

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;
6. and forward planning and sustained coordination of effort, including the leveraging of funds with other public and private resources.

DISCLAIMER NOTICE:

Please be advised that the proposed 2019 Action Plan assumes level funding consistent with the 2018 HUD allocation of \$790,383 to the City of Revere CDBG Program. The following draft plan is consistent with prior year plans in its outlining of action planning activities and key funding priorities for community development goals. Individual sub-project allocations shall be subject to adjustments pending the City's finalized award from HUD; incremental reductions may apply to specific project activities under the Public Facilities and Public Services funding categories, with priority given to activities with the strongest demonstrated ability to meet CDBG goals, outcomes, and compliance reporting requirements.

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. In its selection of Public Service activities in particular, the City prioritized the funding of applications that outlined clear goals and outcomes measurements reflecting service to low and moderate income Revere residents.

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. 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 seeks 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 Office of Strategic Planning and Economic Development, Revere City Hall, 281 Broadway Revere MA Monday through Thursday 8:15 a.m. to 5:00 p.m. and on those Fridays when City Hall is open, from 8:15 a.m. to 12:15 p.m. Information is otherwise made available upon written request, at the OSPED 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 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.
- Written informational handouts are available at hearings and oral summaries are provided.
- 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.
- The OSPED staff monitors any citizen complaints and 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, the OSPED will mail 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 on February 20, 2019 at 6:00 p.m. in the fully accessible Community Room at the Revere Police Department Headquarters, 400 Revere Beach Parkway. Hearing notices were published in the Revere Journal on February 6, 2019 and on February 13, 2019. 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's seeking public input on the types of activities to be included in the FY 2019 Action Plan. During the hearing, key elements of the Strategic Plan, eligible activities that could be undertaken pursuant to the plan, and the process for submitting proposals for activities was described. A second public hearing was held on April 24, 2019 at the Community Room at the Revere Police Station, 400 Revere Beach Parkway. The purpose of the meeting was to discuss the revised Annual Plan.

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

In the course of the development of the FY 2019 Action Plan, there were no comments which were received that were not addressed, taken into consideration or otherwise incorporated in the plans.

[DRAFT: Pending Public Hearing:] Comments on the FY 2019 plan were received during the 30 day public review and comment period which ended on May 8, 2019.

7. Summary

For the program year, the City of Revere OSPED has established the following categories 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 located in low/moderate income neighborhoods or serving specialized needs of low/moderate income persons
4. activities that support small business job retention and creation
5. provision of assistance to public services for low/moderate income persons
6. 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	Strategic Planning & Economic Development

Table 1 – Responsible Agencies

Narrative

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Consolidated Plan Public Contact Information

The North Suburban Consortium is responsible for oversight of the Consolidated Plan, with the Malden Redevelopment Authority serving as the lead NSC representative.

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

1. Introduction

The City of Revere through its Office of Strategic Planning and Economic 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 comprehensive plan visioning sessions, and meetings with existing networks.

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 Office of Strategic Planning and Economic Development, which is the City Department responsible for the development of the Consolidated Plan, coordinates many of the planning, economic, community development and housing initiatives within the City. The Department maintains continued collaboration with the relevant City Departments, Human Service Organizations, and homeless Continuum of Care members. The ongoing collaboration enables the coordination of efforts and investments.

The City of Revere participates in the North Suburban Consortium, the HOME Program Consortium. As a member within the Consortium, the Office of Strategic Planning and Economic 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 will work closely with CAPIC, the local anti-poverty agency, recently 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 will undertake outreach to identify unsheltered homeless individuals and foster relationships with them in an effort to encourage these individuals to accept additional resources, shelter, and housing. CAPIC will screen unsheltered homeless persons for mainstream resources and assist them with the application process; and assist unsheltered homeless persons to access emergency shelter. CAPIC in conjunction with DHCD will also coordinate the Annual Point-In-Time Count, and organize volunteer efforts for counting unsheltered persons in Revere, Chelsea and Winthrop.

