WELCOME & INTRODUCTIONS

• Mayor Arrigo

• Next Stop Revere Steering Committee

• Metropolitan Area Planning Council
<table>
<thead>
<tr>
<th>Name</th>
<th>Title and Affiliations</th>
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</thead>
<tbody>
<tr>
<td>Aklog Limeneh</td>
<td>Planning Board Member, BIC, Suffolk Downs DAG</td>
</tr>
<tr>
<td>Carol Tye</td>
<td>School Committee; Superintendent Emerita, BIC, DAG</td>
</tr>
<tr>
<td>Chris Bright</td>
<td>Chief of Fire, Revere Fire Department, Suffolk Downs PRB</td>
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<tr>
<td>David Eatough</td>
<td>Conservation Commission Member, Revere High School Teacher</td>
</tr>
<tr>
<td>Dean Harris</td>
<td>Director of Maintenance and Modernization, Revere Housing Authority</td>
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<tr>
<td>Dianne Kelly</td>
<td>Superintendent, Revere Public Schools</td>
</tr>
<tr>
<td>Ed Deveau</td>
<td>Planning Board Member, BIC, Suffolk Downs DAG, Chamber</td>
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<tr>
<td>Fatou Drammeh</td>
<td>Coordinator, Revere Community School, WEE, Haymarket People’s Fund</td>
</tr>
<tr>
<td>Gianpiero Tirella</td>
<td>Resident</td>
</tr>
<tr>
<td>James Guido</td>
<td>Chief of Police, Revere Police Department, Suffolk Downs PRB</td>
</tr>
<tr>
<td>Kim Hanton</td>
<td>Director of Diversionary Addiction Services, North Suffolk Mental Health, Board of Health</td>
</tr>
<tr>
<td>Nicholas Granitsas</td>
<td>Revere, First Congregational Church</td>
</tr>
<tr>
<td>Olga Tacure</td>
<td>Network Leader, PTO Vice President, PLTI, WEE, RHS, PTO, Union Capital</td>
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<tr>
<td>Paul Argenzio</td>
<td>Superintendent, Public Works, Traffic Commission</td>
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<tr>
<td>Rafael Mares</td>
<td>Executive Director, The Neighborhood Developers</td>
</tr>
<tr>
<td>Ralph DeCicco</td>
<td>Chair/APA Coordinator, Disabilities Commission</td>
</tr>
<tr>
<td>Stephen Fielding</td>
<td>Director of Elder Affairs, Elder Affairs, Senior Center</td>
</tr>
<tr>
<td>Sylvia Chiang</td>
<td>Director, Revere CARES, MGH, Revere on the Move</td>
</tr>
<tr>
<td>Wendy Millar-Page</td>
<td>Executive Director, Chamber of Commerce</td>
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</tbody>
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AGENDA

01 Welcome
02 Presentation
03 Break-Out Sessions
04 Closing
A Master Plan is a strategic framework that guides the future physical and economic development of a city based on the community’s vision and goals.

It is your plan, your vision and your goals.

The Master Plan provides the City with:
- A vision for its future
- Goals and strategies to capitalize on opportunities
- An action plan for shaping positive change
# Planning Process

The Master Plan will take 1 year to complete.

We will have opportunities for community members to provide feedback throughout the process.

## Winter 19

**Open House**
January 15
Rumney Marsh Academy

## Spring 19

Two Community Forums on the Following Topics:

**April 10th**
- Housing
- Economic Development
- Historic and Cultural Resources

**May 8th**
- Transportation and Mobility
- Open Space and Recreation
- Sustainability (Clean Energy and Climate Resiliency)
- Public Health

## Summer 19

Community Feedback

Draft Plan Development

## Fall 19

Community Feedback on Draft Plan

Final Plan Written

## Winter 20

Final Plan presented to Planning Board
PRESENTATION OUTLINE

01 Demographic Information
02 Kick-Off Feedback
03 Housing
04 Economic Development
05 Historic & Cultural Resources
DEMOGRAPHICS

