



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – 2nd Floor
Revere City Hall
Revere, MA 02151
Calendar

Monday, January 27, 2025, 6:00 PM

Spanish interpretation can be requested at least 48 business hours prior to the public meeting by emailing translation@revere.org.

5:00PM Committee of the Whole Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of January 13, 2025
3. **25-014** 2025 City Council Sub-Committee Assignments

Public Hearings

4. **24-354** Hearing called as ordered on An Ordinance Further Amending the Noise Control Ordinance of the City of Revere.
5. **25-005** Hearing called as ordered on An Ordinance Further Amending Fire Safety Regulations in the City of Revere.
6. **25-015** Hearing called as ordered on the application of Joshua Recycling, Inc., 12 Furlong Drive, Revere, MA 02151 requesting a special permit from the Revere City Council so as to permit a contractors storage yard use within the TED District at 12 Furlong Drive, Revere, MA 02151.
7. **25-016** Hearing called as ordered on the application of Stephen Caruso, Trustee of R&S Realty Trust, 320 Charger Street, Revere, MA 02151 requesting a special permit from the Revere City Council to reconstruct, alter, and extend the lawfully preexisting, nonconforming structures so as to construct a new commercial parking structure at the property located at Squire Rear Road, Revere, MA 02151 (MBP 30-435C-7E).
8. **25-017** Hearing called as ordered on petition submitted by National Grid to install one pole on Wilson Street beginning at a point approximately 129 feet Northeast of the centerline of the intersection of Wilson Street and Revere Beach Parkway and continuing approximately 30 feet in a Southeast direction. National Grid to install stub pole #659-1 in order to install a pole-to-pole guy wire between pole #659-1 and pole #659-0 to prevent pole #659-0 from leaning. A sidewalk guy will also be installed on stub pole #659-1 to balance the tensile forces on both poles. (Plan # 31028365).

Rule 34 - Public Comment Pursuant to Chapter 402 of the Acts of 1965

Rule 23 - The following motions or communications are reported out of committee with the recommendation to be placed on file.

9. **24-305** An Ordinance Further Amending Food Truck Locations (Revere Historical Commission Parking Lot).
10. **24-316** Motion presented by Councillor Cogliandro, Councillor Guarino-Sawaya, Councillor McKenna, Council President Silvestri: That the City Council request the City Solicitor to draft special legislation providing for 4-year terms of office for City Council and School Committee beginning in the municipal election to take place in 2027.

Committee of the Whole Report

11. **24-338** Communication from the Chief of Planning & Community Development requesting adoption of the City's Housing Production Plan

Communications

12. **25-018** Communication from the Mayor relative to the appointment of Robert F. Upton Jr. to the Historical Commission.
13. **25-019** Communication from the Mayor relative to the reappointment of Anthony Perrone to the Housing Authority Board of Commissioners.
14. **25-020** Communication from the Mayor relative to the appointment of Brendan O'Brien to the Historical Commission.
15. **25-021** Communication from the Mayor relative to the reappointment of Richard Viscay to the Housing Authority Board of Commissioners.
16. **25-022** Communication from the Mayor relative to the appointment of Elle Baker to the Historical Commission.
17. **25-023** Communication from the Mayor relative to the reappointment of Joanne McKenna to the Public Art Commission.
18. **25-024** Communication from the Mayor relative to the appointment of Jeff Pearlman to the Historical Commission.
19. **25-025** Communication from the Mayor relative to the reappointment of John Verrengia to the Board of Assessors.
20. **25-026** Communication from the Mayor's Office relative to amendments to Chapter 2.57 of the Revised Ordinances of the City of Revere
21. **25-027** Communication from the Mayor requesting approval of An Act Relative to the Appointment of the Chief of Police of the City of Revere.
22. **25-028** Communication from the Chief of Planning & Community Development relative to a zoning ordinance amending the City's Accessory Dwelling Unit regulations.
23. **25-029** Communication from the City Audit relative to a Loan Order for Water System Improvements and MWRA Lead Replacement Project in the amount of \$1,875,000.

Motions

24. **24-362** Motion presented by Councillor McKenna: That the City Council pull from the Appointments Sub-Committee, the appointment Dora Hallet (O'Donoghue) to the Conservation Commission and move to confirm.
25. **24-363** Motion presented by Councillor McKenna: That the City Council pull from the Appointments Sub-Committee, the reappointment of Hal Abrams to the Planning Board and move to confirm.
26. **24-364** Motion presented by Councillor McKenna: That the City Council pull from the Appointments Sub-Committee, the reappointment of Megan Simmons-Herrling to the Planning Board and move to confirm.
27. **24-365** Motion presented by Councillor McKenna: That the City Council pull from the Appointments Sub-Committee, the reappointment of Dean Harris to the Affordable Housing Trust Fund Board and move to confirm.
28. **25-030** Motion presented by Councillor Novoselsky: That the Mayor instruct the Revere Police Department to provide and install pole mounted solar speed machines on Standish Road near 48 Standish Road for eastbound traffic, and on Centennial Avenue for westbound traffic near 15 Centennial Avenue.
29. **25-031** Motion presented by Councillor Argenzio: That the Mayor request the DPW and Engineering to reconstruct or modify the speed bump recently installed on Mountain Avenue near the intersection of Kilburn Street. There have been numerous complaints that the speed bump is too high and causing damage to vehicles.
30. **25-032** Motion presented by Councillor Novoselsky: That the Mayor request the City Solicitor to draft an ordinance regulating the placement, installation, and removal of satellite dishes.
31. **25-033** Motion presented by Councillor McKenna, Councillor Argenzio: That the Mayor request the Police Department to display a sign board for at least 7 days prior to the date of a Traffic Commission public hearing to inform residents of major changes occurring on their street or in their neighborhood. Not everyone reads the local paper and therefore would not be aware of the Traffic Commission public hearings.
32. **25-034** Motion presented by Councillor Jaramillo, Councillor Guarino-Sawaya: That the City Council order to a public hearing, An Ordinance Relative to Improving Public Health and Accessibility to Health Care Products in the City of Revere (attached).
33. **25-035** Motion presented by Councillor McKenna: That the City Council invite Deborah Kneeland of For Kids Only to conduct a presentation at the February 3rd City Council meeting relative to the grant For Kids Only has received to provide additional services for after school programs in the City of Revere.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, January 13, 2025

Regular Meeting of the City Council was called to order at 6:00 PM. City Council President Anthony Cogliandro presiding.

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Paul Argenzio	Councillor	Present	
Chris Giannino	Councillor	Present	
Angela Guarino-Sawaya	Councillor	Present	
Robert J. Haas	Councillor	Present	
Juan Pablo Jaramillo	Councillor	Present	
Michelle Kelley	Councillor	Present	
Joanne McKenna	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Marc Silvestri	Councillor	Present	
Anthony T. Zambuto	Councillor	Present	
Anthony Cogliandro	City Council President	Present	

2 Approval of the Journal of the Regular Meeting of December 9, 2024

Councillor Haas offered a moment of silence for Peter V. DiGiulio.

Peter V. DiGiulio
January 27, 1952 — December 21, 2024

It is with the deepest sadness that we announce the sudden, yet peaceful passing of Peter Vincent DiGiulio, of Revere, Massachusetts, who departed on December 21, 2024, at the age of 72. Pete was a graduate of Dom Savio High School ('69), and Boston College ('73). An elementary school teacher and coach in the city of Revere for 43 years, Mr. D made an immense impact on everyone's life that he touched during his time as an educator. He couldn't go anywhere in the city without stopping to have a conversation with a former student, colleague, or friend. The difference between a "great" and a "legend" is the ability to inspire generations to come. Pete was a legend. His love, kindness, and extreme generosity will leave a long-lasting impression. He dedicated his life to the lights of it, his children, Benjamin Peter and Emily Alice, whom he loved and supported with every ounce of his being. Peter is also survived by his ex-wife, Debra DiGiulio; his sister, Susan (DiGiulio) Cronin; his brother, Vincent DiGiulio; his favorite daughter-in-law Kendyl (Klein) DiGiulio; and his nieces and nephew, Amy (Davis) and Erin (Tucker) Cronin, Olivia DiGiulio, Grace Magno, Julie (Peczka) Thurston, Jennifer (Peczka)

McFarland, and Zach Peczka. He was preceded in death by his parents, Peter N. DiGiulio and Gloria Maddalena.

RESULT: ACCEPTED

3 Approval of the Journal of the Regular Meeting of December 16, 2024

RESULT: ACCEPTED

4 25-001 Election of the 2025 City Council President.

Election of the City Council President -

- Councillor Argenzio voting for Councillor Silvestri.
- Councillor Cogliandro voting for Councillor Silvestri
- Councillor Giannino voting for Councillor Silvestri
- Councillor Guarino-Sawaya voting for Councillor Silvestri
- Councillor Haas voting for Councillor Silvestri
- Councillor Jaramillo voting for Councillor Silvestri
- Councillor Kelley voting for Councillor Silvestri
- Councillor McKenna voting for Councillor Silvestri
- Councillor Novoselsky voting for Councillor Silvestri
- Councillor Silvestri voting for Councillor Silvestri
- Councillor Zambuto voting for Councillor Silvestri

Councillor Silvestri has been elected to serve as Council President for calendar year 2025.

City Clerk Ashley E. Melnik administered the Oath of Office to Councillor Silvestri.

RESULT: ORDERED - VOICE VOTE

5 25-002 Election of the 2025 City Council Vice-President.

Election of the City Council Vice-President -

- Councillor Argenzio voting for Councillor McKenna.
- Councillor Cogliandro voting for Councillor McKenna
- Councillor Giannino voting for Councillor McKenna
- Councillor Guarino-Sawaya voting for Councillor McKenna
- Councillor Haas voting for Councillor McKenna
- Councillor Jaramillo voting for Councillor McKenna
- Councillor Kelley voting for Councillor McKenna
- Councillor McKenna voting for Councillor McKenna
- Councillor Novoselsky voting for Councillor McKenna
- Councillor Silvestri voting for Councillor McKenna
- Councillor Zambuto voting for Councillor McKenna

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Councillor McKenna has been elected to serve as Council Vice-President for calendar year 2025.

City Clerk Ashley E. Melnik administered the Oath of Office to Councillor McKenna.

RESULT: ORDERED - VOICE VOTE

Rule 34 - Public Comment Pursuant to Chapter 402 of the Acts of 1965

Addressing the City Council were the following residents:

Wayne Rose, 360 Revere Street, Revere, MA
Anthony Cantino, 240 Suffolk Avenue, Revere, MA

Pursuant to Rule 23 of the City Council Rules of Order the following motions or communications are being reported out of committee with the recommendation to be placed on file.

6 24-108 Motion presented by Council President Cogliandro: That the City Council hold a meeting in Executive Session with the Mayor and City Solicitor pursuant to Mass. Gen. Laws Chapter 30A, Section 21(a)(3) for the purpose of discussing the ongoing eminent domain litigation relative to the Wonderland site.

RESULT: PLACED ON FILE

7 24-130 Motion presented by Councillor McKenna, Councillor Argenzio: That the Mayor request the Traffic Commission to assess the activation of the 15 minute grace period button on parking meters in the Broadway Central Business District. The activation of this feature will provide customers with free parking for 15 minutes to run quick errands without being penalized.

RESULT: REFERRED TO ECONOMIC DEVELOPMENT

8 24-140 Motion presented by Councillor Jaramillo: That the City Council refer the following proposed ordinance to the Climate, Sustainability, and Workforce Sub-Committee for further discussion, An Ordinance Creating Stronger Jobs for Revere Residents and Improving the Well-Being of Revere's Working Families. (language attached)

RESULT: PLACED ON FILE

9 24-240 Motion presented by Councillor Novoselsky, Councillor Guarino-Sawaya: That the Mayor re-instate the outside water meter program to allow seniors to monitor water usage outside without adding the sewage charge. The water department should provide seniors with an acceptable outside

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adapter for under \$40 to enable them to take the meter to the water department for proper credit.

RESULT: REFERRED TO HEALTH & HUMAN SERVICES

10 24-256 A presentation by the Chief of Planning and Community Development and Jason Shreiber of Stantec on the Broadway Corridor Parking Study.

RESULT: REFERRED TO ECONOMIC DEVELOPMENT

11 24-269 An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems.

An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems

Be it ordained by the City of Revere, MA as follows:

Section 1. Section 17.08.502 Mechanical Parking System is hereby deleted in its entirety.

Section 2. Section 17.28.035 Mechanical Parking Systems is hereby deleted in its entirety.

RESULT: ORDERED TO PUBLIC HEARING - CC Next: 2/24/2025 6:00 PM

12 24-278 Motion presented by Council President Cogliandro, Councillor Guarino-Sawaya, Councillor Haas, Councillor Kelley, Councillor McKenna, Councillor Silvestri, Councillor Zambuto: That the Mayor, Chief of Police, and Superintendent of Schools begin exploring the feasibility of hiring a security company and/or adding more student resource officers to Revere High School (RHS) to help combat the ongoing and worsening issue in and around RHS. Further, that the Mayor, Chief of Police, and Superintendent report their findings to the City Council within 30 to 60 days.

RESULT: PLACED ON FILE

13 24-279 Motion presented by Council President Cogliandro, Councillor Guarino-Sawaya, Councillor Haas, Councillor Kelley, Councillor McKenna, Councillor Silvestri, Councillor Zambuto: That the Mayor and Superintendent of Public Schools be requested to begin exploring the cost to install metal detectors at Revere High School and that the findings be reported to the City Council within 30 to 60 days.

RESULT: REFERRED TO PUBLIC SAFETY

Communications

Minutes Acceptance: Minutes of Jan 13, 2025 6:00 PM (Salute to the Flag)

- 14 25-004 Communication from the Election Commissioner relative to the 2025 Municipal Election Calendar.

Commissioner Fahey addressed the City Council.

"SHALL THE CITY COUNCIL APPROVE THE 2025 MUNICIPAL ELECTION CALENDAR?"

RESULT: ORDERED - VOICE VOTE

- 15 25-003 Communication from the Election Commissioner requesting Opt-In to Early Voting for the 2025 Municipal Election.

Commissioner Fahey addressed the City Council.

"SHALL THE CITY COUNCIL APPROVE OPT-IN EARLY VOTING FOR THE 2025 MUNICIPAL ELECTION AND PRELIMINARY ELECTION (IF REQUIRED)?"

RESULT: ORDERED - VOICE VOTE

- 16 25-005 Communication from the Policy Writer and Analyst relative to amendments to fire safety ordinances.

Claire Inzerillo, Policy Writer & Analyst addressed the City Council on the proposed ordinance.

AN ORDINANCE FURTHER AMENDING FIRE SAFETY REGULATIONS IN THE CITY OF REVERE

Be it ordained by the City of Revere as follows:

SECTION 1. Section 2.54.030 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “state department of public safety” and inserting in place thereof the words “Board of Fire Prevention Regulations.”

SECTION 2. Section 2.54.030 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “powers” and inserting in place thereof the word “authority.”

SECTION 3. Section 2.54.050 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “state department of public safety” and inserting in place thereof the words “Board of Fire Prevention Regulations.”

SECTION 4. Chapter 2.54 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section 2.54.070:

§ 2.54.070. Fire watches.

A. Definitions.

- 1. “Chief of the fire department” or “Chief” shall mean the Chief of the Revere Fire Department.
- 2. “Fire watch” shall mean a temporary measure intended to ensure continuous (24-

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hour) and systematic surveillance of a property or portion thereof by one or more trained and qualified professionals, pursuant to State Fire Law and Code.

3. “Fire watch detail” shall mean a temporary measure intended to ensure continuous (24-hour) and systematic surveillance of a property or activity by one or more Revere firefighters who are trained and qualified to carry out a fire watch pursuant to State Fire Law and Code.
 4. “State Fire Law” shall mean M.G.L. c. 148, as amended.
 5. “Fire Code” or “Code” shall mean 527 CMR 1.00, as amended.
- B. The Chief of the fire department is hereby authorized to order a fire watch if, in their judgement, such fire watch is necessary for the protection against fire or other hazard and the preservation of public health and safety.
1. It shall be the function of the fire watch to observe that all safety precautions are taken and that any and all work is done in strict conformance with all applicable rules and regulations of the Revere Fire Department and State Fire Law and Code.
 - i. A fire watch shall continuously monitor and observe the structure and/or grounds at intervals determined by the type of occupancy and the hazards and special conditions associated with the building, property, or structure. A fire watch shall provide, but not be limited to, the inspection or monitoring of the following: potential fire ignition sources; fire extinguisher operation and placement; exits, stairwells, and corridors; properly illuminated exit signs; and sprinkler system operation. A record of the monitoring, times, and conditions shall be kept by the fire watch personnel and maintained by the management or owner of such building, structure or property for future review by the Office of the Fire Marshal and Chief of the fire department.
 2. A fire watch detail may be required for the following types of work:
 - i. Demolition work: where any contractor is doing demolition work within the City of Revere, and where said work is taking place within one hundred (100) feet of a dwelling unit or other building that is occupied, said contractor shall produce, at their own expense, sufficient fire watch details, as in the opinion of the Chief may be needed and under such terms and conditions the Chief may prescribe.
 - ii. Work on gas lines: when any work is being performed on charged or uncharged gas lines or gas mains in the City of Revere, the Chief may order a fire watch detail with or without a charged hose line. It shall be the function of the fire watch detail to observe that all safety precautions are taken and that all work is done in strict conformance with State Fire Law and Code.
 - iii. Blasting: when blasting is to be done in the City of Revere, the Chief may order a fire watch detail with or without a charged hose line. It shall be the function of the fire watch detail to observe that all safety precautions are taken and that all work is done in strict conformance with State Fire Law and Code.
 - iv. Pyrotechnics: when pyrotechnics are being displayed, stored, or assembled in the City of Revere, the Chief may order a fire watch detail

with or without a charged hose line. It shall be the function of the fire watch detail to observe that all safety precautions are taken and that all work is done in strict conformance with State Fire Law and Code.

- C. The expense of a fire watch and fire watch detail shall be borne by the owner of the property where the fire watch or fire watch detail has been ordered.
 - 1. Payment of a fire watch detail is due within thirty (30) days of service. Interest at the rate of 6% per annum will accrue on overdue balances from the due date until payment is made.
 - 2. The rate of a fire watch detail is subject to provisions of the collective bargaining agreement between the Revere Firefighters Local 926 and the City of Revere. Such rates shall be made available to anyone upon request.

D. Nothing in this section shall be construed to affect the authority or regulations of Federal and State agencies, including but not limited to the Massachusetts Department of Fire Services and the Department of Environmental Protection.

SECTION 5. Chapter 8.32 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by repealing this chapter in its entirety.

SECTION 6. This ordinance shall take effect upon its passage.

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 1/27/2025 6:00 PM
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Motions

17 25-006 Motion presented by Council President Cogliandro: That the City Council order to a public hearing the following proposed amendment to the Revere Revised Ordinances: AN ORDINANCE FURTHER AMENDING RULES RELATIVE TO OPEN MEETINGS Be it ordained by the City of Revere as follows: Section 1. Section 1. Section 2.03.050E Open Meetings of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, "City Council Ways & Means Sub-Committee Budget Hearings," before the word "sub-committees".

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS
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18 25-007 Motion presented by Council President Cogliandro: That the Mayor and Chief of police be requested to develop a plan to combat traffic on major holidays where high levels of travel and shopping are anticipated.

RESULT:	ORDERED - VOICE VOTE
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19 25-008 Motion presented by Councillor McKenna: That the Mayor request DCR to provide the report relative to the structural conditions of the sea wall along Winthrop Parkway in Beachmont. Futher, that the DCR be requested make the necessary improvements contained within the report by spring/summer 2025.

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RESULT: ORDERED - VOICE VOTE

20 25-009 Motion presented by Council President Cogliandro: That the Mayor direct the Chief of Police to work together with hotel management from each hotel within the City of Revere to investigate each occupied room for suspicious and/or illegal activity.

Councillor Jaramillo is recorded as recused.

RESULT: PLACED ON FILE

21 25-010 Motion presented by Councillor Kelley: That Council Order 24-269, filed on August 26, 2024, be ordered to a public hearing: An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems Section 1. Section 17.08.502 Mechanical Parking System is hereby deleted in its entirety. Section 2. Section 17.28.035 Mechanical Parking System is hereby deleted in its entirety.