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

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	CHELSEA RESTORATION CORP
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted in a small group meeting. The priority needs identified included: the need to produce and preserve affordable housing within this high demand market and the need to support through education and financial assistance homeownership of moderate income households. The agency spoke of the coordination that exists within the NSC and their efforts to increase housing affordability for low and moderate-income persons. The anticipated outcome is efforts to increase affordable housing resources.
2	Agency/Group/Organization	The Neighborhood Developers, Inc., fka CHELSEA NEIGHBORHOOD HOUSING SERVICES
	Agency/Group/Organization Type	Housing Services - Housing Services-Employment Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted in a small group meeting. The agency spoke of the need to produce desirable affordable housing, the need to minimize residential and commercial displacement, the need to focus neighborhood redevelopment efforts, and the need to improve commercial corridors. The agency spoke of current efforts of concentrated neighborhood revitalization and the City's commitment to comprehensive redevelopment. The anticipated outcome is the cooperative identification of affordable and workforce housing development opportunities.
3	Agency/Group/Organization	MYSTIC VALLEY ELDER SERVICES
	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 one-on-one interview. The agency identified the lack of affordable housing and the need for efficiently delivered "aging in place" services as critical needs. The high market demand is negatively influencing elders as low-income seniors are being squeezed out of the local market and new units are being developed for and marketed to young professionals. Anticipated outcomes include improved coordination with housing and improved physical access by Revere seniors to critical social, mobility, 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, loss of affordable housing, and need to create 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 resources to achieve community outcomes. 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 private consultation. Issues identified included: the need for investment in the public housing stock, and supporting the increased self-sufficiency of residents.

7	Agency/Group/Organization	Massachusetts General Hospital
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services - Victims Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Revere CARES, an initiative of Mass General Hospital, was consulted in a one-on-one consultation. In addition to ongoing commitments to combating opioid abuse and developing healthy behaviors, improving social capital, increasing employment opportunities, and completing a citywide health needs assessment were cited as priorities. Revere CARES' strategic plan continues to include innovative approaches including mini-grant programs, inclusion of public schools in public health education, positive youth development programs, and increased physical activities. The implementation of community outcome indicators as a tool to improve services to low and moderate income persons is an anticipated outcome.

8	Agency/Group/Organization	North Suburban HOME Consortium
	Agency/Group/Organization Type	Housing Other government - County Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The North Suburban Consortium, a membership organization of surrounding local communities was consulted in series of meetings held during the Consolidated Planning process. The consultation process will result in the establishment of housing priorities and HOME funding allocations consistent with Member Community Needs.

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

All agency types 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 goals of the Continuum of Care are consistent with the goals of the plan. Both plans seek to prevent homelessness, increase residential stability, and create living wage jobs. The City of Revere is not a direct recipient for funds intended for homeless prevention.

Table 3 - Other local / regional / federal planning efforts

Narrative

n/a

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Khmer, Spanish, Arabic Persons with disabilities	The meeting was attended by several neighborhood groups, City Councillors, public service agencies, and staff members from the Office of Strategic Planning & Economic Development.	Councillor representing the Shirley Avenue Business District wanted an update on the facade and sign improvement program with respect to applications, funding, and deadlines. Shirley Avenue Area would continue to get preference over the Broadway area (which has had previous years of opportunities).	All comments were accepted.	

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)
2	Visits to businesses in low-moderate income areas with facade and signage improvement program info	Non-targeted/broad community	Business and property owners were provided with information about CDBG resources for commercial rehabilitation projects. Outreach was most extensive in the Shirley Ave neighborhood.	Respondents indicated significant ongoing interest in the program. Some inquired about program expansion to include Revere Street business corridor, also a low-moderate income area in Revere.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

To the greatest extent possible, the City will seek to leverage additional public and private funds to support the goals of this plan and maximize the impact of its CDBG funds. The Community Development Department evaluates projects and programs to insure that additional resources are leveraged at every opportunity.