Total Population

53,864 RESIDENTS
Source: US Census, ACS 2017 5-Year Estimates

Population and Projections by Age

Population and Projections by Age Table

<table>
<thead>
<tr>
<th>Age</th>
<th>2000</th>
<th>2010</th>
<th>2020</th>
<th>2030</th>
<th>2040</th>
<th>% Change, 2010-2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4</td>
<td>2,741</td>
<td>3,105</td>
<td>3,575</td>
<td>3,980</td>
<td>3,892</td>
<td>21.8%</td>
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<tr>
<td>5-19</td>
<td>8,199</td>
<td>8,553</td>
<td>9,217</td>
<td>10,244</td>
<td>10,983</td>
<td>28.4%</td>
</tr>
<tr>
<td>20-34</td>
<td>10,958</td>
<td>12,346</td>
<td>13,489</td>
<td>14,384</td>
<td>14,643</td>
<td>18.6%</td>
</tr>
<tr>
<td>35-64</td>
<td>17,919</td>
<td>20,566</td>
<td>24,095</td>
<td>27,927</td>
<td>31,645</td>
<td>53.9%</td>
</tr>
<tr>
<td>65+</td>
<td>7,870</td>
<td>7,520</td>
<td>8,543</td>
<td>11,018</td>
<td>12,526</td>
<td>66.6%</td>
</tr>
</tbody>
</table>

Source: US Census and MAPC SR Projections
DEMOGRAPHICS

DEMOGRAPHIC CHARACTERISTICS

Race and Ethnicity

- Non-Hispanic Other: 1.31%
- Non-Hispanic Native Americans: 0.31%
- Non-Hispanic Asian/Pacific Islander: 0.32%
- Non-Hispanic, Black: 4.38%
- Non-Hispanic, White: 62.41%
- Hispanic or Latino: 34.18%

Source: US Census

Average Household Size

2.6 PERSONS

EDUCATION

School Enrollment

- 2007-2008: 5,899 Public Students
- 2017-2018: 7,552 Public Students

28% Increase

Educational Attainment

- High School Diploma: 20.57%
- Some College: 15.66%
- Associates or Bachelor Degree: 12.96%
- Master Degree or Higher: 6.87%
- Less than High School: 17.33%

*MA DESE 2007 and 2017
KICK-OFF FEEDBACK

- 225 Participants
- 30 people used Spanish interpretation services
- Free childcare services were utilized
What topics do you want to see covered in this plan?
What improvements or recommendations would you make for new or existing Public Facilities and Services? Please provide as much detail as possible.
FEEDBACK FROM JANUARY 15TH KICK-OFF: TOPICS

- Affordable Housing
- Green infrastructure, green space
- Traffic
- Safety
- Youth
- Community Center
- New High School
- No More Housing
- Schools
- Climate Change
- Transportation
FEEDBACK FROM JANUARY 15TH KICK-OFF: CONCERNS

- Traffic
- Affordable housing
- Drugs
- Racism
- Education/Schools
- Taxes
- Cleanliness
- Lighting
FEEDBACK FROM JANUARY 15TH KICK-OFF: HOUSING

Summary

• Benefits of living in Revere
  • Affordability
  • Proximity
  • Diversity

• Concerns about affordability
  • Families
  • New apartments near the beach
  • Displacement

• Concerns about housing rights
  • Absentee landlords
  • Education on housing rights
What is affordable?

Households spending more than 30% of their income on housing are cost burdened.

44% of owners are cost burdened.

53% of renters are cost burdened.
What is naturally occurring affordable housing?

A range of different housing types can offer more naturally affordable housing for more people.

- Multi-family
- Mixed-use
- Pocket Neighborhoods
- Tiny Homes
- Accessory Dwelling Units
- Duplex
- Townhouse/Condo
- Small lot Single-family
How is that different than deed-restricted Affordable Housing?

Who is eligible to live in deed-restricted Affordable Housing?

Deed-restricted Affordable Housing is for income-eligible households, and the cost is never more than 30% of their income.

AMI for Revere + surrounding communities is $107,800

Households earning less than 80% of the AMI are eligible, under most housing programs. This figure varies by household size, and is $73,000 for a 3-person household.

Source: U.S. Department of Housing and Urban Development, 2018
Eligible Households

12,205 out of 20,485 local households make less than 80% of the Area Median Income.