RESULT: PLACED ON FILE

22 25-011 Motion presented by Councillor Kelley: That the Mayor and the State Delegation request that representatives from the Executive Office of Housing and Livable Communities appear before a Committee of the Whole of the Revere City Council to discuss the procedures for vetting people who obtain EA Shelter. Further, that the appropriate personnel from the Governor’s Administration explain to the City Council and the people of Revere what steps are being implemented to ensure that individuals who may be engaging in illicit activity are not currently and actively in the EA Shelter System in Revere and how to ensure situations such as the recent incident occurring on December 27, 2024 taking place at the Quality Inn will not happen again.

Councillor Jaramillo is recorded as recused.

RESULT: ORDERED - ROLL CALL [10 TO 0]
AYES: Argenzio, Giannino, Guarino-Sawaya, Haas, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro
ABSTAIN: Jaramillo

23 25-012 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Police Department Traffic Division to initiate a public safety campaign relative to dangerous driving, texting, and speeding with the hope of curbing dangerous driving accidents.

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RESULT: ORDERED - VOICE VOTE

24 25-013 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the DPW to install a new "No Left Turn" sign on pole #1001 for vehicles exiting Blanchard's parking lot onto Revere Street. Further, that the Police Department Traffic Division be requested to enforce traffic laws at this location relative to the "No Left Turn" restriction, lane blocking, and crossing the double yellow line.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 7:10 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Jan 13, 2025 6:00 PM (Salute to the Flag)

2025 Revere City Council Sub-Committees

<u>Appointments & Personnel Administration Committee</u>		<u>Ways and Means Committee</u>
<i>Councillor McKenna, Chairwoman</i>		<i>Councillor Cogliandro, Chairman</i>
Councillor Guarino-Sawaya		Councillor Argenzio
Councillor Haas		Councillor McKenna
Councillor Jaramillo		Councillor Novoselsky
Councillor Novoselsky		Councillor Zambuto
<u>Economic Development & Planning Committee</u>		<u>Youth, Parks and Recreation Committee</u>
<i>Councillor Guarino-Sawaya, Chairwoman</i>		<i>Councillor Kelley, Chairwoman</i>
Councillor Argenzio		Councillor Argenzio
Councillor Haas		Councillor Jaramillo
Councillor Jaramillo		Councillor Novoselsky
Councillor Novoselsky		Councillor Zambuto
<u>Public Works Committee</u>		<u>Zoning Committee</u>
<i>Councillor Novoselsky, Chairman</i>		<i>Councillor Zambuto, Chairman</i>
Councillor Argenzio		Councillor Argenzio
Councillor Haas		Councillor Guarino-Sawaya
Councillor Jaramillo		Councillor Jaramillo
Councillor Zambuto		Councillor Novoselsky
<u>Human Services Committee</u>		<u>Legislative Affairs Committee</u>
<i>Councillor Haas, Chairman</i>		<i>Councillor Argenzio, Chairman</i>
Councillor Guarino-Sawaya		Councillor Guarino-Sawaya
Councillor Kelley		Councillor Haas
Councillor McKenna		Councillor Kelley
Councillor Zambuto		Councillor McKenna
<u>Climate, Sustainability, and Workforce Committee</u>		<u>Public Safety Committee</u>
<i>Councillor Jaramillo, Chairman</i>		<i>Councillor Giannino, Chairman</i>
Councillor Argenzio		Councillor Argenzio
Councillor Guarino-Sawaya		Councillor Kelley
Councillor Kelley		Councillor McKenna
Councillor McKenna		Councillor Zambuto

*The City Council President shall serve as an ex-officio member of all City Council Sub-Committees.

^Veterans, Elder Services, and Health & Human Services have been condensed into a single committee.



City of Revere

Office of the City Solicitor


4.a

281 Broadway

Revere, MA 02151 | Tel: (781)-286-8166

Patrick M. Keefe Jr.
Mayor

Paul Capizzi, *City Solicitor* | Daniel Doherty, *Asst. City Solicitor*
Sheryl Pelletier, *Paralegal* | Claire Inzerillo, *Policy Writer & Analyst*

TO: Councilor Angela Guarino-Sawaya
FR: Claire Inzerillo, Policy Writer and Analyst 
CC: David Callahan, Chief of Police
Michael Wells, Director of Municipal Inspections
Louis Cavagnaro, Building Commissioner
RE: **Order 24-270: Request for Update to Noise Ordinance.**
DA: December 2, 2024

Upon receipt of Mayor Keefe's approval of Council Order 24-270 in September, I began working with Lieutenant Sean Randall of the Revere Police Department to research ways in which the City could update its noise control ordinance; sections 9.08.050-9.08.100 of the revised ordinances of the City of Revere.

A review of the City's current language revealed some areas requiring updates—you'll find these proposed changes attached. In comparison with other cities and towns of our size in the region, Revere's "maximum allowable octave band sound pressure levels" (Table 9.08.090) is up-to-date. However, we are proposing that noise disturbances such as loading and unloading, construction (exceptions apply), and dumpster operation be prohibited after 8pm, instead of 9pm.

Room for improvement exists primarily with enforcement. Lieutenant Randall is working with other senior members of the Police Department, as well as the Metro North Regional Emergency Communications Center, to review the finalized noise ordinance and create a protocol for how to dispatch calls related to noise disturbances. Revere Police are also updating the physical tickets.

Residents are advised to call the Department of Municipal Inspections during normal business hours for noise complaints related to construction or refuse collection. For animal-related noise complaints, residents should call the Revere Police Non-Emergency line or the Animal Control Officer directly. For all other noise-related complaints, residents should call the Revere Police Department.

Thank you for your consideration of the proposed amendments.

**AN ORDINANCE FURTHER AMENDING THE NOISE CONTROL PROVISIONS OF
THE CITY OF REVERE**

Be it ordained by the City of Revere as follows:

- Section 1.** Section 9.08.100(C) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “Phonographs.”
- Section 2.** Section 9.08.100(E) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the words “ Birds. Etc.” and “or bird.”
- Section 3.** Section 9.08.100(F) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the first occurrence of the word “nine” and inserting in place thereof the word “eight.”
- Section 4.** Section 9.08.100(G) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “nine” and inserting in place thereof the word “eight.”
- Section 5.** Section 9.08.100(G) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “Saturday.”
- Section 6.** Section 9.08.100(K) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “nine” and inserting in place thereof the word “eight.”
- Section 7.** Section 9.08.100(L)(1) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “nine” and inserting in place thereof the word “seven.”
- Section 8.** Section 9.08.100(L)(2) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “nine” and inserting in place thereof the word “eight.”
- Section 9.** Section 9.08.100(M) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “nine” and inserting in place thereof the word “eight.”



Patrick M. Keefe, Jr.
Mayor

City of Revere

Office of the City Solicitor

281 Broadway
Revere, MA 02151 | Tel: (781)-286-8166

5.a

Paul Capizzi, *City Solicitor* | Daniel Doherty, *Asst. City Solicitor*
Sheryl Pelletier, *Paralegal* | Claire Inzerillo, *Policy Writer & Analyst*

January 7, 2025

Honorable Revere City Council
281 Broadway
Revere, MA 02151

Re: Amendments to fire safety ordinances.

Esteemed Council members:

I submit to you “AN ORDINANCE FURTHER AMENDING FIRE SAFETY REGULATIONS.”

The amendments to Chapter 2.54 of the Revised Ordinances of the City of Revere are the result of research and consultation with the Massachusetts Department of Fire Services, the Office of the State Fire Marshal, and key stakeholders within the Revere Fire Department. There are some minor grammatical and statutory updates to the chapter’s language, however the most significant amendment is the proposed addition of new “Section 2.54.070 – Fire Watches.” Unlike many neighboring cities, Revere does not currently have language within its ordinances relative to fire watches. State Fire Law and Code regulate the authority of fire watches generally; however, lack of local control can lead to discrepant acceptance of fire safety regulations by the public. To combat this, and to ensure that our Revere fire fighters are compensated properly for performing fire watch details, please note proposed subsection (C), which explicitly orders that fire watch details be paid by the property owner on-time, or interest shall be accrued. Codifying our fire watch regulations is crucial for taking proactive safety measures and maintaining appropriate fire watch practices during high-risk situations.

I also propose repealing the related “Chapter 8.32 – Suffolk Downs Racetrack” of the Revised Ordinances of the City of Revere. Fire safety regulations specific to horse stables at the obsolete racetrack are no longer needed.

Consistent language surrounding fire safety in Revere helps foster a culture of preparedness, where all stakeholders – from property owners to first responders – are aligned in minimizing fire-related risks.

Respectfully submitted,



Claire Inzerillo

Policy Writer and Analyst

CC: Mayor Patrick M. Keefe, Jr.
Deputy Fire Chief James Cullen

Attachment: Fire Safety Regs _ Council memo (25-005 : Fire watches)

**AN ORDINANCE FURTHER AMENDING FIRE SAFETY REGULATIONS IN
THE CITY OF REVERE.**

Be it ordained as follows:

- SECTION 1.** Section 2.54.030 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “state department of public safety” and inserting in place thereof the words “Board of Fire Prevention Regulations.”
- SECTION 2.** Section 2.54.030 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “powers” and inserting in place thereof the word “authority.”
- SECTION 3.** Section 2.54.050 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “state department of public safety” and inserting in place thereof the words “Board of Fire Prevention Regulations.”
- SECTION 4.** Chapter 2.54 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section 2.54.070:

§ 2.54.070. Fire watches.

A. Definitions.

1. “Chief of the fire department” or “Chief” shall mean the Chief of the Revere Fire Department.
2. “Fire watch” shall mean a temporary measure intended to ensure continuous (24-hour) and systematic surveillance of a property or portion thereof by one or more trained and qualified professionals, pursuant to State Fire Law and Code.
3. “Fire watch detail” shall mean a temporary measure intended to ensure continuous (24-hour) and systematic surveillance of a property or activity by one or more Revere firefighters who are trained and qualified to carry out a fire watch pursuant to State Fire Law and Code.
4. “State Fire Law” shall mean M.G.L. c. 148, as amended.
5. “Fire Code” or “Code” shall mean 527 CMR 1.00, as amended.

B. The Chief of the fire department is hereby authorized to order a fire watch if, in their judgement, such fire watch is necessary for the protection against fire or other hazard and the preservation of public health and safety.

1. It shall be the function of the fire watch to observe that all safety precautions are taken and that any and all work is done in strict conformance with all applicable rules and regulations of the Revere Fire Department and State Fire Law and Code.

a. A fire watch shall continuously monitor and observe the structure and/or grounds at intervals determined by the type of occupancy and the hazards and special conditions associated with the building, property, or structure. A fire watch shall provide, but not be limited to, the inspection or monitoring of the following: potential fire ignition sources; fire extinguisher operation and placement; exits, stairwells, and corridors; properly illuminated exit signs; and sprinkler system operation. A record of the monitoring, times, and conditions shall be kept by the fire watch personnel and maintained by the management or owner of such building, structure or property for future review by the Office of the Fire Marshal and Chief of the fire department.

2. A fire watch detail may be required for the following types of work:

a. Demolition work: where any contractor is doing demolition work within the City of Revere, and where said work is taking place within one hundred (100) feet of a dwelling unit or other building that is occupied, said contractor shall produce, at their own expense, sufficient fire watch details, as in the opinion of the Chief may be needed and under such terms and conditions the Chief may prescribe.

b. Work on gas lines: when any work is being performed on charged or unpurged gas lines or gas mains in the City of Revere, the Chief may order a fire watch detail with or without a charged hose line. It shall be the function of the fire watch detail to observe that all safety precautions are taken and that all work is done in strict conformance with State Fire Law and Code.

c. Blasting: when blasting is to be done in the City of Revere, the Chief may order a fire watch detail with or without a charged hose line. It shall be the function of the fire watch detail to

observe that all safety precautions are taken and that all work is done in strict conformance with State Fire Law and Code.

d. Pyrotechnics: when pyrotechnics are being displayed, stored, or assembled in the City of Revere, the Chief may order a fire watch detail with or without a charged hose line. It shall be the function of the fire watch detail to observe that all safety precautions are taken and that all work is done in strict conformance with State Fire Law and Code.

C. The expense of a fire watch and fire watch detail shall be borne by the owner of the property where the fire watch or fire watch detail has been ordered.

1. Payment of a fire watch detail is due within thirty (30) days of service. Interest at the rate of 6% per annum will accrue on overdue balances from the due date until payment is made.

2. The rate of a fire watch detail is subject to provisions of the collective bargaining agreement between the Revere Firefighters Local 926 and the City of Revere. Such rates shall be made available to anyone upon request.

D. Nothing in this section shall be construed to affect the authority or regulations of Federal and State agencies, including but not limited to the Massachusetts Department of Fire Services and the Department of Environmental Protection.

SECTION 5. Chapter 8.32 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by repealing this chapter in its entirety.

SECTION 6. This ordinance shall take effect upon its passage.

C-25-01

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.040 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, January 27, 2025 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Joshua Recycling, Inc., 12 Furlong Drive, Revere, MA 02151 requesting a special permit from the Revere City Council so as to permit a contractors storage yard use within the TED District at 12 Furlong Drive, Revere, MA 02151.

A copy of the aforementioned application (C-25-01) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM to 12:00PM. Proponent/opponent testimony will be accepted in writing on or before January 21, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #1
01/08/2025
01/15/2025

Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)

FORM B

APPLICATION NO. C-25-01
DATE: 1/2/25

**City of Revere, Massachusetts
Revere City Council
Application For
Special Permit**

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the Revere City Council for the following:

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.10, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 010.
- C. Application for Special Permit for Alteration and Extension of Nonconforming Uses (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020.

FILED
2025 JAN - 2 AM 10:55
OFFICE CITY CLERK
REVERE, MASS

1. Applicant submitting this application is:

Name: Joshua Recycling Inc.

Address: 12 Furlong Drive, Revere, MA 02151

Tel. #: 617-312-6315

2. Applicant is: Tenant Licensee Prospective Purchaser

Owner Other (Describe)

Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: Hector Prieto

Title: Consultant

Address: 114 Addison Street, Chelsea, MA 02150

Tel. #: 617-930-2029

4. The land for which this application is submitted is owned by:

Name: 271 Lee Burbank Realty Trust / Chiuccariello Mario, Trustee

Address: 38 Church Street, Winchester, MA 01890

Tel. #: 617-312-6315

5. The land described in this application is recorded in Suffolk County Registry of _____,

Book 00639, Page 55, Certificate # (if registered) _____,

Book _____, Page _____.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

Lot # 6-120B-9 Sq. Ft. 19,057 +/-

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application.

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes

no

do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; no.

Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

The subject property is located at 12 Furlong Drive, Revere. The parcel contains 19,057 +/- sq ft of land. It is currently occupied by a single story masonry structure, used as a garage to house contractor equipment in and around the site in the designated parking areas. Municipal water and sewer is available on Furlog Drive.

11. What is the nature of the exception or special permit requested in this application?

The applicant is requesting a special permit for the use on this site/zoning area identified as TED (technology enterprise district).

Approval by the Revere Conservation Commission has been granted on June 6, 2024. Please see attachment.

Date of denial by Building Inspector and/or Planning Board

May 7, 2024

_____.

Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

Noe A. Hernandez
Signature of Applicant

12/9/24
Date

[Signature]
Signature of Owner

12-9-24
Date

[Signature]
Signature of Designated Representative

12/9/2024
Date

Received from above applicant, the sum of \$ _____ to apply against administrative and mailing costs.

Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)

From: fstringi@revere.org
Sent: 05/07/2024 - 01:00 PM
To: info@joshuarecycling.com,amelnik@revere.org,lcavagnaro@revere.org,pcheever@revere.org
CC:
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: May 07, 2024
Application #: SPR24-000037
Address: 12 FURLONG DR
Description: Site plan review prior to applying for a certificate of occupancy for our demolition business. We are not changing anything. we are just storing our containers and tools here.
Review Status: Denied

Thank you for your recent permit application for Site plan review prior to applying for a certificate of occupancy for our demolition business. We are not changing anything. we are just storing our containers and tools here.. I have completed my initial review and my comments are listed below, you can view marked up plans on our [CLICK HERE TO VIEW YOUR APPLICATION](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Reviewer: Frank Stringi, Community Development, Denied

1. This plan has been denied for the following reasons: In accordance with Section 17.16.040, a contractors storage yard may only be allowed within the TED District by special permit of the City Council.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application. Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.



Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)

REVERE CONSERVATION COMMISSION

281 BROADWAY
 REVERE, MA 02151
 TELEPHONE: 781-286-8185
 CONCOM@RFVRE.ORG

To: 271 Lee Burbank Realty Trust
 Mario Chiucciariello, Trustee
 38 Church Street
 Winchester, MA 01890

From: Revere Conservation Commission

Date: 6/17/2024

Subject: 12 Furlong Drive – **Return to Good Standing - Potential Violation of the Massachusetts Wetlands Protection Act & City of Revere Wetlands Protection Ordinance**

On February 12, 2024, the property was found to be in potential violation of Massachusetts General Law Chapter 131 Section 40 "The Wetlands Protection Act", 310 CMR 10.0 "Wetlands Protection" and the City of Revere Revised Municipal Ordinances Title 16.04 "Wetlands Protection Act Regulations" for:

- 1) Dumping of materials, containers, chemicals that could alter the resource area through leaking and being transported to resource areas under the jurisdiction of the Wetlands Protection Act and the City of Revere ordinance Title 16 – Environment.
- 2) Illegal filling and altering of the resource areas through storing piles of materials on the property without proper sediment/erosion controls. Illegal filling and altering through placing soil and rubble in close proximity to Sales Creek.

On April 29, 2024, Lorena Escolero, Conservation Agent and I, completed a follow-up visit at 12 Furlong Drive. The findings listed above were corrected. Materials, containers, trash, etc. have been removed and temporary erosion/sediment controls were in place. The Conservation Agent and I agree that the site was back in good standing with the Wetlands Protection Act and the City of Revere's Environmental ordinance.

For the continued use of the site as a staging area for materials that have been removed through demolition and stored on-site in large dumpsters, the owner/operator should submit a detailed O&M plan including but not limited to: a site plan indicating where different types of materials will be stored, where dumpsters will be stored and covered, show where snow will be stored in the winter (at least 25' from the creek) and depict where more permanent erosion/sediment controls to prevent run-off into the creek are installed. Materials and non-functioning vehicles should not be stored with 25' of the creek. This can be done through the submittal of a Notice of Intent resulting in an Order of Conditions for the desired activities in the resource area.



HOME

SEARCH

SUMMARY

INTERIOR

EXTERIOR

SALES

ABOUT

| Printable Record Card | Previous Assessment | Condo Info | Sales | Zoning | WebPro
Comments |

Card 1 of 1

Location 12 FURLONG DR || Property Account Number 6/120B/9/ || Parcel ID 6-120B-9

Current Property Mailing Address

Owner 271 LEE BURBANK REALTY TRUST
CHIUCCARIELLO MARIO, TRUSTEE
Address 38 CHURCH ST

City WINCHESTER
State MA
Zip 01890
Zoning TED

Current Property Sales Information

Sale Date 11/10/2011
Sale Price 737,500

Legal Reference 639-55
Grantor(Seller) 271 LEE, LLC A MAS

Current Property Assessment

Year 2025
Land Area 0.431 acres

Card 1 Value
Building Value 138,300
Xtra Features Value 100
Land Value 629,100
Total Value 767,500

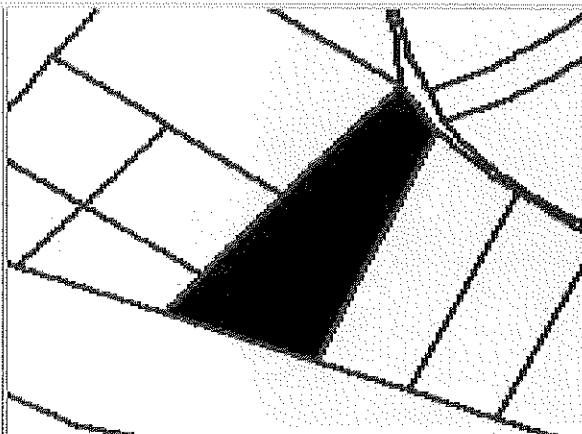
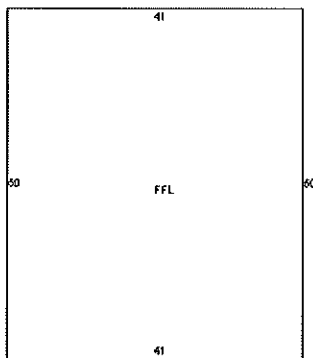
Narrative Description

This property contains 0.431 acres of land mainly classified as AUTOREP with a(n) REPAIR GAR style building, built ab
STUCCO exterior and METAL roof cover, with 1 unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 1 total half ba
bath(s).