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	790,383	0	0	790,383	2,013,285	

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 that the use of federal CDBG funds will leverage additional public and private resources. Sources of leveraged funds may

include state funds for street and sidewalk improvements; Low-Income Housing Tax Credits, State Housing Bond funds, and private mortgage funds for housing programs; and, federal, state, and local funds in support of human service programs.

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 public land within the jurisdiction will be used to address needs within the plan.

Discussion

The priorities identified within the Strategic Plan are the outcome of an extensive, comprehensive effort to identify community needs. The Strategic Plan assesses the available resources available to meet those needs. The City of Revere's investments will leverage public and private funds to address the economic development, affordable housing, community development, and special needs populations' needs.

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	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$135,000	Facade treatment/business building rehabilitation: 5 Business
2	Public Facilities, Parks, and Open Spaces	2015	2019	Non-Housing Community Development		Public Facilities, Parks, and Open Spaces	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6145 Persons Assisted
3	Public Infrastructure	2015	2019	Non-Housing Community Development		Public Infrastructure	CDBG: \$220,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6005 Persons Assisted
4	Public Services	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Public Services	CDBG: \$65,000	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted
5	Housing Rehabilitation	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$50,000	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 2 Household Housing Unit

Table 6 – 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; with secondary preference to eligible properties along the Revere Street business corridor
2	Goal Name	Public Facilities, Parks, and Open Spaces
	Goal Description	Accessibility Improvements to the Revere Society for Cultural and Historical Preservation Museum
3	Goal Name	Public Infrastructure
	Goal Description	Roadway Improvements to Cambridge Street, Furness Street, Genesee Street, Essex Street; Essex Street reconstruction
4	Goal Name	Public Services
	Goal Description	Funding to programs operated by: Women Encouraging Empowerment, Mystic Valley Elder Services, Revere Beach Partnership, Community School, Farmers Market, For Kids Only, and (subject to change) Midas Collaborative.
5	Goal Name	Housing Rehabilitation
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

In Year 5 of the Consolidated Plan, the City allocated funding that addresses unmet priority need while continuing commitments to successful multi-year initiatives. The Home Rehabilitation goal is a long-standing, successful program that addresses the highest need -- safe, affordable housing. Similarly, the Commercial Store Front improvement program is a long-standing commitment to support local business growth and neighborhood stabilization efforts. Public Service Activity programs are likewise long-standing successful programs operated by the City and non-profit partner agencies. Public Facility and Infrastructure projects are consistent with a continued commitment to improving the safety and accessibility of Revere's public spaces.

#	Project Name
1	PUBLIC SERVICE
2	PUBLIC FACILITY INFRASTRUCTURE
3	COMMERCIAL PROPERTY REHAB
4	HOUSING
5	ADMINISTRATION

Table 7 – Project Information

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

The City allocated funding to address the priorities identified within the Consolidated Plan process. The overwhelming priority was a continuing commitment to an improving Public Facilities and Public Infrastructure, which accounted for over 50% of activities supported through CDBG Entitlement funding. The improvements are all part of a larger effort to increase utilization and accessibility to all public spaces for all Revere residents. Despite this significant investment, public parks and infrastructure needs will remain unmet.