Subsidized Housing Inventory

There are 1,780 units on the City’s subsidized housing inventory.

For every 7 households that are eligible for Affordable Housing in Revere, there is 1 unit on the subsidized housing inventory.
Expanding deed-restricted Affordable Units

Deed-restrictions for approximately 791 Affordable Units in Revere could expire between now and 2055.

Affordability for nearly half of these units could expire by 2026 if it’s not extended.
HOUSING
City Initiatives

• Partnerships to Explore New Housing Models

• Senior Property Tax Exemption

• Support for First-time Homebuyers and Home Improvement Loans
HOUSING

Key Points

• Affordable housing was the #1 topic mentioned at the kickoff meeting.

• More than half of all households in Revere are eligible for deed-restricted Affordable Housing and there is a limited supply of these housing units in the city.

• Deed-restrictions for approximately 44% of Affordable units in Revere could expire by 2050.
ECONOMIC DEVELOPMENT
ECONOMIC DEVELOPMENT

- Employment
  - Interest in residents getting priority employment at new hotels

- Wages
  - Concerns about low wages at key employers

- Commuting
  - Traffic is an issue
  - Preference to work in Revere instead of commuting
  - Commuters who ride the train love it
  - Buses in particular seem problematic
REVERE RESIDENTS’ COMMUTING PATTERNS


About 67% of Revere Commuters Drive

About 27% of Revere Commuters Use Transit

1,686 Residents Live and Work in Revere

7,310 Workers Commute into Revere for Jobs

21,459 Revere Residents Commute out of the City for Jobs

6,981
Revere’s Largest Private Employers

1. Showcase Cinemas
   - 100 Employees
   - $22,193 Avg Annual Wage

2. Super Stop & Shop
   - 150 Employees
   - $24,050 Avg Annual Wage

3. Price Rite
   - 183 Employees
   - $24,050 Avg Annual Wage

4. Market Basket
   - 200 Employees
   - $24,050 Avg Annual Wage

5. Republic Services
   - 100 Employees
   - $30,750 Avg Annual Wage

6. BJ’s Wholesale
   - 95 Employees
   - $24,050 Avg Annual Wage

7. Lighthouse Nursing Center
   - 180 Employees
   - $36,300 Avg Annual Wage

8. OceanAir
   - 100 Employees
   - $90,750 Avg Annual Wage

9. Stop & Shop
   - 150 Employees
   - $24,050 Avg Annual Wage

10. MGH Revere Health Center
    - 200 Employees
    - $36,300 Avg Annual Wage

11. BeDriven
    - 100 Employees
    - $51,000 Avg Annual Wage

- Retail
- Waste Management
- Health Care
- Wholesale Trade
- Health Care
- Transportation
REVERE RESIDENTS BY INDUSTRY EMPLOYMENT AND ANNUAL WAGE

Source: US Census ACS 5 Year 2016
Total Estimated Employed Revere Residents ~ 27,850

Percent of Revere Resident Employment
- Education, Health Care and Social Assistance: 20.00%
- Arts, Ent, Accommodation / Food Services: 18.00%
- Prof/Scientific, and Administrative and Waste.: 10.00%
- Retail trade: 9.00%
- Transportation and Warehousing: 9.00%
- Construction: 9.00%
- Other Services: 9.00%
- Manufacturing: 9.00%
- Finance / Insurance, and Real Estate: 9.00%
- Public Administration: 9.00%
- Estimated Annual Earnings
- $0
- $20,000
- $40,000
- $60,000