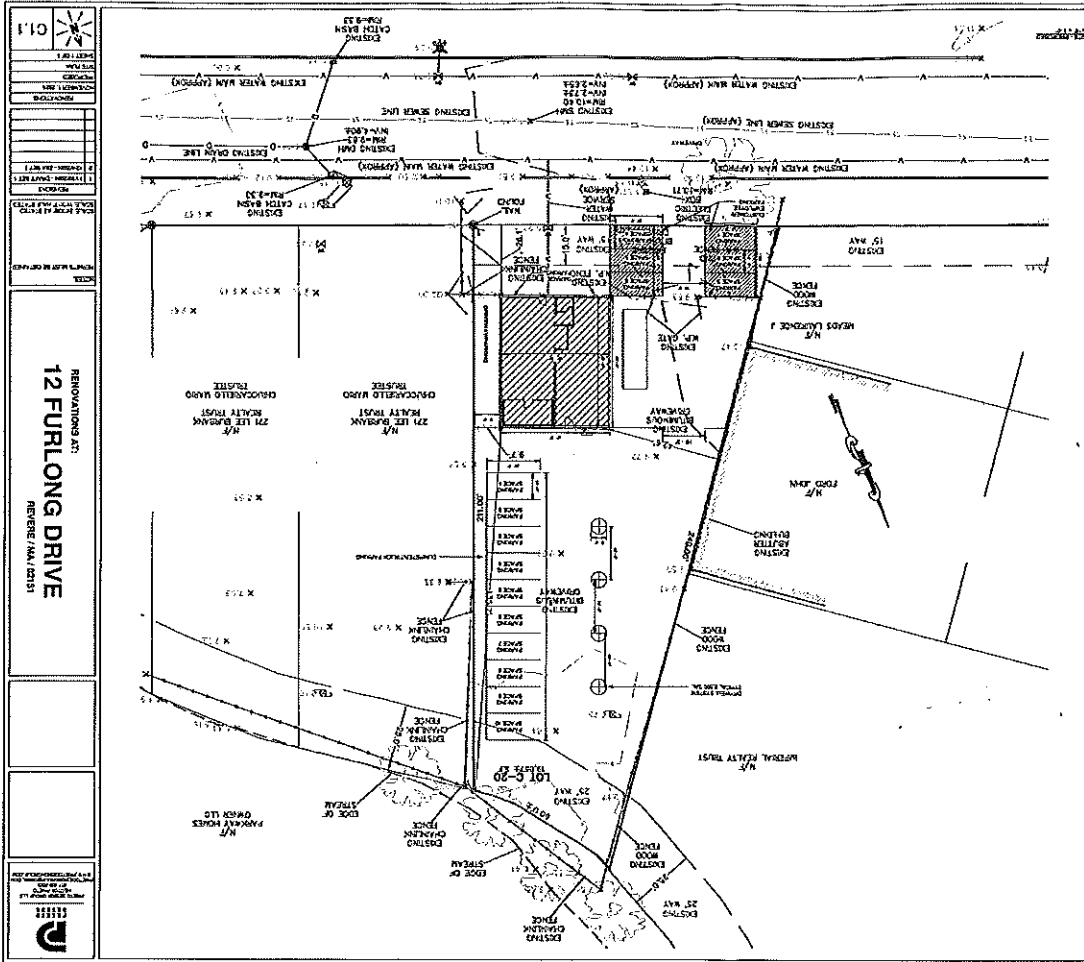
Legal Description

25 FT WAY LEADING FROM LOT C20 1 DEED 3 PCLS 10 & 11

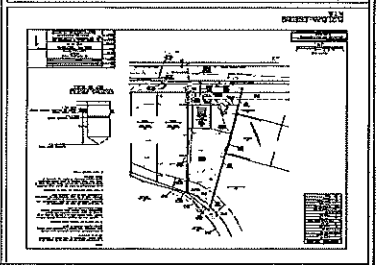
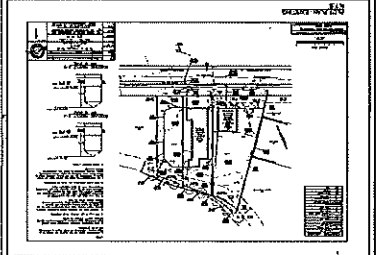
Property Images



Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)



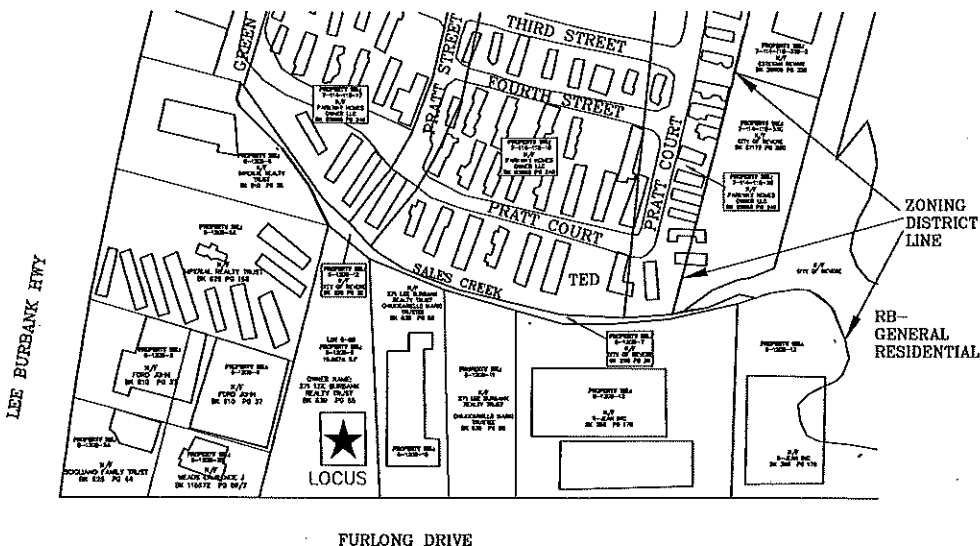
NO.	DESCRIPTION	DATE	BY
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RENOVATIONS AT
12 FURLONG DRIVE
 REVISION: N/A (12/13)



Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)



ZONING: TED - TECHNOLOGY ENTERPRISE DOSTRICT

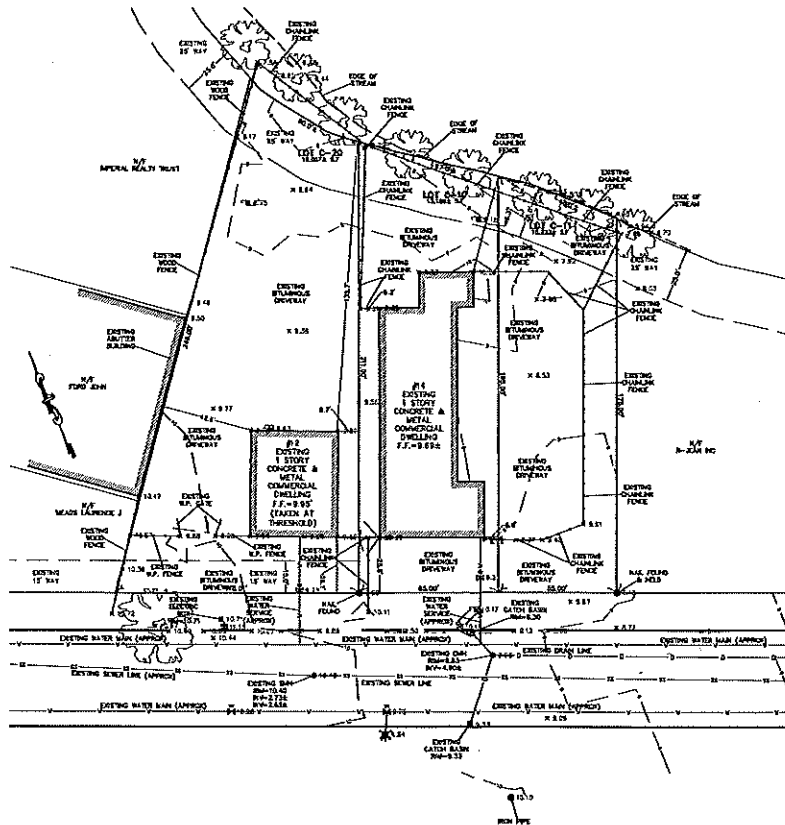


SCALE	1" = 10'		
DATE	05/12/2011	REVISION	BY
SHEET	12 FURLONG DRIVE REVERE MASSACHUSETTS		
PLANNED BY	AREA		
DESIGNED BY	PLAN		SHEET NO.
CHECKED BY	PETER MOLAN & ASSOCIATES LLC 1200 SAFFORD ST., SUITE 200, REVERE, MA 01901 PHONE: 978 261 7400 FAX: 978 261 3881 E-MAIL: pmol@pmaassociates.com		1
APPROVED BY	PA		

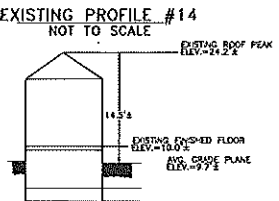
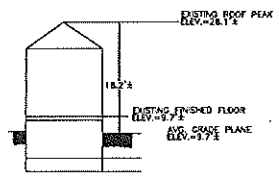
Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)

EXISTING LEGEND

—	SURVEY LINE
—	SURVEY SHAPED
—	SURVEY LINE
—	DATE LINE
—	UTILITY POLE
—	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
—	WATER VALVE
—	DATE SIGN
—	FENCE
—	CONTOUR LINE (HWT)
—	CONTOUR LINE (HWY)
—	SPOT ELEVATION
—	DOWN SLOPE
—	UPHOLD
—	TRAIL



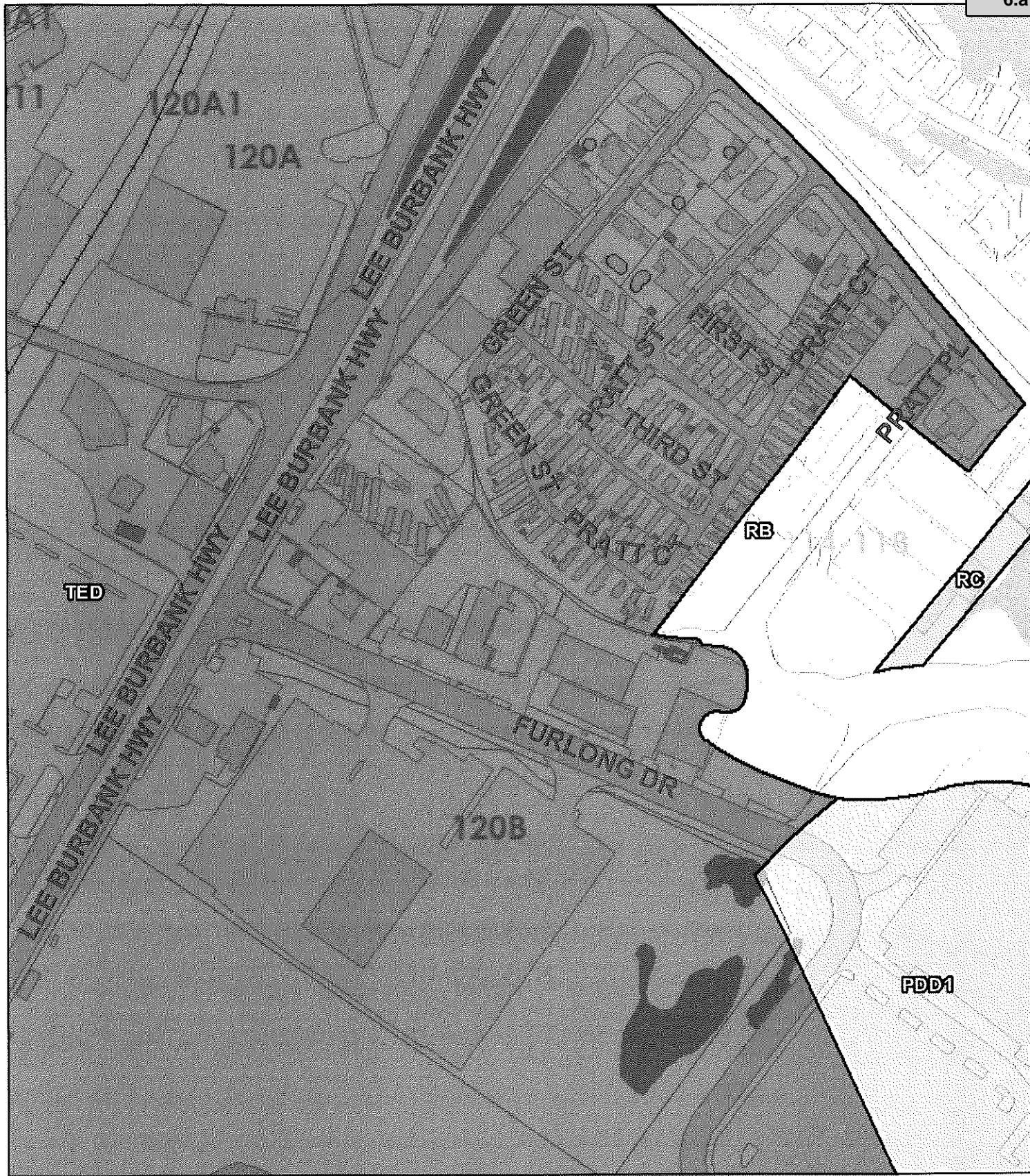
- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 2/14/2019.
 2. DEED REFERENCE DOCUMENT #00798723 (LAND COURT) PLAN REFERENCE PLAN #1505-1 & #1504-0 (LAND COURT) SUFFOLK COUNTY REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE AE (2-10 FEET), ON FLOOD HAZARD BOUNDARY MAP NUMBER 2502SC00181 PANEL NUMBER 00191. COMMUNITY NUMBER 20028A, DATED MARCH 15, 2016.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND, HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. ZONING DISTRICT = T.E.D.



ALL RIGHTS RESERVED
 COPYRIGHT © 2019 PETER NOLAN & ASSOCIATES LLC
 ALL RIGHTS RESERVED

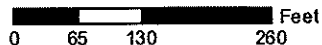
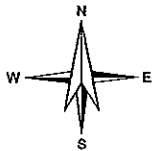
SCALE			
DATE			
REV	DATE	REVISION	BY
12 & 14 FURLONG DRIVE REVERE MASSACHUSETTS EXISTING CONDITIONS SITE PLAN			
DRAWN BY	PETER NOLAN & ASSOCIATES LLC		
CHECKED BY	LAND SURVEYOR/ENGINEERING CONSULTANT		
APPROVED BY	PETER NOLAN & ASSOCIATES LLC 100 BROAD STREET, SUITE 101, REVERE, MA 01901 PHONE: 978-271-7813 FAX: 978-271-8841 EMAIL: pnolan@pensauro.com		
SHEET NO.	1		SHEET NO.

Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)



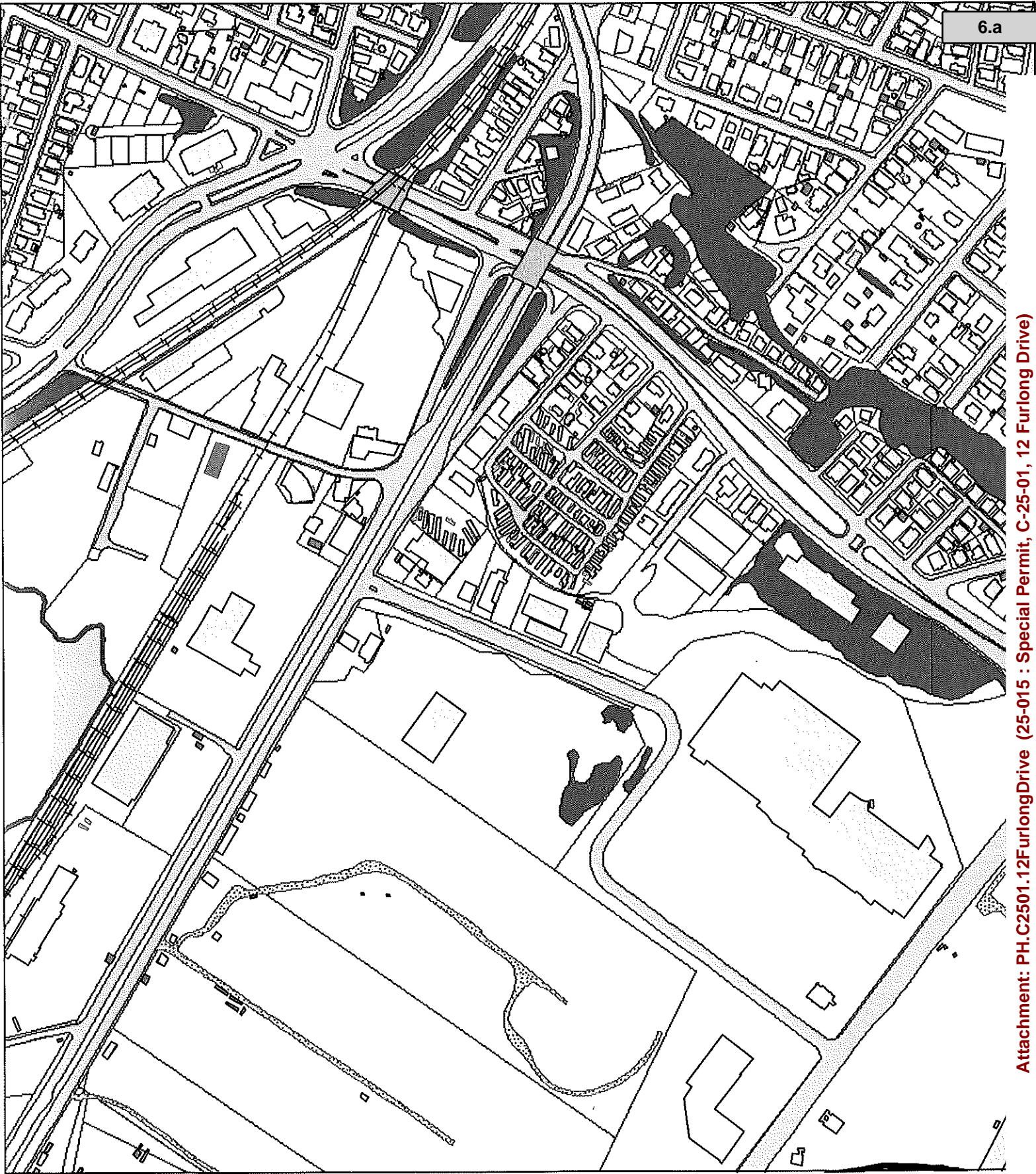
Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)

LOCUS MAP

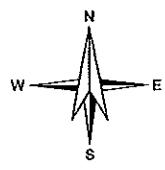


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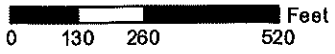




