovery and relief efforts. However, the complexity of deploying and securing public financing through state and federal sources continues to be a challenge requiring significant capacity to administer. In recognition of this, the City has established a municipal affordable housing trust fund to facilitate more strategic resource development and implementation of local housing initiatives and is in the planning and community engagement stages of developing an inclusionary zoning ordinance. 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.

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.

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.

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 2022 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 last year (2021) passed a municipal Affordable Housing Trust fund, which will create a local funding complement and supplement to regional project funding through the Consortium. 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 as well as 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. 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 in prior action plans. Continued support for these anti-poverty programs in the 2022 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. 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(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.	70.00%

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 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.

The City anticipates that at least 70% of the program year CDBG funds will benefit persons of low and moderate-income.