AP-38 Project Summary
Project Summary Information

1	Project Name	PUBLIC SERVICE
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$65,000
	Description	Public Service activity operated by City and non-profit organizations
	Target Date	6/1/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 750 beneficiaries of Public Service activities will be low-moderate income or fall under the presumed benefit categories of elderly or English-illiterate.
	Location Description	
Planned Activities	<p>Women Encouraging Empowerment will provide adult learning opportunities for newcomers/immigrants, low to moderate income Revere residents who are looking to learn English, gain employment and/or get a better job. The Revere Community School will provide high school diploma equivalency course (HiSET) preparation for low moderate income out of school opportunity youth and adults to remove significant barriers to employment or higher education. The Revere Farmers Market will work in conjunction with Revere-based, means-tested social service agencies in the provision of the Farmers Market match program vouchers. The Revere Beach Partnership Arts Festival will support low-income youth arts scholarships and outreach stipends. Mystic Valley Elder Services will provide home and community based services for Revere elders. For Kids Only will provide low and moderate income Revere youth ages 5-14 year old with scholarships to access safe, quality out-of-school enrichment services.</p> <p>TENTATIVE/NEW--The Midas Collaborative will partner with an experienced local nonprofit to pilot an individual development accounts program to improved household financial stability.</p>	
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: \$370,000
	Description	Roadway Improvements, Park/Open Space Improvements
	Target Date	6/1/2020
	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	Revere Historic Society Museum, 108 Beach St. Cambridge, Furness, Genessee, and Essex Streets.
	Planned Activities	Accessibility improvements to the Revere Historical Society Museum at 108 Beach St, Revere. Resurfacing of the roadway on Cambridge, Furness, Genessee, Essex Streets. Sidewalk reconstruction on Essex Street.
3	Project Name	COMMERCIAL PROPERTY REHAB
	Target Area	
	Goals Supported	Commercial Property Improvements
	Needs Addressed	Economic Development
	Funding	CDBG: \$135,000
	Description	Storefront and signage Improvements along the Broadway and Shirley Avenue Business Districts
	Target Date	
	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
4	Project Name	HOUSING
	Target Area	
	Goals Supported	Housing Rehabilitation

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000
	Description	Owner occupied home improvement deferred payment loans Low income rental development assistance
	Target Date	6/26/2020
	Estimate the number and type of families that will benefit from the proposed activities	Assistance for rental and homeowner housing rehabilitation for an estimated 4-5 income-qualified low-to-moderate income households.
	Location Description	
	Planned Activities	Housing rehabilitation assistance for 4-5 rental and owner-occupied housing units for eligible low and low-moderate income households.
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: \$165,000
	Description	administration of the CDBG Program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	<p>Program management and administration of the CDBG Program</p> <p>Revere estimated contribution of \$8,000 for Consolidated Plan consultant</p> <p>Technical assistance for Revere-based nonprofit Revere Beach Partnership to conduct community and economic development planning initiatives related to benefit for beach-proximate low and moderate income neighborhoods (Shirley Avenue, Revere Street).</p>
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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

In Year 5 of the Plan, the City allocated funding that addresses unmet priority needs while continuing commitments to successful multi-year initiatives. The projects funded within Housing Development and Home Rehabilitation goals are long-standing, successful programs that address the highest need - safe, affordable housing. Public Service Activity programs are likewise long-standing successful programs operated by the City and non-profit partner agencies, many of which are based in or easily accessible to low and moderate income neighborhoods in Revere. Economic Development is addressed through improvements to storefronts along a key neighborhood-based commercial corridor. Public Infrastructure, Parks, and Facility projects represent a continued commitment to improving the access of low and moderate income and other vulnerable populations to all of the city's public spaces and facilities.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The majority of CDBG funding in Year 5 is allocated to physical improvement projects in Low and Moderate Income Areas that will be available city-wide.

Housing Rehabilitation programs (HOME Funds) and public service activities, which combined are operated based upon the eligibility of the person/household, not through geographic targeting.

Housing preservation and housing development will be targeted to these older, distressed and predominantly low and moderate income areas; any rental housing development will likely occur in the Shirley Avenue neighborhood and the Revere Street neighborhood, which are among the City's lowest income areas, through the utilization of CDBG and HOME Program funding.

Discussion

Utilizing input from the Consultations and Citizen Participation, the City chose to target programmatic responses to identified needs rather than geographic targeting.

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

Introduction

As the City of Revere prepares to begin its fifth year of the Consolidated Plan, the greatest barriers to increased availability of high quality, affordable housing remain constant.

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

The City of Revere continues to pursue proactive strategies to promote mixed-use and mixed-income development projects, particularly in its Transit Oriented Development (TOD) District, which permits less stringent parking requirements for units within a quarter mile of rapid transit. The City also 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. With the improving housing market and general economy it is expected new multi-family rental housing development will continue to be built. Lastly, over 400 rental units are permitted or under construction; 52 of those are deed-restricted affordable and 37 are micro-unit developments offered at more affordable market rates.