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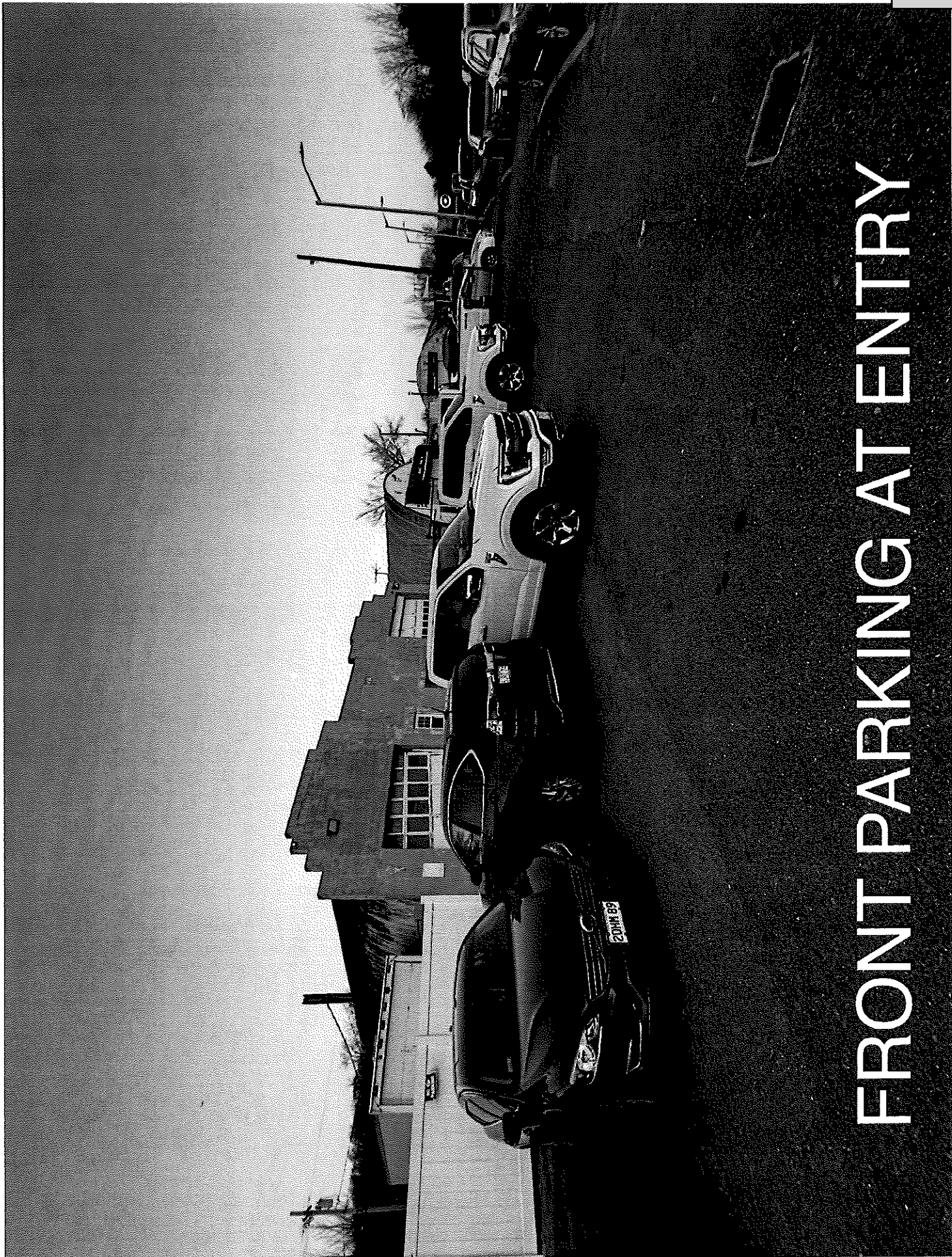


locus map



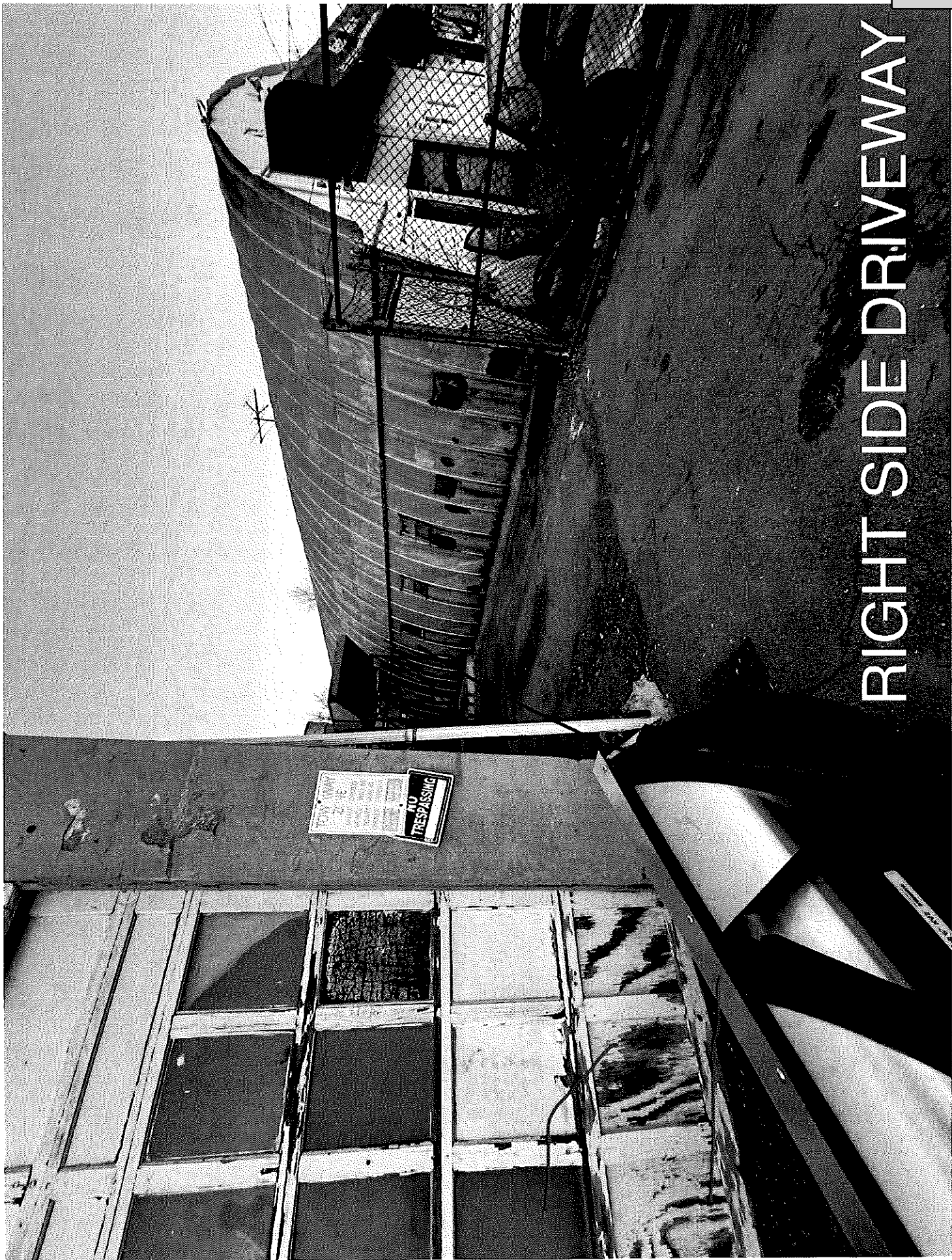
Information presented is provided "as is." The City of Revere, MA disclaims all representations or warranties regarding GIS information. GIS data is representative data only. In no event will the City of Revere be responsible for damages of any nature whatsoever resulting from use of or reliance upon GIS information.





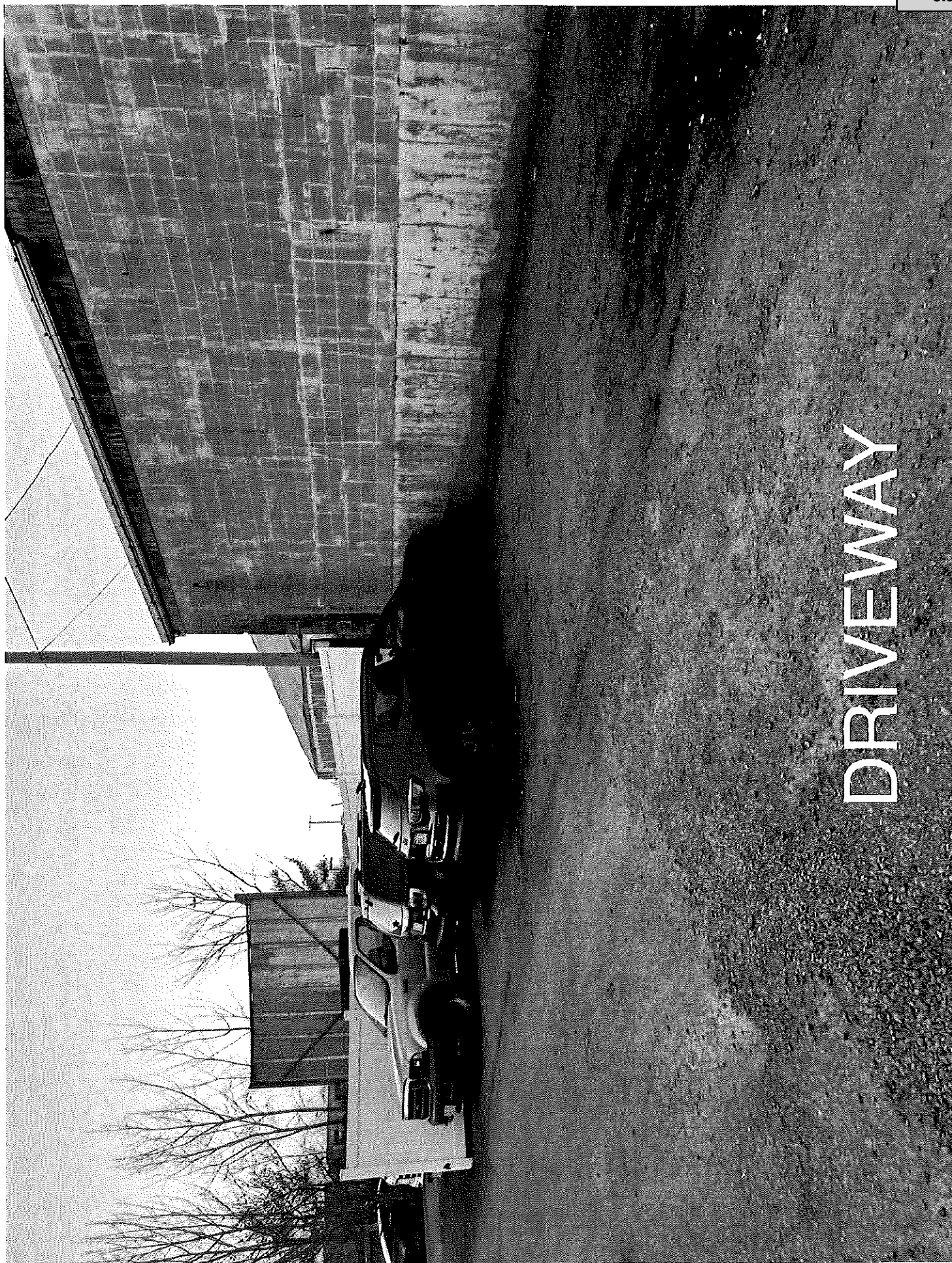
FRONT PARKING AT ENTRY

Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)



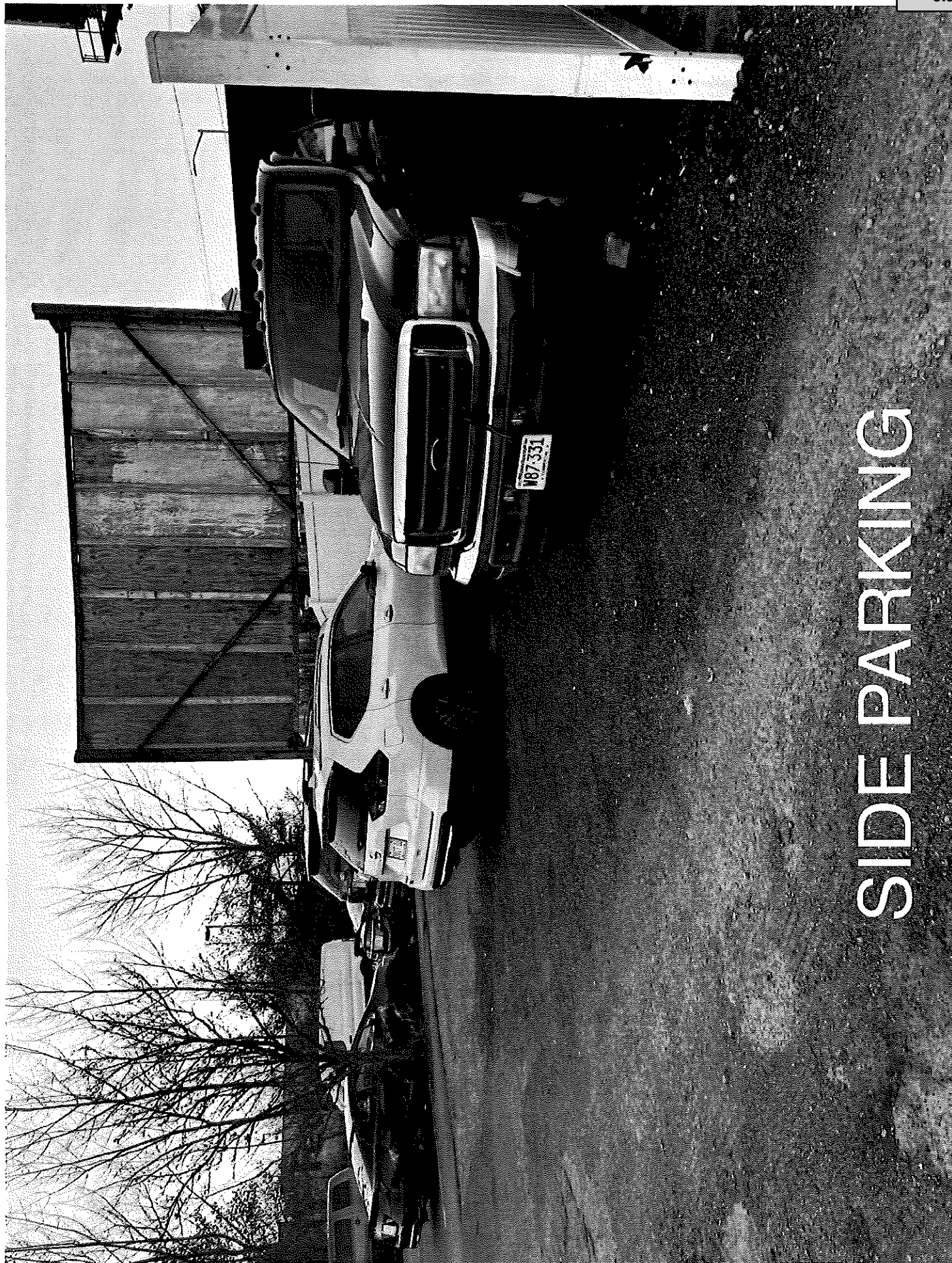
RIGHT SIDE DRIVEWAY

Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)



DRIVEWAY

Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)



SIDE PARKING

Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)

12:59



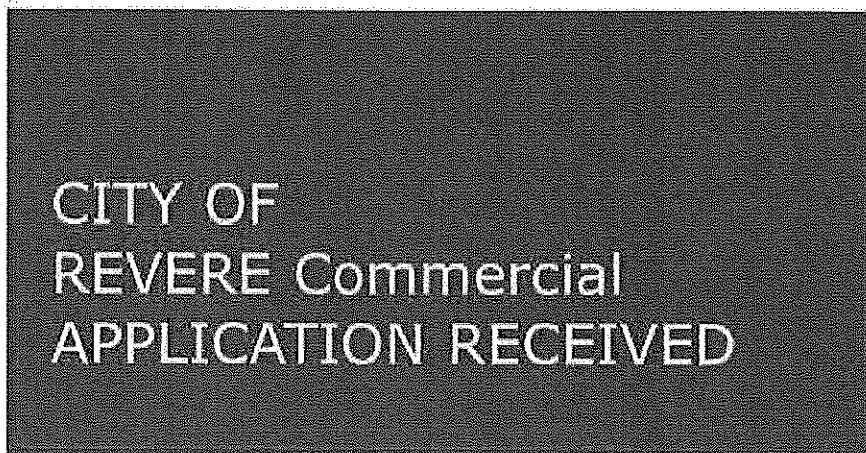
Your permit application has been received Inbox



noreply-portal 12:42 PM



to me



Your permit application has been received and is currently under review. You may sign into your account at any time to check the progress of your application.

E24-000561

Type: Commercial

Application Date: 06/20/2024

Address: 12 FURLONG DR

Description: clean all wire and new lights in the shop

Applicant: yovany f hernandez electrician
yovany hernandez

[CLICK HERE TO VIEW YOUR APPLICATION](#)



Please do not reply to this automated email. All

Map Block Lot
PROPERTY LOCATION Direction/Street/City
 12 FURLONG DR. REVERE
 Unit #:

OWNERSHIP

Owner 1:	1271 LEE BIRBANK REALTY TRUST
Owner 2:	CHIUCCARIELLO MARIO, TRUSTEE
Owner 3:	
Street 1:	38 CHURCH ST
Street 2:	
Town/City:	WINCHESTER
SP/Prov:	MA
Postal:	01890

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	0.431	144,700	100	692,100	836,900
Total Parcel		0.431	144,700	692,100	836,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 408.24		Parcel: 408.24	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2025	332	NC	144,700	100	431	692,100	836,900	836,900	Year End Roll
2024	332	FV	138,300	100	431	629,100	767,500	767,500	Year End Roll
2023	332	NC	117,700	100	431	545,300	663,100	663,100	Year End Roll
2022	332	FV	100,800	100	431	482,300	583,200	583,200	Year End Roll
2021	332	FV	83,400	100	431	440,400	523,900	523,900	Year End Roll

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
271 LEE, LLC A	639-55		11/10/2011	MULTIPLE PAR	737,500	No	No	No
CUSTOM AUTO BOD	1184121891		6/29/2002	INCL PERS PR	475,000	No	No	No
UNKNOWN			2/20/1992			No	No	No

TAX DISTRICT 1697

PAT ACT. Notes

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z	water			
o	Sewer			
n	Electri			
Census:				
Flood Haz:				
D	Topo			
s	Street			
t	Gas:			

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infru	Neigh Mod	Intf 1 %	Intf 2 %	Intf 3 %	Appraised Value	All Class	Spec Land Code	Fact Use Value	Notes
332	AUTOREP	18780		SITE		1.0	0	33.	1.12 CG			ACCESS -20			692,051	0		692,100	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2016	MEASURED	406	ROBBIE MC
2/24/2006	MEASURED	336	MATT MCGRATH
12/5/2001	No change	JF	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	6
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Blg Reason:	
Civil District:	
Ratio:	

NARRATIVE DESCRIPTION

This parcel contains 431 Acres of land mainly classified as AUTOREP with a REPAIR GAR Building built about 1950, having primarily STUCCO Exterior and 2050 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 Half Bath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int.