Avg Annual Wage
## MakIng A LiVInG In ReVeRe

**Revere’s 10 Largest Industries by Citywide Employment and Average Monthly Wages**

Compared to Median Rent for a One-Bedroom Apartment

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<th>Percent of All Employees Working in Revere</th>
<th>Industry</th>
<th>Monthly Wages</th>
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<tr>
<td>21%</td>
<td>Retail Trade</td>
<td></td>
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<tr>
<td>16%</td>
<td>Health Care and Social Assistance</td>
<td></td>
</tr>
<tr>
<td>15%</td>
<td>Accommodation and Food Services</td>
<td></td>
</tr>
<tr>
<td>10%</td>
<td>Educational Services</td>
<td></td>
</tr>
<tr>
<td>6%</td>
<td>Administrative and Waste Services</td>
<td></td>
</tr>
<tr>
<td>5%</td>
<td>Transportation and Warehousing</td>
<td></td>
</tr>
<tr>
<td>5%</td>
<td>Public Administration</td>
<td></td>
</tr>
<tr>
<td>5%</td>
<td>Construction</td>
<td></td>
</tr>
<tr>
<td>4%</td>
<td>Other Services, Except Public Administration</td>
<td></td>
</tr>
<tr>
<td>4%</td>
<td>Wholesale Trade</td>
<td></td>
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- 30% of Monthly Income
- 30 - 50% of Monthly Income
- 50 - 80% of Monthly Income
- 80 - 100% of Monthly Income
### Making a Living in Revere

#### Revere's 10 Largest Industries by Citywide Employment and Average Monthly Wages Compared to Median Rent for a One-Bedroom Apartment

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<tr>
<td>15%</td>
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<td>$0 - $4,000</td>
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Median monthly cost of a one-bedroom rental in Revere based on 2018 rental listings.

- 30% of Monthly Income
- 30 - 50% of Monthly Income
- 50 - 80% of Monthly Income
- 80 - 100% of Monthly Income
8 New Hotels Slated for Revere
ECONOMIC DEVELOPMENT

OPPORTUNITY SITES
ECONOMIC DEVELOPMENT
City Initiatives

• Signage and Storefront Program
• Workforce Development Initiative
• Strategic Support for Small Businesses
ECONOMIC DEVELOPMENT

Key Points

• Vibrant small business community, with opportunities for continued support and growth

• Recent losses in major employers has left a gap in employment opportunities

• Development interest in Revere could be leveraged towards new economic opportunities for the City
HISTORIC & CULTURAL RESOURCES
FEEDBACK FROM JANUARY 15TH KICK-OFF: HISTORIC & CULTURAL RESOURCES

**General Themes**

- Love of Revere’s diverse communities and cultures, but concerns about racism
- Lack of cultural and recreational activities for youth and seniors
- Love of Revere Beach as historic asset, regional destination, unique open space.
- Desire to strengthen connection to environmental justice for the beach and promote its preservation in the face of climate change.
1903 Historic Map Documented Historic Resources

Inventoried and Designated Historic Resources Overlaid on 1903 Map of Revere

- Undesignated
- Preservation Restriction
- National Historic Landmark
- National Register Listing
- National Register Historic Districts

2019 Open Space
T Stations
City Hall
Blue Line
Commuter Rail Line

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or planning-level analysis.

Produced by: Metropolitan Area Planning Council

Data Sources: MassGIS, Massachusetts Historic Commission

March 2019
Revere Arts and Culture Assets
HISTORIC & CULTURAL City Initiatives

- Financial and TA Support for Capital Improvements to the Revere Historical Society Building
- Ongoing Neighborhood Beautification and Public Art
- Support and Partnership for Cultural Festivals and Placemaking Initiatives
HISTORIC & CULTURAL RESOURCES

HISTORIC & CULTURAL Key Points

• Revere developed as an affordable place for immigrant communities in Greater Boston to live, work and play.

• Revere’s historic and cultural resources can help serve the needs of the city’s diverse immigrant and ethnic communities.

• Culture has historically been an economic engine for Revere and could be again.
WE WANT TO HEAR FROM YOU!

- Social Media
- Surveys
- Community Forums
- Interviews
- Focus Groups
- Outreach to stakeholders
Next Stop Revere Website!

- See up-to-date plan information & community data
- Mobile friendly!
- Attendees can also visit the Learning Commons to test the site tonight!

www.revere.org/NextStopRevere
Breakout Sessions

- 6:45 PM: Breakout Group Session One
- 7:15 PM: Breakout Group Session Two
- 7:45 PM: Time to Visit Boards, Provide Feedback
- 8:00 PM: Closing

*Cafeteria: Presentation & Breakout Group
Library: Other Resources & Childcare Room

Cafeteria Floor Plan

*Bathrooms are in the hallway.