Discussion

The challenge of creating financially viable, new affordable housing in Revere is one that is also faced by many municipalities in the region. The lack of developable land for this purpose remains a significant barrier to the development of affordable housing. 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 mixed-income housing; the City will continue to seek out means to assist in the redevelopment of these properties to include affordable housing opportunities. The City is coordinating closely with its public housing authority in support of the latter's efforts to improve and wherever possible increase its available low-income housing inventory. Lastly, the City's ongoing comprehensive planning process and ConPlan process will provide updated inventories and analyses of housing supply and demand trends to better address affordable housing needs.

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

Introduction

The Annual Action Plan activities and goals coincide with the priorities identified within the Consolidated Plan. The activities selected for Year 5 funding are those projects that are ready to proceed, and able to make immediate impacts to low and moderate income persons. Eligible projects selected through the process included public improvements such as improved accessibility to public facilities.

The City will also continue to operate its successful home rehabilitation program as well as its storefront improvement program; demand for each program far exceeds the amount of available resources to meet that demand.

Eligible public service activities were selected through a formal solicitation process, which prioritizes programs to best address identified needs. Activities selected for funding were prioritized in a competitive field for their responsiveness to identified community needs, a demonstrated track record of performance, experience with CDBG, the level of unmet need for comparable services in Revere, and their ability to meet fully Public Service Subrecipient reporting and compliance requirements.

Actions planned to address obstacles to meeting underserved needs

The greatest obstacle to addressing unmet needs is the lack of resources for a growing Revere population. The City will seek to maximize the resources available in furtherance of the Year 5 activities.

The City will ensure that selected public improvement projects are ready to proceed. Often, public works projects can encounter numerous delays due to public process, design, and weather constraints. To minimize delays, the City has selected those improvements that are able to be undertaken during Year 5 of the Plan.

Actions planned to foster and maintain affordable housing

The City has a goal of preserving, producing, and improving affordable housing. The City will operate a home rehabilitation program and will support the programs and projects of its affordable housing developers. The North Suburban Consortium provides access to funding to address this high priority affordable housing goal. At this time, the City's affordable housing pipeline includes a project in the permitting stages that will be comprised of 52 units, of which 32 will be affordable.

Actions planned to reduce lead-based paint hazards

The City will continue to fund the reduction of lead-hazard within its home rehabilitation program.

The City will continue to provide housing rehabilitation funding, which requires safe treatment of all lead-based paint hazards. In addition, the Malden Redevelopment Authority, as HOME funds Administrator, will ensure compliance with MA lead laws on all homebuyer assistance and developer-driven projects, both homeowner and rental.

Actions planned to reduce the number of poverty-level families

The Action Plan includes the funding of public service programs that support self-sufficiency through adult education programs, youth programs supporting household stability, and ongoing coordination among local agencies in needs assessment and capacity building for local workforce support initiatives. The City continues to fund a storefront improvement program designed to create and retain local jobs associated with thriving local businesses.

Additionally, non-CDBG City funds assisted in the underwriting of a free hospitality training cycle to prepare Revere residents for employment in the region's growing hotel, casino, and entertainment sectors. 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, largely in the areas of prioritization of projects and of performance monitoring. The City also strives to increase its staff capacity for federal program administration and has undertaken a departmental self-assessment to identify core competencies and staffing needed to ensure successful CDBG project delivery. Through inter-departmental communication, the Office of Strategic Planning and Economic Development will be readily available to identify those public works and facility projects which are ready to proceed. The City is refining 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 providers as well as a network of 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.

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

See above discussions.

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.	72.00%

Discussion

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

Program Income will be realized from:

1. Sale of property in which part or all funding was provided by the City of Revere's Community Development Block Grant Program. If the property owner participated 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. For the public service 100 % of persons assisted will be of low and moderate income. The remaining CDBG funds (public facilities and infrastructure)will benefit at least 65% of persons of low and moderate income.