APPROPRIATE AGENCIES

Agency	Address	Phone	Fax	Website

APPROPRIATE AGENCIES

Agency	Address	Phone	Fax	Website

APPROPRIATE AGENCIES

Agency	Address	Phone	Fax	Website

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z	water			
o	Sewer			
n	Electri			
Census:				
Flood Haz:				
D	Topo			
s	Street			
t	Gas:			

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infru	Neigh Mod	Intf 1 %	Intf 2 %	Intf 3 %	Appraised Value	All Class	Spec Land Code	Fact Use Value	Notes
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Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	6
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Blg Reason:	
Civil District:	
Ratio:	

APPROPRIATE AGENCIES

Agency	Address	Phone	Fax	Website

APPROPRIATE AGENCIES

Agency	Address	Phone	Fax	Website

APPROPRIATE AGENCIES

Agency	Address	Phone	Fax	Website

APPROPRIATE AGENCIES

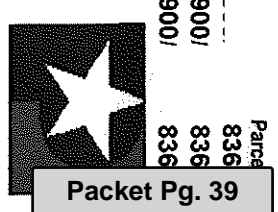
Agency	Address	Phone	Fax	Website

APPROPRIATE AGENCIES

Agency	Address	Phone	Fax	Website

APPROPRIATE AGENCIES

Agency	Address	Phone	Fax	Website



INTERIOR INFORMATION

Avg Ht/Ft:	112
Prim Int Wall:	MINIMUM
Sec Int Wall:	TYPICAL
Partition:	TYPICAL
Prim Floor:	CONCRETE
Sec Floor:	
Basmt Flr:	
Subfloor:	
Basmt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Central Vac:	NO
% Sprinkled:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Bld:	1950
Alt LUC:	
Unsdct:	
Const Mod:	
Lump Sum Adj:	

DEPRECIATION

Basic \$ / SQ:	89.00
Size Adj:	1.25000000
Const Adj:	1.00519538
Adj \$ / SQ:	111,828
Other Features:	6000
Grade Factor:	1.00
NBHD Inf:	1,00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	235247
Depreciation:	90570
Depreciated Total:	144677

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID 6-1208-9

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	2,050	111,830	229,247
Net Sketched Area:		2,050	Total: 229,247	
Gross Area:		2050	Final Area: 2050	

SUB AREA DETAIL

Sub Area	% Usbl	Descr	Type	Qu # Ten

MOBILE HOME

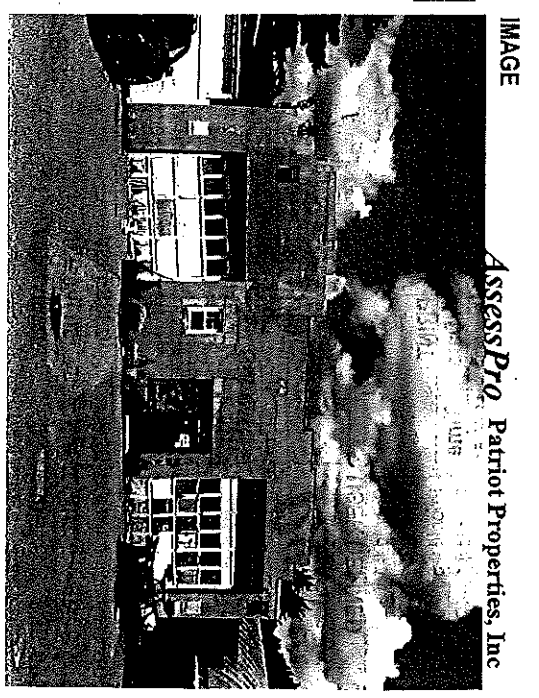
Code	Description	A /YS	Qty	Size/Dim	Qual	Com	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCode	Facr	Jur	Value
88	FENCE-6	D /Y	1,100	A	FR	1970		4,80	T	75	332			100				100

SPEC FEATURES/YARD ITEMS

Code	Description	A /YS	Qty	Size/Dim	Qual	Com	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCode	Facr	Jur	Value

REMODELING RES BREAKDOWN

Exterior	Interior	Additions	Kitchen	Baths	Plumbing	Electric	Heating	Totals



290 LEE BURBANK HWY 6-120A1-26
LUC: 332
290 LEE BURBANK LLC
73 ADDISON ST
EAST BOSTON, MA 02128

10 FURLONG DR 6-120B-2B
LUC: 326
MEADS LAURENCE J
251 LEE BURBANK REAR HWY
REVERE, MA 02151

LEE BURBANK HWY 6-120A1-27
LUC: 316
BURBANK PROPERTIES LLC
146 RAILROAD AVE
REVERE, MA 02151

281 LEE BURBANK HWY 6-120B-3
LUC: 332
FORD JOHN
3 SEAL HARBOR RD
UNIT 834
WINTHROP, MA 02152

230 LEE BURBANK HWY 6-120A1-9A
LUC: 300
MHF LOGAN V LLC
300 CENTERVILLE RD
SUITE 300, EAST
WARWICK, RI 02886

LEE BURBANK HWY 6-120B-4
LUC: 332
FORD JOHN
3 SEAL HARBOR RD
UNIT 834
WINTHROP, MA 02152

14 FURLONG DR 6-120B-10
LUC: 332
271 LEE BURBANK REALTY TRUST
CHIUCCARIELLO MARIO TRUSTEE
38 CHURCH ST
WINCHESTER, MA 01890

289 LEE BURBANK HWY 6-120B-5A
LUC: 103
IMPERIAL REALTY TRUST
297 LEE BURBANK LLC, TRUSTEE
297 LEE BURBANK HWY
REVERE, MA 02151

ON 15FT WY LEADI 6-120B-11
LUC: 392
271 LEE BURBANK REALTY TRUST
CHIUCCARIELLO MARIO TRUSTEE
38 CHURCH ST
WINCHESTER, MA 01890

297 LEE BURBANK HWY 6-120B-6
LUC: 326
IMPERIAL REALTY TRUST
297 LEE BURBANK, LLC TRUSTEE
297 LEE BURBANK HWY
REVERE, MA 02151

RIGHT OF WAY 6-120B-12
LUC: 930
CITY OF REVERE
281 BROADWAY
REVERE, MA 02151

301 LEE BURBANK REAR HWY 6-120B-7
LUC: 930
CITY OF REVERE
281 BROADWAY
REVERE, MA 02151

251 LEE BURBANK HWY 6-120B-15
LUC: 334
SUN OIL COMPANY
SUN REFINING & MARKETING CO
1900 DALROCK RD
ROWLETT, TX 75088

12 FURLONG DR 6-120B-9
LUC: 332
271 LEE BURBANK REALTY TRUST
CHIUCCARIELLO MARIO, TRUSTEE
38 CHURCH ST
WINCHESTER, MA 01890

3 FURLONG DR 6-120B-16A
LUC: 401
REVERE MA II OWNER LLC
C/O LINK LOGISTICS
P O BOX 2980
CHICAGO, IL 60690

GREEN ST 7-114-118-17
LUC: 103
PARKWAY HOMES OWNER LLC
300 WASHINGTON ST
SUITE 850
NEWTON, MA 02458

LEE BURBANK HWY 6-120B-1A
LUC: 392
MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC
C/O HYM INVESTMENT GROUP LLC
ONE BEACON STREET
31ST FLOOR
BOSTON, MA 02108

PRATT ST 7-114-118-18
LUC: 103
PARKWAY HOMES OWNER LLC
300 WASHINGTON ST
SUITE 850
NEWTON, MA 02458

4 FURLONG DR 6-120B-2A
LUC: 332
SCIGLIANO FAMILY TRUST
SCIGLIANO ROBERT E, TRUSTEE
12 SIMMONS RD
NAHANT, MA 01908

333 LEE BURBANK HWY 7-114-118-6C
LUC: 112
333 LEE BURBANK LLC
335 LEE BURBANK HWY
REVERE, MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE

DATE: 11/26/24

Attachment: PH.C2501.12FurlongDrive (25-015 : Special Permit, C-25-01, 12 Furlong Drive)

C-25-02

PUBLIC HEARING NOTICE
REVISED, JANUARY 14, 2025

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.40.030 and 17.16.040 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, January 27, 2025 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Stephen Caruso, Trustee of R&S Realty Trust, 320 Charger Street, Revere, MA 02151 requesting a special permit from the Revere City Council to reconstruct, alter, and extend the lawfully preexisting, nonconforming structures so as to construct a new commercial parking structure at the property located at Squire Rear Road, Revere, MA 02151 (MBP 30-435C-7E).

A copy of the aforementioned application (C-25-02) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM to 12:00PM. Proponent/opponent testimony will be accepted in writing on or before January 21, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #10682
01/08/2025
01/15/2025

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

FORM B

APPLICATION NO. C-25-02
DATE: 12/31/24

**City of Revere, Massachusetts,
Zoning Board of Appeals
Revere City Council Application For
Special Permit**

FILED
2024 DEC 31 PM 2:30
OFFICE CITY CLERK
REVERE MASS

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the Revere City Council for the following:

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 17.16.040 and Chapter 17.08, Section 17.08.572.
- C. Application for Special Permit for Alteration and Extension of Nonconforming Structure (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.030.

1. Applicant submitting this application is:

Name: Stephen Caruso, Trustee of R & S Realty Trust

Address: 320 Charger Street, Revere, MA 02151

Tel. #: c/o D'Ambrosio LLP (617) 720-5657

2. Applicant is: Tenant Licensee Prospective Purchaser

Owner Other (Describe)

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: Gerry D'Ambrosio, Esq. and Nancy O'Neil, Esq.

Title: Counsel for Applicant

Address: 14 Proctor Ave, Revere, MA 02151

Tel. #: (617) 720-5657

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

4. The land for which this application is submitted is owned by:

Name: R & S Realty Trust

Address: 320 Charger Street, Revere, MA 02151

Tel. #: c/o D'Ambrosio LLP (617) 720-5657

5. The land described in this application is a portion of the land recorded in Suffolk County Registry of Deeds, Registered Land Division, Certificate No. 96567, attached hereto as **Exhibit A1**, which land was subsequently deregistered pursuant to the Land Court Registered Land Endorsed Notice of Voluntary Withdrawal, recorded in Suffolk County Registry of Deeds, Recorded Land Division in Book 65538, Page 173, attached hereto as **Exhibit A2**.

6. Plans describing and defining the Special Permit for Commercial Parking Garage Use and Alteration and Extension of Preexisting, Nonconforming Structure are included herewith as **Exhibit B**.

7. A map describing the land uses of adjacent and nearby properties is included and made part of this application.

Please see the City of Revere, Zoning Summary Map, available at www.gis.revere.org. An enlargement is attached hereto as **Exhibit C**.

8. A locus map (8½” x 11”) copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made part of this application.

Please see the City of Revere GIS Map and the USGS topographic maps attached hereto as **Exhibit D**.

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes

no do not know

9B. Is the location of the site of this application within 100 feet of:

a coastal beach; salt marsh; land under the ocean;

do not know; no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

That certain parcel of land situated in Revere, in the County of Suffolk and the Commonwealth of Massachusetts forming an unnumbered Squire Road Rear lot depicted as Lot B on Plan of Land, 320 Charger Street, Revere, Mass. 02151, Prepared for North River Company LLC by Otte & Dwyer, Inc., Land Surveyors, dated February 12, 2021, endorsed by the City of Revere Planning Board: Approval Not Required Under the Subdivision Control Law, on February 24, 2021, recorded with the Suffolk County Registry of Deeds, Recorded Land Division in Book 2021, Page 263, hereinafter described as the "Property."

The aforementioned plan is attached hereto as **Exhibit A3**.

Please see **Exhibit E** for photographs of the current conditions at the Property.

11. What is the nature of the exception or special permit requested in this application?

The Property currently contains a series of disparate industrial uses and buildings which are lawfully preexisting, nonconforming pursuant to Revere Zoning Ordinances, Chapter 17.08, Section 17.08.540 and Section 17.08.530. Specifically, the Property contains two, preexisting, nonconforming principal structures respectively dedicated to (A) preexisting, nonconforming commercial garage use for automotive repairs and (B) preexisting, nonconforming building construction and contracting storage yard or facility use. The Property also features a large, appurtenant paved lot utilized for the storage of passenger and construction vehicles as well as construction materials.

The Applicant seeks to (1) consolidate use of the Property into a new commercial parking structure use, such use being allowable by special permit of the Revere City Council under Revere Zoning Ordinances, Chapter 17.16, Section 17.16.040 and Chapter 17.08, Section 17.08.572, and (2) reconstruct, alter, and extend the lawfully preexisting, nonconforming structures at the Property so as to construct the new commercial parking structure, such reconstruction, alteration, and extension being allowable by special permit of the Revere City Council under Revere Zoning Ordinances, Chapter 17.40, Section 17.40.030.

The City Council of the City of Revere should award this special permit because the Applicant's proposal is not detrimental to the surrounding neighborhood but would rather improve conditions in the neighborhood. Conversion and consolidation of the Property from (A) commercial garage use for automotive repairs and (B) building construction and contracting storage yard or facility use to a new and attractive commercial parking structure will lessen noise and environmental impacts on the surrounding neighborhood and improve neighborhood aesthetics. Specifically, the proposed commercial parking structure is cleaner, safer, and more attractive than the current disparate repair and construction uses at the Property.

The Property is suited to the proposed commercial parking structure use because it is located in a remote, industrial area with a direct access to Charger Street and the nearby Route 60, Route 1, and Route 1A, and is also already dedicated to the extensive storage of vehicles. The new commercial parking structure use will eliminate the presence of construction vehicles and materials at the Property and contain vehicles within a single structure. Specifically, the Applicant's proposal will allow for the construction of a modern parking structure with appurtenant greenery where no landscaping currently exists. This new structure fits with the size and scale of the surrounding neighborhood, including the abutting, five-story self-storage building at 340 Charger Street. As such, the proposed commercial parking structure will beautify the Property and better align with the multi-story, industrial character of the surrounding neighborhood.

Overall, the proposal will consolidate the disparate industrial uses at the Property into a single, less-impactful commercial parking structure use, which will be contained in a modern, attractive building with new landscaping. The commercial parking structure will allow the Applicant to provide City of Revere residents with a new parking amenity. This parking amenity will increase the number of available affordable parking options within the City of Revere. Accordingly, as the Applicant's proposal will improve conditions in the neighborhood and provide a useful amenity for City of Revere residents, the proposal is in harmony with the general purposes and intent of the Revere Zoning Ordinances.

Date of denial by the Site Plan Review Committee: December 23, 2024. Please see the Site Plan Review Committee denial letter attached hereto as Exhibit F.

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

Ally Conner Trustee
Signature of Applicant

12-24-24
Date

Ally Conner Trustee
Signature of Owner Representative

12-24-24
Date

Ally Conner Trustee
Signature of Designated Representative

12-24-24
Date

Received from above applicant, the sum of \$ _____ to apply against administrative and mailing costs.

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

**General Disclosure of Constituent Information
Relative to Applications Submitted to the Revere City Council**

**For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals,
Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council**

1. Name and residential address of party submitting application:

Name: Stephen Caruso, Trustee of R & S Realty Trust

Address: 3 Tonika Court, Peabody, MA 01960

2. Name and residential address of each landowner on whose property subject matter will be exercised:
(Attach additional pages, if necessary.)

Name: Stephen Caruso, Trustee of R & S Realty Trust

Address: 3 Tonika Court, Peabody, MA 01960

3. If the party is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: N/A

Address: N/A

4. Name and residential address of each party to whom subject authorization will be issued:

Name Stephen Caruso, Trustee of R & S Realty Trust

Address: 3 Tonika Court, Peabody, MA 01960

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: Stephen Caruso

Address: 3 Tonika Court, Peabody, MA 01960

The Certificate of Trustee is filed with the Suffolk County Registry of Deeds, Registered Land Division, Certificate No. 96567.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: N/A

Address: N/A

A copy of the Joint Venture agreement is on file at _____ and will be delivered upon request.

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

Page 2
General Disclosure Form

7. If the party is a corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application:

Officer's Name: N/A

Address: N/A

Director's Name: N/A

Address: N/A

Shareholder's Name: N/A

(50% or more)

Address: N/A

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name: N/A

Address: N/A

9. If the party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this application.

General Partner's Name
of Limited Partnership: N/A

Address: N/A

10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

[Signatures on following page]

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

The foregoing information if provided under the Pains and Penalty of Perjury.

Signature of each party and land-owner:

John Louis Truett
Name

12/24/24
Date

Name

Date

Name

Date

Name

Date

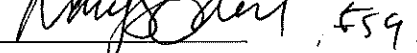
Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

Request for Finding of Fact – Special Permit

Now comes the applicant R & S Realty Trust who has applied to this Honorable City Council for a special permit for property located at Squire Road Rear, Revere, and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) The proposed use is in harmony with the intent of the Zoning Ordinance as it creates an important amenity and encourages the most appropriate and least impactful use of industrial land within the City. *See, Revere Zoning Ordinances, § 17.04.010.*
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The site is appropriate because it is located in the TED district which allows for a request of a special permit for commercial parking structure use. The site is currently used as a commercial garage and as a building construction and contracting storage yard or facility with extensive vehicle storage. The surrounding neighborhood already contains a mixture of commercial and industrial uses and additional commercial parking facilities. As such, the proposal fits with the character and uses of the surrounding neighborhood and the preexisting uses of the site.
 - (b) The site is appropriate because it currently contains two aging and lawfully preexisting, nonconforming industrial structures, which would be replaced with a new, attractive structure.
 - (c) The proposed use can be created and the preexisting nonconforming structures can be consolidated and reconstructed without impeding the normal use of the surrounding neighborhood, which is located in a remote portion of the City of Revere. The proposed use and new structure will clean up the Property, eliminate the presence of construction vehicles, and improve the condition of the surrounding neighborhood.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) There are adequate facilities already serving the Property.
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The proposal will reconstruct, alter, and extend aging, preexisting nonconforming industrial structures in a remote portion of the neighborhood into a new, single structure. The new structure will be cleaner, safer, and more attractive than the current commercial garage and building construction and contracting storage yard or facility
 - (b) The proposed use does not deviate or substantially change the character of this industrial area of the City, which already contains commercial parking uses without negatively impacting the neighborhood.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using the proposed facility for the following reasons:
 - (a) The Applicant's parking garage shall not substantially affect the present traffic patterns of the neighborhood and will only increase the amount of parking available to the neighborhood and the City of Revere.
6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
 - (a) Adequate and appropriate facilities already service the Property.

Date: 12/31/24

Respectfully submitted by:  Esq.

Certification

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

R+S REALTY TRUST

Signature of Individual or
Corporate Name

by: [Signature]
Corporate Officer (if applicable)

Certification

Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.

R+S REALTY TRUST

Signature of Individual or
Corporate Name

by: [Signature]
Corporate Officer (if applicable)

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

From: fstringi@revere.org
Sent: 12/23/2024 - 01:39 PM
To: noneil@dambrosiolp.com,rsalvo@eaicivil.com,amelnik@revere.org,jfesta@revere.org,lcavagnaro@revere.org
CC:
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: December 23, 2024
Application #: SPR24-000142
Address: SQUIRE REAR RD
Description: Construction of commercial parking structure
Review Status: Denied

Thank you for your recent permit application for Construction of commercial parking structure. I have completed my initial review and my comments are listed below, you can view marked up plans on our [CLICK HERE TO VIEW YOUR APPLICATION](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Reviewer: Frank Stringi, Community Development, Denied

1. This plan has been denied for the following reasons; 1) In accordance with Section 17.40.030, the expansion and modification of a nonconforming structure for a substantially different purpose and substantially greater extent may only be allowed by special permit of the City Council; 2) In accordance with Section 17.16.040, a commercial parking structure within the TED District may only be allowed by special permit of the City Council.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application. Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.



EXHIBIT A1

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

June 3, 1987
New Duplicate Certificate
issued in place of lost
certificate. See Order of
Court Doc. No. 423405

Oct. 9, 1992
New Duplicate Certificate.
Issued in place of lost
certificate. See Order of
Court Doc. 491416.

Transfer Certificate of Title

No. 26567

From Certificate Nos. 80625 & 81374, Originally Registered June 19, 1970 & Feb. 19, 1971
in Registration Book 399 Page 25 & Book 402 Page 174 for the Registry District of Suffolk County.

This is to Certify that RALPH CARUSO, JR. and STEPHEN CARUSO, TRUSTEES of the
R. & S. REALTY TRUST, under a Declaration of Trust dated January 9, 1984, filed
and registered as Document No. 377680, *Amend & Restated DOC 498041

in the County of Suffolk and Commonwealth of Massachusetts
x married x

Withdrawn From
Registration

Doc. # 920801

Date May 25, 2021

PARTIAL
LOT 13
12/19/2017
134495

of that certain parcel of land situated in Revere
in the County of Suffolk and Commonwealth of Massachusetts, bounded and described as follows:
Southeasterly three hundred seventy-two and 58/100 (372.58) feet;
Northeasterly ninety-four and 10/100 (94.10) feet; and
Southeasterly again two hundred nine and 37/100 (209.37) feet by land now or
formerly of Revere Airways, Inc.
Southwesterly by lot 2 as shown on the plan hereinafter mentioned three hundred
fifty-eight and 61/100 (358.61) feet; and
Northwesterly by land now or formerly of Revere Northgate, Inc. four hundred
ninety-eight and 46/100 (498.46) feet.

Said land is shown as Lot 7 on a subdivision plan drawn by Raymond C. Pressey,
Inc., Surveyors, dated April 28, 1969; as approved by the Court, filed in the
Land Registration Office as plan No. 29487-C, a copy of a portion of which
is filed with Certificate of Title No. 79195.

The above described parcel of land is subject to the rights set forth
in a taking by the Commonwealth of Massachusetts, Department of Public Works,
dated December 20, 1955, filed and registered as Document No. 221400, in so
far as the same is applicable.

The above described land has the benefit of and is subject to all rights,
easements, reservations, restrictions and conditions set forth in deed from
Revere Airways, Inc. to Louis Puro et al Trustees, dated November 27, 1961,
filed and registered as Document No. 251755, and agreement affecting same
filed and registered as Document No. 283772, all in so far as the same is
applicable.

The above described land is subject to and has the benefit of rights, ease-
ments, conditions, Restrictions and agreements set forth in deed from Revere
Northgate, Inc. to McCoba Construction Corporation, dated May 8, 1969, filed
and registered as Document No. 293490.

The above described land is subject to notices of leases noted on
certificate of title No. 69765, all in so far as the same may be applicable,
and also subject to and with the benefit of any rights easements, takings,
and agreements noted on said certificate of title No. 69765, all in so far
as the same may be applicable.

The above described land is subject to and has the benefit of rights and
easements set forth in deed from McCoba Construction Corporation to Vincenzo
A. Milano et al Trs., dated June 18, 1970, filed and registered as Document
No. 298837.

Also another certain parcel of land situated in said Revere, bounded and
described as follows:
Southeasterly by Charger Street one hundred fifty-four and 84/100 (154.84) feet;
Southwesterly by land now or formerly of Gorins Inc. seventy-eight and 87/100
(78.87) feet;
Northwesterly two hundred nine and 37/100 (209.37) feet,
Southwesterly ninety-four and 10/100 (94.10) feet, and

Subdivision
w/ certs
101653 +
116104

Continued

Subdivision of 2 lots 7.
New lots 13, 14 + 15
Plan 29487-F

Sept 1993
New Order Oct
Court in place of
lost Cert. App. 50337

Locus: 320 Charger St., Revere, MA 02151

Address of owners: 185 Squire Rd., Revere, MA 02151

Attachment: C2502-SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

Northwesterly three hundred ninety-four and 56/100 (394.56) feet by land now or formerly of William A. Muller;
 Northeasterly by the southwesterly line of Northeast Expressway, no assess, four hundred thirty-eight and 20/100 (438.20) feet;
 Southeasterly by lot 2 as shown on the plan hereinafter mentioned four hundred sixty and 52/100 (460.52) feet; and
 Southwesterly by the end of part of said Charger Street fifteen (15) feet.
 Said land is shown as lot 7 on a plan drawn by Raymond C. Pressey, Inc. Surveyors, dated March 12, 1959, April 22, 1969, December 18, 1969, May 8, 1970, July 21, 1970, as modified and approved by the Court, filed in the Land Registration Office as plan No. 29051-A, a copy of a portion of which is filed with certificate of title No. 81371.

The above described land is subject to restrictions and reservations contained in a deed given by McCoba Construction Corporation to Vincenzo A. Milano et al, Trustees, dated June 18, 1970, duly recorded in Book 8371, Page 373.

The above described land is subject to, and with the benefit of, rights and easements as set forth in a grant made by McCoba Construction Corporation to Vincenzo A. Milano et al, Trustees, dated June 18, 1970, duly recorded in Book 8371, Page 373.

So much of the above described land as is included within the area marked "The Commonwealth of Massachusetts Drain Easement", approximately shown on said plan, is subject to a drain easement as set forth in a taking by the Commonwealth of Massachusetts, Department of Public Works, dated August 10, 1966, duly recorded in Book 8062, Page 658.

The above described land is subject to an easement as set forth in a grant made by Revere Northgate, Inc. to Massachusetts Electric Company, dated March 22, 1968, duly recorded in Book 8261, Page 465.

So much of the above described land as is included within the limits of said Charger Street is subject to the rights of all persons lawfully entitled thereto in and over the same.

There is appurtenant to the above described land, the right to use the forty-foot Way, approximately shown on said plan, for all purposes for which streets and Ways are commonly used in said City of Revere to and from Squire Road and locus.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said RALPH CARUSO, JR. and STEPHEN CARUSO, TRUSTEES, as aforesaid,

.....

to said land is registered under said Chapter, subject, however, to any of the encumbrances mentioned in section forty-six of said Chapter, which may be subsisting, and subject also as aforesaid, and to any and all public rights legally existing in and over the same below mean high water mark, in so far as applicable; and to a permit issued by the Commonwealth of Massachusetts, Department of Natural Resources, duly recorded on June 19, 1970 in Book 8371 Page 371

WITNESS, WILLIAM I. RANDALL, Esquire, Judge of the Land Court, at Boston, in said County of Suffolk,
 the.....seventeenth.....day of.....February.....in the year nineteen hundred
 and.....eighty-four.....at.....4.....o'clock and.....30.....minutes in the after.....noon.

Attest, with the Seal of said Court,

Paul R. Tierney
 PAUL R. TIERNEY, Esquire, Assistant Recorder.

Attachment: C2502:SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT	DATE OF REGISTRATION			SIGNATURE OF ASSISTANT RECORDER	DISBURSE
					Year & Month	D.	H. M. A.M. P.M.		
298835	Agreement	City of Revere to Vincent A. Milano	Agreement affecting Doc. 293490 (See Doc.) <i>PLANNED. 29487</i>	June 18, 1970	June 19	11 11 AM			
300121	Notice of Variance	City of Revere to Vincent A. Milano	See Document	Sep. 30, 1970	Oct. 2	9 37 AM			
307040	Agreement	V. & L. Realty Trust to Closure Company, Inc.	Right of Way Agreement as to Lot 7, pl. Cert. 81371 (See Doc.)	Jan. 26, 1984	Jan. 26	1 PM			
377674	Certificate	Commonwealth of Massachusetts	Certificate of Compliance (See Doc.)	Feb. 3, 1984	Feb. 17	4 30 PM			
377681	Mortgage & Security Agreement	Shawmut Bank of Boston N.A.	\$550,000.- as per note (See Doc.)	Feb. 17, 1984	Feb. 17	4 30 PM			
377682	Assignment of Lease	Ralph Caruso, Jr. and Stephen Caruso, Trs. of R & S Realty Trust to Shawmut Bank of Boston N.A.	Asst. of Lease as additional security for Mort. Doc. 377681	Feb. 17, 1984	Feb. 17	4 30 PM			
377683	Subordination and Attornment Agreement	Ralph Caruso, Jr. and Construction Co., Inc. to Shawmut Bank of Boston N.A.	Subordination and Attornment Agreement (See Doc.)	Feb. 17, 1984	Feb. 17	4 30 PM			
377684	Financing Statement	Ralph Caruso, Jr. and Stephen Caruso, Trs. of R & S Realty Trust (Debtors) to Shawmut Bank of Boston N.A. (Secured Party)	See Document	Feb. 17, 1984	Feb. 17	4 30 PM			

Dec. 1, 1989 note Doc. 377681
discharged by Doc. 459671
James C. [Signature]
Acting Asst. Recorder

Dec. 1, 1989 note Doc. 377684
discharged by Doc. 459670
James C. [Signature]
Acting Asst. Recorder

Frank J. Sidor
Acting Asst. Recorder

(SEE OVER)

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT	DATE OF REGISTRATION	SIGNATURE OF ASSISTANT RECORDER	DISCHARGE
377685	Financing Statement	R. & S. Realty Trust (Debtors) Shawmut Bank of Boston N.A. (Secured Party)	See Document	June 1 '87	Feb. 17 4 30 PM 1987	Frank S. Dot Acting Asst. Recorder	Dec. 1, 1989 in. Stmt. Doc. 377685 Appointed by Doc. 459670 Discharged by Acting Asst. Recorder
423406	Certificate	R. & S. Realty Trust	Investor's Certificate (See Doc.)	June 1 '87	June 3 11 AM 1987	Michael T. O'Brien Acting Asst. Recorder	Dec. 18 '19 Stmt. Sec. Doc. 423407 Discharged by Doc. 460143 Michael T. O'Brien Acting Asst. Recorder
423407	Mortgage and Security Agreement	Capitol Bank and Trust Company	\$800,000. - as per note. (See Doc.)	June 1 '87	June 3 11 AM 1987	Michael T. O'Brien Acting Asst. Recorder	Dec. 18 '19 Stmt. Sec. Doc. 423408 Discharged by Doc. 460144 Michael T. O'Brien Acting Asst. Recorder
423408	Financing Statement	R. & S. Realty Trust & Ralph Caruso et al. (Debtors) Capitol Bank and Trust Co. (Secured Party)	See Document	June 1 '87	June 3 11 AM 1987	Michael T. O'Brien Acting Asst. Recorder	Dec. 18 '19 Stmt. Sec. Doc. 423409 Discharged by Doc. 460144 Michael T. O'Brien Acting Asst. Recorder
423409	Asst. of Leases and Rent	Capitol Bank and Trust Company	Asst. of leases and rents as add'l security for mort. Doc. 423403	June 1 '87	June 3 11 AM 1987	Michael T. O'Brien Acting Asst. Recorder	Dec. 18 '19 Stmt. Sec. Doc. 423410 Discharged by Doc. 460144 Michael T. O'Brien Acting Asst. Recorder
443484	Notice	Capital Bank and Trust Company	Asst. of leases and rents as add'l security for mort. Doc. 423403	June 1 '87	June 3 11 AM 1987	Michael T. O'Brien Acting Asst. Recorder	Dec. 18 '19 Stmt. Sec. Doc. 423411 Discharged by Doc. 460144 Michael T. O'Brien Acting Asst. Recorder
447573	Continuation Statement	Continuation of Financing Statement	Continuation of Financing Statement	Jan. 9 '89	Jan. 13 9 55 AM 1989	Michael T. O'Brien Acting Asst. Recorder	Dec. 18 '19 Stmt. Sec. Doc. 423412 Discharged by Doc. 460144 Michael T. O'Brien Acting Asst. Recorder
447560	Continuation Statement	Continuation of Financing Statement	Continuation of Financing Statement	Jan. 9 '89	Jan. 13 10 30 AM 1989	Michael T. O'Brien Acting Asst. Recorder	Dec. 18 '19 Stmt. Sec. Doc. 423413 Discharged by Doc. 460144 Michael T. O'Brien Acting Asst. Recorder

See Additional Sheet

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT	DATE OF REGISTRATION	SIGNATURE OF ASSISTANT RECORDER	DISCHARGE
453727	Continuation Statement		Continuation of Financing Statement Doc. 377684	June 14 '89	July 10 12 40 PM 1989	Michael T. O'Brien Acting Asst. Recorder	
453728	Continuation Statement		Continuation of Financing Statement Doc. 377685	June 14 '89	July 10 12 40 PM 1989	Michael T. O'Brien Acting Asst. Recorder	
* 453729	Notice of Contract	Condore Spinning Co. and Construction Co. (Contractors)	Notice of Contract to be completed	Sep. 14 '89	Sep. 15 11 35 AM	Michael T. O'Brien Acting Asst. Recorder	Nov. 27, 1989 Notice of Contract Doc. 459442 dissolved by Doc. 459442
			MA D-4042				
			NOV. 20 1989				
* 454141	Notice of Contract	Center Industrial Inc. & BIA Summit Bldg.	Notice of Contract to be completed by Aug. 1, 1989	July 17 '89	July 20 3 48 PM	Michael T. O'Brien Acting Asst. Recorder	Dec. 18, 1989 NOTICE OF CONTRACT Doc. 454141 ALL LASSES BY Doc. 460142
							Michael T. O'Brien Acting Asst. Recorder
457689	NOTICE	Musson R. Habertay	NOTICE of withdrawal (See Doc)	NOV. 20 1989	NOV. 20 11 07 AM	Michael T. O'Brien Acting Asst. Recorder	NOV. 20 1989 NOTICE OF CONTRACT Doc. 457689
457709	Statement	Center Industrial Inc. & BIA Summit Bldg.	Statement of work (See Doc)	NOV. 20 1989	NOV. 20 11 07 AM	Michael T. O'Brien Acting Asst. Recorder	NOV. 20 1989 NOTICE OF CONTRACT Doc. 457709
							Michael T. O'Brien Acting Asst. Recorder
457854	Certificate	Ralph Samuel E. Squire	Trustee Certificate (See Doc)	NOV. 17 '89	NOV. 19 1 43 PM	Michael T. O'Brien Acting Asst. Recorder	NOV. 17 1989 NOTICE OF CONTRACT Doc. 457854
457856	Certificate	City of Hobart	Trustee Certificate (See Doc)	NOV. 19 '89	NOV. 19 1 43 PM	Michael T. O'Brien Acting Asst. Recorder	NOV. 19 1989 NOTICE OF CONTRACT Doc. 457856

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(SEE OVER)

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MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT		DATE OF REGISTRATION				SIGNATURE OF ASSISTANT RECORDER	DISCHARGE	
				YEAR & D.	M.	DAY	HR.	M.	A.M. OR P.M.			
457857	Ordinance	City of Asheville	Ordinance # 1989-001	Sept. 19 1989		Oct. 19 1989						
457858	Mortgage	Bank of Asheville	Mortgage # 1989-002	Oct. 17 1989		Oct. 19 1989						
457859	Part of	Bank of Asheville	Part of Mortgage # 1989-002	Oct. 17 1989		Oct. 19 1989						
*												
459358	Statement of Account	Postec Industries, Inc.	Statement of Account	Sept. 21 1990		Oct. 22 1990						
* 457860	Ordinance	City of Asheville	Ordinance # 1990-001			Oct. 19 1990						
467205	Notice	Tridella Electrical Corporation	Notice of Contract	July 20 1990		July 23 1990						
468080	Attachment	The Dartmouth Company, Inc.	Attachment to Contract	Aug. 15 1990		Aug. 16 1990						
* 551484	Part of	Atlantic Bank and Trust Company	Part of Mortgage # 457858	March 1991		June 27 1991						

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

Walter J. Heston

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT	DATE OF REGISTRATION	SIGNATURE OF ASSISTANT RECORDER	DISCHARGE
469728	Notice	Entered on Previous Page Cortese Industries Inc. - 8/4/94 Summit Bluffs.	Notice of Contract to be completed by August 17, 1999	July 17, 1999	July 20, 1999 3:48 PM	Michael J. O'Brien Acting Asst. Recorder	
472042	Attachment	Trodella Electrical Corporation vs. Trodella Electric Corporation	Notice of Contract (See Doc.)	Oct. 15, 1990	Oct. 15, 1990 3:03 PM	Michael J. O'Brien Acting Asst. Recorder	expired by statute
491417	Notice of Lease	Revere Public Auction, Inc.	Notice of Lease Terms of Lease commencing April 15, 1992 Terminating April 14, 1997	Sept. 28, 1992	Oct. 9, 1992 3:01 PM	Michael J. O'Brien Acting Asst. Recorder	expired by statute
491418	Asst. of Lease	Automobile Equity Loans, Inc.	Asst. of Lease DOC 491417	Sept. 28, 1992	Oct. 9, 1992 3:01 PM	Michael J. O'Brien Acting Asst. Recorder	expired by statute
503538	Attachment	Ralph Caruso vs. Stephen Caruso Trust	Trusts Certificate (see doc.)	Aug 20, 1993	Sept 1, 1993 12:05 PM	Michael J. O'Brien Acting Asst. Recorder	
503539	Attachment	Ralph Caruso vs. Stephen Caruso Trust	Amendment of Trust Dec 457888 (SEE OVER)	Aug 20, 1993	Sept 1, 1993 12:05 PM	Michael J. O'Brien Acting Asst. Recorder	

X-3446

Acting Asst. Recorder



MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT	DATE OF REGISTRATION			SIGNATURE OF ASSISTANT RECORDER	DISCHARGE
					YEAR & MONTH	D.	H.		
518832	Top Taking	City of Revere	320 Cheape St. 45860.00 by Pt. 1041993	Nov. 19 '93	9	28	4:47 P.M.	Michael T. O'Brien Acting Asst. Recorder	July 10, 2020 Doc. 908190 Release under the terms of 508832
51469	Tax Taking	City of Revere	320 Squire Rear Rd. Tax 1994, 74, 715 58. Pt.	June 30 '94	2	36	P.M.	Randy D. Squire Acting Asst. Recorder	Dec 18, 1995 - Dec 28, 1997 Pl. Ent. under the Tax Taking Dec. 5, 1995 Notice, Doc. 508832
520863	Notice	City of Revere	Notice of petition to foreclose Tax Taking Dec. 508832	Nov. 21 '94	12	15	P.M.	Michael T. O'Brien Acting Asst. Recorder	June 20, 2017 Doc. 508832 Dec. 5, 1995 Notice, Doc. 508832 Withdrawn by Doc. 508832
524488	Notice	City of Revere	Notice of Petition to foreclose Tax Taking Dec. 51749	Mar 30 '95	9	51	A.M.	Michael T. O'Brien Acting Asst. Recorder	Michael T. O'Brien Acting Asst. Recorder
529104	Tax Taking	City of Revere	320 Cheape St. Tax 1995 769,013 Sq. Ft.	June 30 '95	9	11	36 AM	Michael T. O'Brien Acting Asst. Recorder	Dec 29, 1995 Doc. 508832 Dec 29, 1995 Doc. 508832
533650	Tax Taking	City of Revere	320 Squire Rear Rd. 43,000 sq. ft. 441994-1995	Nov 30 '95	10	18	11 38 AM	Randy D. Squire Acting Asst. Recorder	Dec 9, 1996, Doc. 516512, Rel. Pl. Under Tax Taking Dec. 5, 1995 Notice, Doc. 508832
510974	Certificate	City of Revere	Municipal Bond	July 2 '98	Aug 21	11	15 AM		
510975	Certificate	City of Revere	Certificate of Municipal Bond	July 2 '98	Aug 21	11	15 AM		
510977	Certificate	Stephen Connor TRS; R-S Realty Trust	Certificate of Municipal Bond	Aug 20 '98	Aug 21	11	15 AM		
510978	Montgomery Central Bank and Sec. Agent Trust Company note (see Doc.)			Aug 20 '98	Aug 21	11	15 AM	Randy D. Squire Acting Asst. Recorder	May 24, 2017 Doc. 576978 Discharged by Doc. 870327

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

Trans. Cert. No. 96567 BK. 478 PG. 167

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT	DATE OF REGISTRATION		SIGNATURE OF ACTING ASST. RECORDER	DISCHARGE
					YEAR & MONTH	D. H. M. A.M. or P.M.		
570979	Assign. of Leases & Rents	Century Bank and Trust Company	Asst. Leases & Rents as add'l sec. for Mort. Doc. #570978	Aug. 20 '98	Aug. 21 11 15 AM		<i>[Signature]</i>	May 26, 2011 Lease & Rents Act 570979 discharged by Act. 810327 <i>[Signature]</i> Acting Asst. Recorder
634288	Certificate	<i>Order of Reverse Conveyance Conditional Commission</i>	<i>Order of Conditions Feb. 9 1999 Gas. 30 L. 13. P.M. Wetland Protection Act (See Doc) Plans No. 29787</i>		2007		<i>[Signature]</i>	
634289	Amendment	Century Bank and Trust Company Ralph Caruso Jr. & Stephen Caruso as TRS. of R4S REALTY TRUST	Trustee's Certificate (See Doc.) Amendment Mort. Doc. 570978	May 20 '02	May 21 12 33 PM		<i>[Signature]</i>	

(SEE OVER)

X-3466

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT	DATE OF REGISTRATION	SIGNATURE OF ACTING ASST. RECORDER	DISCHARGE
				YEAR & MONTH	D. H. M. A.M. or P.M.		
634290	Amendment	Century Bank and Trust Company & Ralph Caruso, Jr. & Stephen Caruso as TRS. of K+S Realty Trust	Amendment to Assn. of Leases & Rents DEC. 498042	MAY 20 '02	MAY 21 12 33 PM		
638825	Certificate	Ralph Caruso, Jr. & Stephen Caruso as TRS. of R+S Realty Trust	Trustee's Certificate (See Dec.)	Aug. 6 '02	Aug. 8 3 40 PM		
638826	Amendment	Century Bank & Trust Company Ralph Caruso, Jr. & Stephen Caruso as TRS. of R+S Realty Trust	Amendment mort. Dec. 570978	Aug. 6 '02	Aug. 8 3 40 PM		
638827	Amendment	Century Bank & Trust Company Ralph Caruso, Jr. & Stephen Caruso as TRS. of R+S Realty Trust	Amendment of Assn. Dec. 570979 See Dec.	Aug. 6 '02	Aug. 8 3 40 PM	<i>John F. Ryan</i>	

REC'D 8/21/02

See Sheet 8

Memoranda of Encumbrances

Report Date: 11/07/2023

Certificate No: 96567

Book: 478 Page: 167

Document Number	Kind	In Favor Of	Terms	Date of Instrument Date of Registration	Signature	Discharge
662547	NOTICE	MENDELSONN JULIE REVERE CITY OF	NOTICE OF SPECIAL PERMIT (PLAN NO 29487)	07/10/2003 07/31/2003 12:32 PM	<i>Stephan J Murphy</i>	
752220	CERTIFICATE	CARUSO RALPH JR TR CARUSO STEPHEN TR R & S REALTY TRUST	TRUSTEES CERTIFICATE	05/20/2008 05/21/2008 01:42 PM	<i>Stephan J Murphy</i>	
752221	AMENDMENT	CARUSO STEPHEN TR CARUSO RALPH JR TR R & S REALTY TRUST	AMENDMENT TO MORT DOC 570978	05/20/2008 05/21/2008 01:42 PM	<i>Stephan J Murphy</i>	
752222	AMENDMENT	CENTURY BANK AND TRUST COMPANY CARUSO STEPHEN TR CARUSO RALPH JR TR R & S REALTY TRUST	AMENDMENT TO ASST OF LEASES & RENTS DOC 570979	05/20/2008 05/21/2008 01:42 PM	<i>Stephan J Murphy</i>	
752224	MUNICIPAL LIEN CERTIFICATE	CENTURY BANK AND TRUST COMPANY REVERE CITY OF	CERTIFICATE OF MUNICIPAL LIENS	05/12/2008 05/21/2008 01:42 PM	<i>Stephan J Murphy</i>	
752225	MUNICIPAL LIEN CERTIFICATE	REVERE CITY OF	CERTIFICATE OF MUNICIPAL LIENS	05/12/2008 05/21/2008 01:42 PM	<i>Stephan J Murphy</i>	
794404	INSTRUMENT OF TAX TAKING	REVERE CITY OF	320 SQUIRE REAR RD TAX YR 2011 79,715 SQ FT	08/15/2011 08/31/2011 11:43 AM	<i>Stephan J Murphy</i>	REL DOC 796652
794405	INSTRUMENT OF TAX TAKING	REVERE CITY OF	320 CHARGER ST & NO 320 R TAX YR 2011 169,013 SQ FT	08/15/2011 08/31/2011 11:43 AM	<i>Stephan J Murphy</i>	REL DOC 796653
803693	MUNICIPAL LIEN CERTIFICATE	REVERE CITY OF	CERTIFICATE OF MUNICIPAL LIENS	05/02/2012 05/18/2012 11:35 AM	<i>Stephan J Murphy</i>	

Memoranda of Encumbrances

Report Date: 11/07/2023

Certificate No: 96567

Book: 478 Page: 167

Document Number	Kind	In Favor Of	Terms	Date of Instrument Date of Registration	Signature	Discharge
803694	MUNICIPAL LIEN CERTIFICATE	REVERE CITY OF	CERTIFICATE OF MUNICIPAL LIENS	05/02/2012	<i>Stephan J. Murphy</i>	
803697	CERTIFICATE	CARUSO RALPH JR TR CARUSO STEPHEN R TR R & S REALTY TRUST	TRUSTEES CERT	05/18/2012 11:35 AM	<i>Stephan J. Murphy</i>	
803698	MORTGAGE	NORTHERN BANK AND TRUST COMPANY	\$3,000,000.-AS PER NOTE	05/18/2012 11:35 AM	<i>Stephan J. Murphy</i>	REL DOC 870328
829288	TRUSTEES CERTIFICATE	R&S REALTY TRUST CARUSO STEPHEN R TR	TRUSTEES CERTIFICATE	02/13/2014	<i>Stephan J. Murphy</i>	
829289	TRUSTEES CERTIFICATE	CARUSO STEVEN J TR WHEELER POINT TRUST	TRUSTEES CERTIFICATE	03/13/2014 02:47 PM	<i>Stephan J. Murphy</i>	
829290	MORTGAGE	WHEELER POINT TRUST CARUSO STEVEN J TR	\$500,000.-AS PER NOTE	03/13/2014 02:47 PM	<i>Stephan J. Murphy</i>	REL DOC 877780
829291	ASSIGNMENT	WHEELER POINT TRUST CARUSO STEVEN J TR	CONDITIONAL ASST OF LEASES & RENTS AS ADDTL SEC FOR MORT DOC 829290	02/13/2014	<i>Stephan J. Murphy</i>	REL DOC 877780
848593	TRUSTEES CERTIFICATE	R&S REALTY TRUST CARUSO RALPH JR TR CARUSO STEPHEN TR	TRUSTEE CERTIFICATE	09/08/2015	<i>Stephan J. Murphy</i>	
848594	EASEMENT	BOSTON GAS COMPANY	GRANT OF EASEMENT TO CONSTRUCT, RECONSTRUCT, RELOCATE ETC OF GAS MAINS, AND GAS SERVICE LINES AND PIPES ETC (PLAN NO 29487-C)	09/29/2015 11:16 AM	<i>Stephan J. Murphy</i>	

Memoranda of Encumbrances

Report Date: 11/07/2023

Certificate No: 96567
Book: 478 Page: 167

Document Number	Kind	In Favor Of	Terms	Date of Instrument Date of Registration	Signature	Discharge
866780	NOTICE	REVERE CITY OF CARUSO RALPH JR TR CARUSO STEPHEN TR R & S REALTY TRUST	NOTICE OF VARIANCE	02/01/2017 02/08/2017 01:10 PM	<i>Stephan J. Murphy</i>	
867668	MUNICIPAL LIEN CERTIFICATE	REVERE CITY OF	CERTIFICATE OF MUNICIPAL LIENS	02/22/2017 03/08/2017 11:59 AM	<i>Stephan J. Murphy</i>	
867672	TRUSTEES CERTIFICATE	R&S REALTY TRUST CARUSO RALPH JR TR CARUSO STEPHEN TR	TRUSTEES CERTIFICATE	03/07/2017 03/08/2017 11:59 AM	<i>Stephan J. Murphy</i>	
867673	MORTGAGE	NORTHERN BANK & TRUST COMPANY	\$9,900,000.-AS PER NOTE (LOTS 14 & 15)	03/01/2017 03/08/2017 11:59 AM	<i>Stephan J. Murphy</i>	
867674	ASSIGNMENT	NORTHERN BANK & TRUST COMPANY	ASST OF RENTS AS ADDTL SEC FOR MORT DOC 867673 (LOTS 14 & 15)	03/07/2017 03/08/2017 11:59 AM	<i>Stephan J. Murphy</i>	
867675	TRUST CERT C 184 S 35	WHEELER POINT TRUST CARUSO STEVEN J TR	TRUSTEE CERTIFICATE CH 184 SEC 35	02/28/2017 03/08/2017 11:59 AM	<i>Stephan J. Murphy</i>	
867676	PARTIAL RELEASE	CARUSO STEPHEN TR CARUSO RALPH JR TR R&S REALTY TRUST	PAR REL MORT DOC 829290 (LOTS 14 & 15)	02/28/2017 03/08/2017 11:59 AM	<i>Stephan J. Murphy</i>	
867676	PARTIAL RELEASE	CARUSO STEPHEN TR CARUSO RALPH JR TR R&S REALTY TRUST	PAR REL ASST OF LEASES & RENTS DOC 829291 (LOTS 14 & 15)	02/28/2017 03/08/2017 11:59 AM	<i>Stephan J. Murphy</i>	
877778	MUNICIPAL LIEN CERTIFICATE	REVERE CITY OF	CERTIFICATE OF MUNICIPAL LIENS	12/12/2017 12/19/2017 10:33 AM	<i>Stephan J. Murphy</i>	

Memoranda of Encumbrances

Report Date: 11/07/2023

Certificate No: 96567

Book: 478 Page: 167

Document Number	Kind	In Favor Of	Terms	Date of Instrument Date of Registration	Signature	Discharge
877779	TRUSTEES CERTIFICATE	CARUSO STEVEN J TR WHEELER POINT TRUST	TRUSTEES CERTIFICATE	12/18/2017	<i>Stephen J Murphy</i>	
877781	TRUSTEES CERTIFICATE	CARUSO RALPH JR TR CARUSO STEPHEN J TR R&S REALTY TRUST	TRUSTEES CERTIFICATE	12/19/2017 10:33 AM	<i>Stephen J Murphy</i>	
877782	DEED	CHARGER REVERE STORAGE LLC 340	LOT 13 ONLY - CERT 134495 BK 668 PG 95	12/18/2017	<i>Stephen J Murphy</i>	
877786	MORTGAGE	CARUSO STEVEN J TR WHEELER POINT TRUST	\$500,000.-AS PER NOTE	12/19/2017 10:33 AM	<i>Stephen J Murphy</i>	
920801	WITHDRAWAL FROM REGISTRATION	CARUSO STEPHEN TR R&S REALTY TRUST CARUSO RALPH JR TR	NOTICE OF WITHDRAWAL FROM REGISTRATION	12/18/2017	<i>Stephen J Murphy</i>	
				11/17/2020	<i>Stephen J Murphy</i>	
				05/25/2021 02:42 PM	<i>Stephen J Murphy</i>	

End of Document _____ End of Document _____ End of Document _____ End of Document _____

EXHIBIT A2



THE TRIAL COURT OF MASSACHUSETTS
LAND COURT
THREE PEMBERTON SQUARE
5TH FLOOR
BOSTON, MA 02108

2021 00058197
Bk: 65538 Pg: 173 Page: 1 of 4
Recorded: 05/25/2021 03:17 PM
ATTEST: Stephen J. Murphy, Regl
Suffolk County Registry of Deeds

**LAND COURT REGISTERED LAND
ENDORSED NOTICE OF VOLUNTARY WITHDRAWAL**

This electronically mailed ENDORSED NOTICE OF VOLUNTARY WITHDRAWAL is to be registered with the Registered Land Registry District in accordance with the Chief Title Examiner's Memorandum dated September 30, 2020, for the processing of Subsequent to Registration (SBQ) cases and Condominium approvals.

Case No.: 20-SBQ-29487-12-001

It is **ORDERED**:

Pursuant to G.L. c. 185, § 52, as amended, the Court approves the Voluntary Withdrawal from the Registration System of the land herein described, subject to all registered rights outstanding as of the date hereof.

This Endorsed Notice of Voluntary withdrawal is to be registered and noted on Certificate of Title Nos. 96567, 101653 and 116104.

BY THE COURT (Foster, J.)

/s/ Robert B. Foster


DATED May 17, 2021	ATTEST /s/ Deborah J. Patterson, Recorder
APPROVED FOR REGISTRATION BY THE COURT	TITLE EXAMINER SIGNATURE /s/ Robert Walsh




2021 00920801
Cert#: 98567 Bk: 00478 Pg: 167
Doc: WTD 05/25/2021 02:42 PM SF
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

REGISTERED LAND

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

 <p>TRIAL COURT OF MASSACHUSETTS</p>	<p align="center">NOTICE OF VOLUNTARY WITHDRAWAL OF LAND FROM THE REGISTRATION SYSTEM (G.L. c. 185, § 52)</p>	<p>COURT USE ONLY</p>
<p>COURT DEPARTMENT LAND COURT</p>	<p>COUNTY Suffolk</p>	<p>DOCKET NUMBER 20 SBQ-29487 - 12 -001</p>
<p>The owners of the fee simple estate in all of a parcel of land that has been registered under G.L. c. 185 hereby withdraw the land from the provisions of that chapter pursuant to G.L. c. 185, § 52. The land withdrawn is described on Certificate of Title No. <u>96567</u>, in Book <u>478</u>, at Page <u>167</u>, issued from the <u>Suffolk</u> Land Registration District and is shown on Land Court Plan No. <u>29487-F</u> as follows:</p>		
<p><input checked="" type="radio"/> All the land described in the Certificate of Title <i>-or-</i> <input type="radio"/> Part of the land described in the Certificate of Title, namely: <i>(Include the Land Court designation by which the land is described, e.g., "Lot 4 on Land Court Plan 12345D," and specify the particular parcel designated on the certificate (if any) if withdrawal is sought as to less than all the land in the certificate.)</i></p>		
<p>Being Lots 14 and 15 on Land Court Plan 29487-F filed with Certificate of Title No. 134495; Further reference to Certificate of Title No. 96567, Book 478, Page 167, Certificate of Title No. 116104, Book 576, Page 104 and Certificate of Title No. 101653, Book 504, Page 53.</p>		
<p><input checked="" type="checkbox"/> The description of the land in the form contained in the Certificate of Title is attached hereto as Exhibit A. The street address of the land (if any) is: <u>320 Charger Street, Revere, MA 02150</u></p>		
<p>DATE: <u>11/17/2020</u></p>		

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

 TRIAL COURT OF MASSACHUSETTS	NOTICE OF VOLUNTARY WITHDRAWAL OF LAND FROM THE REGISTRATION SYSTEM (G.L. c. 186, § 52)	DOCKET NUMBER
		20 SBQ 29487 . 12 .001

SIGNATURE OF OWNER X <i>Ralph Caruso, Jr.</i> PRINT NAME / CAPACITY / ENTITY Ralph Caruso, Jr., Trustee of R & S Realty, Trust	ADDRESS 820 Charger Street Revere, MA 02150
--	---

SIGNATURE OF OWNER X <i>Stephen Caruso</i> PRINT NAME / CAPACITY / ENTITY Stephen Caruso, Trustee of R & S Realty Trust	ADDRESS 320 Charger Street Revere, MA 02150
---	---

SIGNATURE OF OWNER X PRINT NAME / CAPACITY / ENTITY	ADDRESS
--	---------

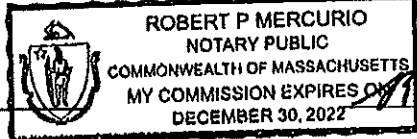
SIGNATURE OF OWNER X PRINT NAME / CAPACITY / ENTITY	ADDRESS
--	---------

Commonwealth of Massachusetts Notary Acknowledgment

On 05/10/2021, before me, the undersigned notary public, Ralph Caruso, Jr., Trustee of R & S Realty Trust and Stephen Caruso, Trustee of R & S Realty Trust

(name(s) of document signer(s)) personally appeared, and proved to me through satisfactory evidence of identification, which was/were personal knowledge to be the person(s) whose name is/are signed on this Notice of Voluntary Withdrawal of Land from the Registration System, and acknowledged to me that this Notice was signed voluntarily for its stated purpose.

Suffolk COUNTY



[Signature]
 SIGNATURE AND SEAL OF NOTARY PUBLIC

Land Court Endorsement

Option 1: Pursuant to G.L. c. 185, § 52, the Court approves the Voluntary Withdrawal from the Registration System of the land described above, subject to all registered rights outstanding as of this date.

If checked, this Court endorsement is conditioned upon the recording of a Condominium Master Deed, in which the land described in Exhibit A attached hereto is contained, at the _____ Registry of Deeds.

DATE

SIGNATURE OF JUSTICE

Option 2: Attached hereto is the endorsement of the Court.

Attachment: C2502:SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

EXHIBIT A

**Lots 14 and 15
on Land Court Plan 29487-F
Filed with Certificate of Title No. 134495**

Suffolk County Registry of Deeds

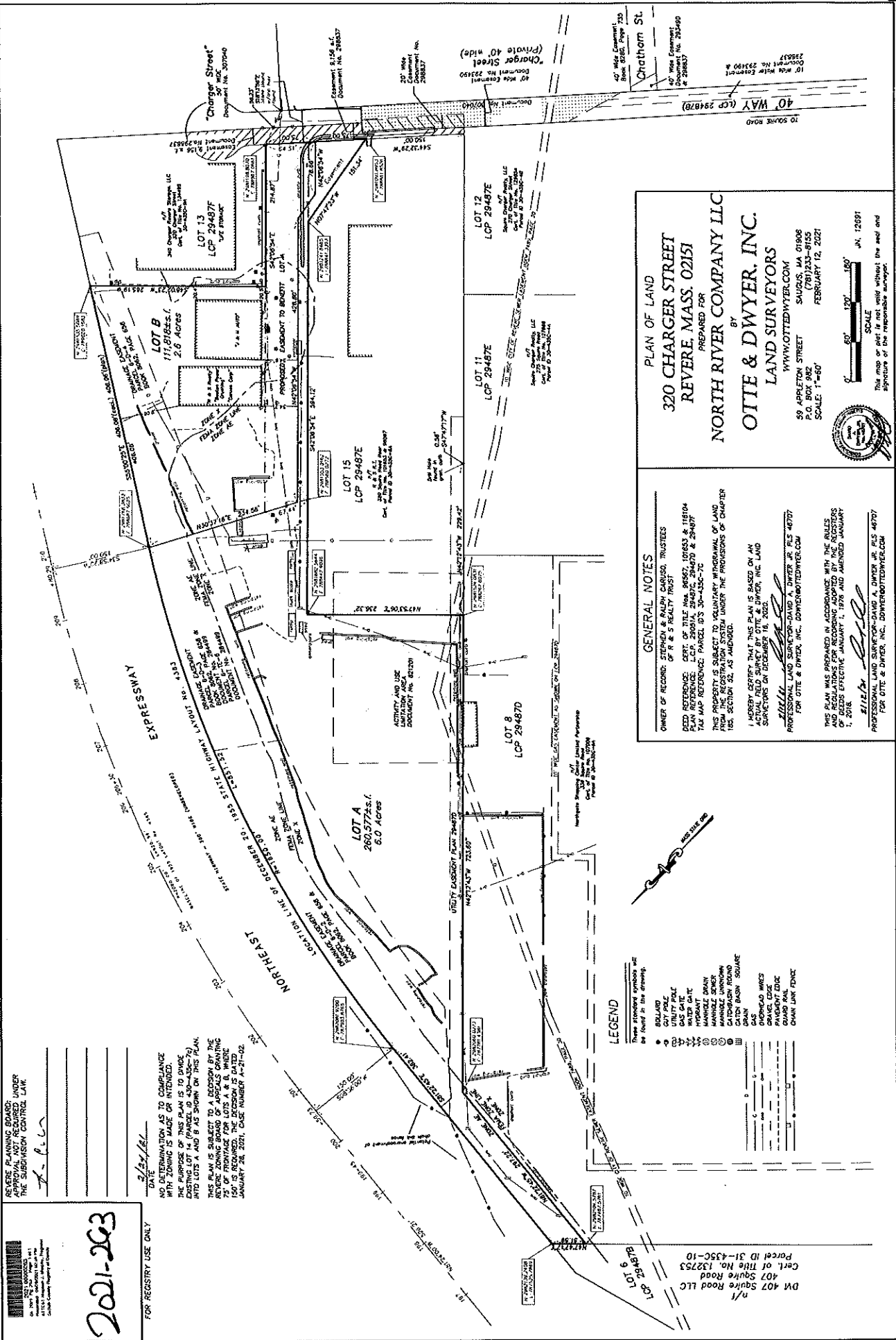
LAND COURT, BOSTON. The Land herein described will be shown on our approved plan to follow as

MAY 6 2021

29487 F Lot 14+15
(EXAMINED AS DESCRIPTION ONLY)
CHIEF SURVEYOR SJK

Attachment: C2502: SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

EXHIBIT A3



REVERSE PLANNING BOARD UNDER THE SUBDIVISION CONTROL LAW.

DATE: 2/25/21

WITH PLANNING BOARD AS TO COMPLIANCE WITH ZONING IS MADE OR INTENDED.

THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING LOT 14 (PARCEL ID 40-435-7) INTO LOTS A AND B AS SHOWN ON THIS PLAN.

THIS PLAN IS SUBJECT TO A DECISION BY THE REVERSE PLANNING BOARD. ANY CHANGES TO THE PLAN FOR LOTS A & B CANNOT BE MADE UNTIL A DECISION BY THE BOARD IS OBTAINED. A DECISION IS DATED JANUARY 28, 2021, CASE NUMBER A-21-02.

FOR REGISTRY USE ONLY

2021-263

GENERAL NOTES

OWNER OF RECORD: STEPHEN & RALPH CARLSON, TRUSTEES OF R & S REALTY TRUST

DEED REFERENCE: CERT. OF TITLE NO. 24957, 10943 & 11804 FILED IN DECEMBER 19, 2002 & 200177

TAX MAP REFERENCE: PARCEL ID'S 30-44256-72

THIS PROPERTY IS SUBJECT TO VOLUNTARY WIPERMAH OF LAND FROM THE REGISTRATION SYSTEM UNDER THE PROVISIONS OF CHAPTER 185, SECTION 32, AS AMENDED.

ISSUED ADVISE THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY BY OTTE & DWYER, INC. LAND SURVEYORS ON DECEMBER 18, 2020.

FOR OTTE & DWYER, INC. DWYER JR. PLS 40707
PROFESSIONAL LAND SURVEYOR

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING ADOPTED BY THE REGISTERERS OF DEEDS EFFECTIVE JANUARY 1, 1978 AND AMENDED JANUARY 1, 2018.

Signature

PROFESSIONAL LAND SURVEYOR-DAVID A. DWYER JR. PLS 40707
FOR OTTE & DWYER, INC. DOWNEOTTEDWYER.COM

- LEGEND**
- Three standard symbols we be found in the drawing.
- BOLLARD
 - CITY POLE
 - UTILITY POLE
 - WATER GATE
 - HYDRANT
 - MANHOLE COVER
 - MANHOLE BOX
 - CONCRETE FOUND
 - GRASS
 - SHRUB
 - GAS
 - DRIVE
 - SHRUB
 - PAVEMENT EDGE
 - ROAD RAIL
 - CHAIN LINK FENCE

PLAN OF LAND
320 CHARGER STREET
REVERE, MASS. 02151
PREPARED FOR
NORTH RIVER COMPANY LLC
BY
OTTE & DWYER, INC.
LAND SURVEYORS
WWW.OTTEDWYER.COM

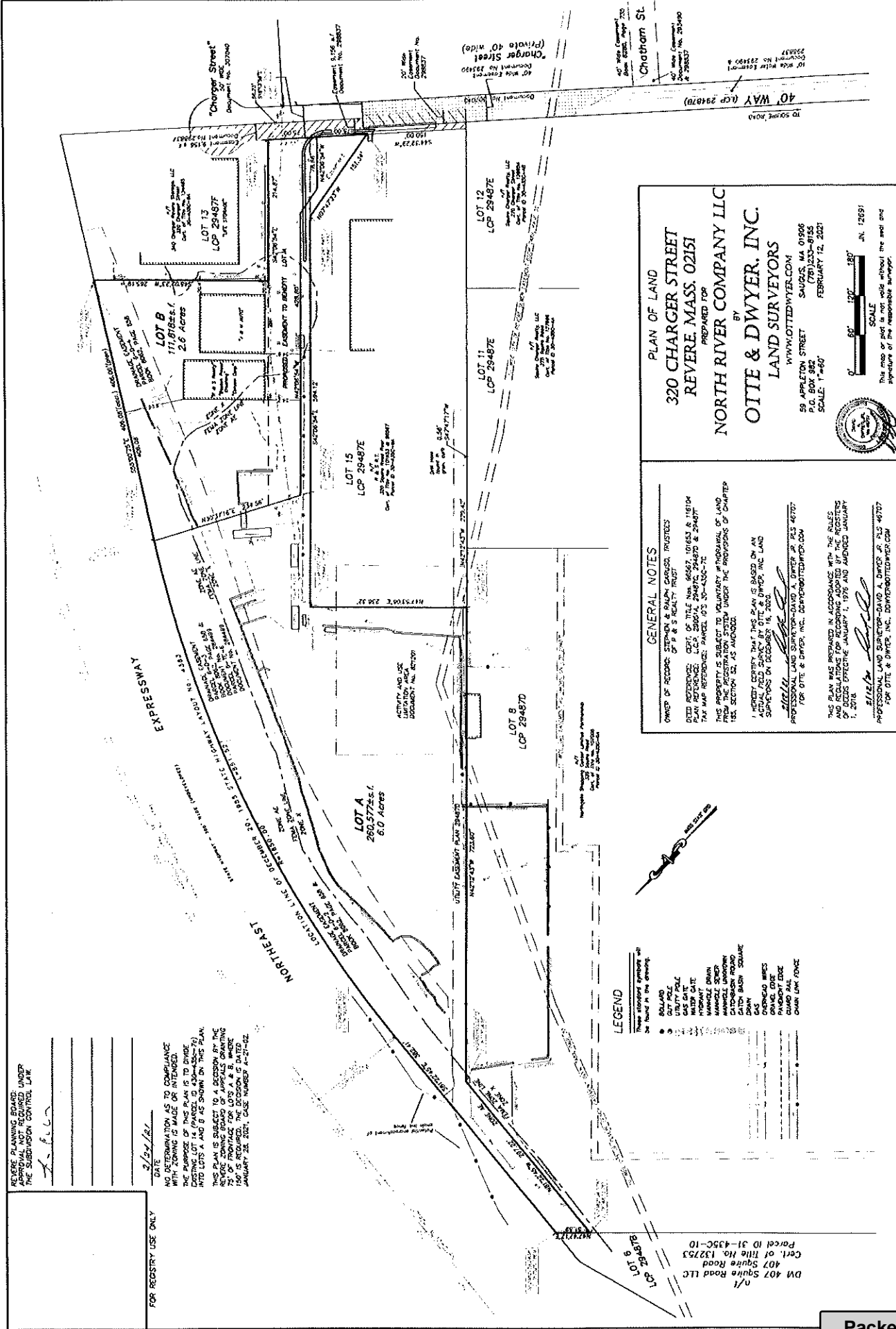
59 APPLETON STREET
SAUGUS, MA 01908
(781)233-8155
FEBRUARY 12, 2021
SCALE: 1"=60'

0' 60' 120' 150'
SCALE
IN. 12591

This map or plan is not valid without the seal and signature of the responsible surveyor.

2021-263

EXHIBIT B



REVERE PLANNING BOARD
 APPROVAL NOT REQUIRED UNDER
 THE SUBDIVISION CONTROL LAW

DATE: 2/24/21

NO DETERMINATION AS TO COMPLIANCE
 WITH ZONING IS MADE OR INTENDED.
 THE PURPOSE OF THIS PLAN IS TO DIVIDE
 INTO LOTS A AND B AS SHOWN ON THIS PLAN.
 THIS PLAN IS SUBJECT TO A DECISION BY THE
 REVERE ZONING BOARD OF APPEALS GRANTING
 75% OF FRONTAGE FOR LOTS A & B, WHERE
 JANUARY 23, 2021, CASE NUMBER 20-27-02.

FOR REGISTRY USE ONLY

PLAN OF LAND
320 CHARGER STREET
REVERE, MASS. 02151
 PREPARED FOR
NORTH RIVER COMPANY LLC
 BY
OTTE & DWYER, INC.
LAND SURVEYORS
 WWW.OTTEDWYER.COM
 59 ABBLETON STREET SAUGUS, MA 01906
 P.O. BOX 982 (781) 233-9155
 SCALE: 1"=60'
 FEBRUARY 12, 2021

Scale: 0' 60' 120' 180' IN. 1:2691

The plan of land is not to be used without the seal and signature of the responsible surveyor.

GENERAL NOTES

OWNER OF RECORD: STEPHEN & BALCH CHASE, TRUSTEES
 OF P & S REALTY TRUST
 DEED REFERENCE: CERT. OF TITLE NOS. 64657, 10163 & 116104
 PLAN REFERENCE: L.C.R. 2006A, 2006B, 2006C, 2006D & 2006E
 TAX MAP REFERENCE: PARCEL 103-30-435C-10
 THIS PROPERTY IS SUBJECT TO VOLUNTARY ABANDONMENT OF LAND
 SURVEYORS ON BEHALF OF OTTE & DWYER, INC.
 132, SECTION 24, AS AMENDED

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
 ACTUAL FIELD SURVEY BY OTTE & DWYER, INC.
 FOR OTTE & DWYER, INC. ON FEBRUARY 12, 2021.
 PROFESSIONAL LAND SURVEYOR-DWARD A. DWYER JR. 013 40737
 FOR OTTE & DWYER, INC. WWW.OTTEDWYER.COM

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES
 AND REGULATIONS FOR PLANNING AND ZONING BOARD
 OF THE CITY OF REVERE, JANUARY 1, 1993 AND BOUNDED JANUARY
 1, 2018.
DWARD A. DWYER JR.
 PROFESSIONAL LAND SURVEYOR-DWARD A. DWYER JR. 013 40737
 FOR OTTE & DWYER, INC. WWW.OTTEDWYER.COM

Parcel ID 31-435C-10
 Cert. of Title No. 132753
 407 Squire Road LLC
 1/1
 LOT 8
 LOT 9
 LOT 10

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

C-1

24-039-PLAN
12/17/24
1"-3/8"

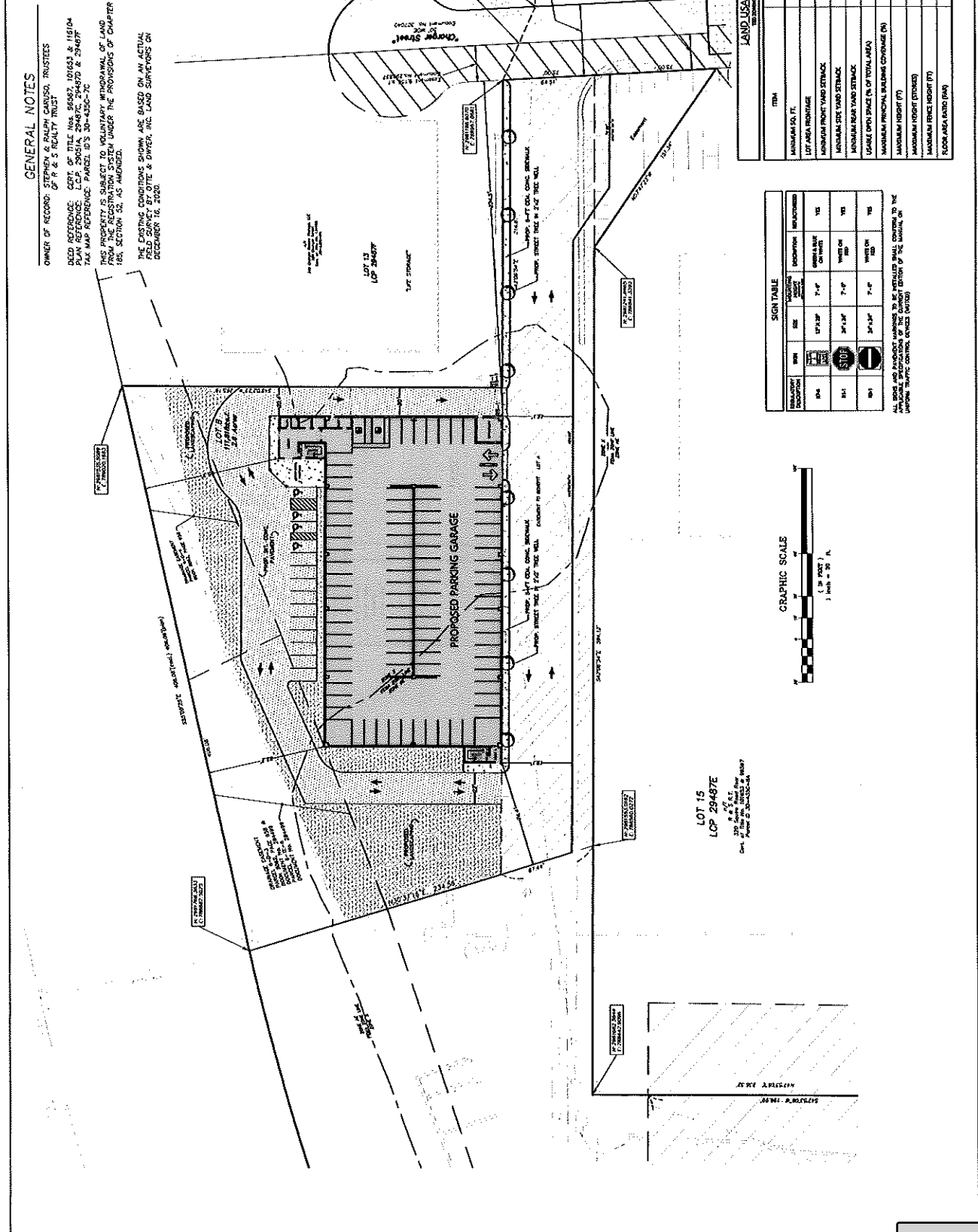
PROPOSED GARAGE
LOWER LEVEL PLAN
PRELIMINARY
320 CHARGER STREET, REVERE, MA

JOSEPH TATONE & ASSOCIATES, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
178 Park Street, Suite 102 North Beach, MA 01916
VOICE: (978) 276-1996 FAX: (978) 276-1961



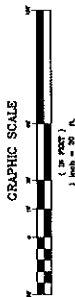
Engineering Alliance, Inc.
Professional Engineer
1550 Lafayette Road
Saugus, MA 01966
Tel: (781) 417-0200
Fax: (603) 810-7100

GENERAL NOTES
OWNER OF RECORD: STEPHEN & RAJAN CARLOS, TRUSTEES OF R & S REALTY TRUST
BOOK REFERENCE: DEED OF TITLE No. 86467, 101653 & 116104
PLAN REFERENCE: LCP 29051A, 29467C, 29497D & 29487F
TAX MAP REFERENCE: PARCEL ID'S 30-435C-7C
THIS PROPERTY IS SUBJECT TO VOLUNTARY WITHDRAWAL OF LAND FROM THE REGISTRATION SYSTEM UNDER THE PROVISIONS OF CHAPTER 183, SECTION 36, AS AMENDED.
THE EXISTING CONDITIONS SHOWN ARE BASED ON AN ACTUAL FIELD SURVEY BY OTTE & DIMICK, INC. LAND SURVEYORS ON DECEMBER 16, 2020.



SIGN TABLE

PLACEMENT DESCRIPTION	SIZE	ADDITIONAL INFORMATION	REQUIREMENTS
STOP	36" x 48"	7'-4"	REFLECTIVE ON WHITE
STOP	36" x 48"	7'-4"	REFLECTIVE ON WHITE
STOP	36" x 48"	7'-4"	REFLECTIVE ON WHITE



LAND USAGE TABLE

ITEM	REQUIRED	PROVIDED
MAXIMUM SQ. FT.	24,000 S.F.	111,488 S.F.
LOT AREA (ACRES)	100 FT	75,000 FT
MAXIMUM FRONT YARD SETBACK	50 FT	344.4 FT
MAXIMUM SIDE YARD SETBACK	35 FT	20.8 FT
MAXIMUM REAR YARD SETBACK	50 FT	80.2 FT
GRADE OPEN SPACE (% OF TOTAL AREA)	15%	15.2%
MAXIMUM PRINCIPAL BUILDING COVERAGE (%)	50%	14.8%
MAXIMUM HEIGHT (FT)	30 FT	24 FT
MAXIMUM FLOOR STORIES	5	2
MAXIMUM FLOOR HEIGHT (FT)	15 FT	N/A
FLOOR AREA RATIO (FAR)	1.5	0.22

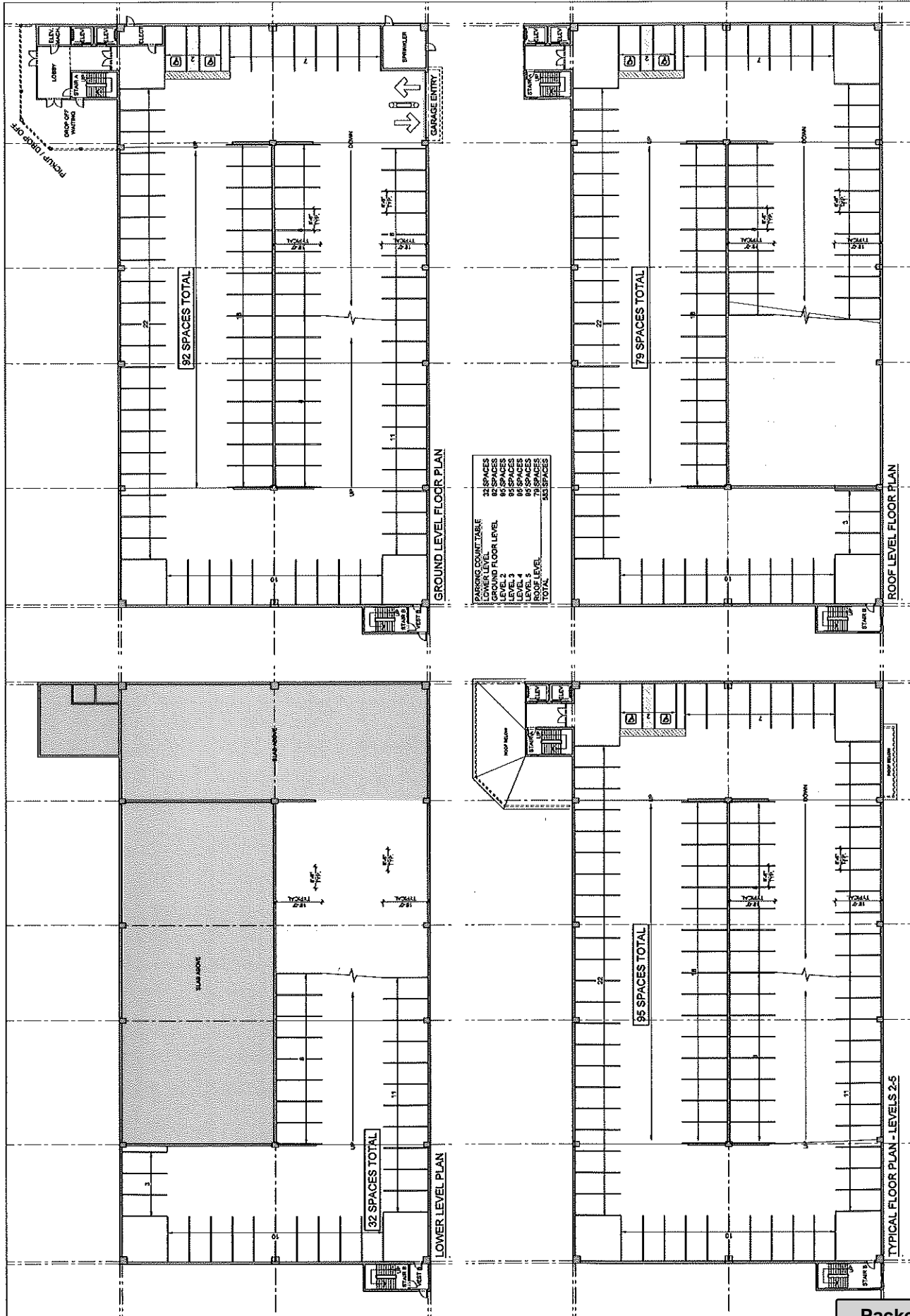
JOSEPH TAYLOR & ASSOCIATES, LLC
 ARCHITECTURE PLANNING INTERIOR DESIGN
 118 Park Street, Suite 102, North Reading, MA 01864
 VOICE (978) 276-1960 FAX (978) 276-1961




PROPOSED GARAGE
 KEY PLANS
 PRELIMINARY
 320 CHARGER STREET, REVERE, MA

24-039-PLAN
 12/20/24
 1/16" = 1'-0"

A.100



Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

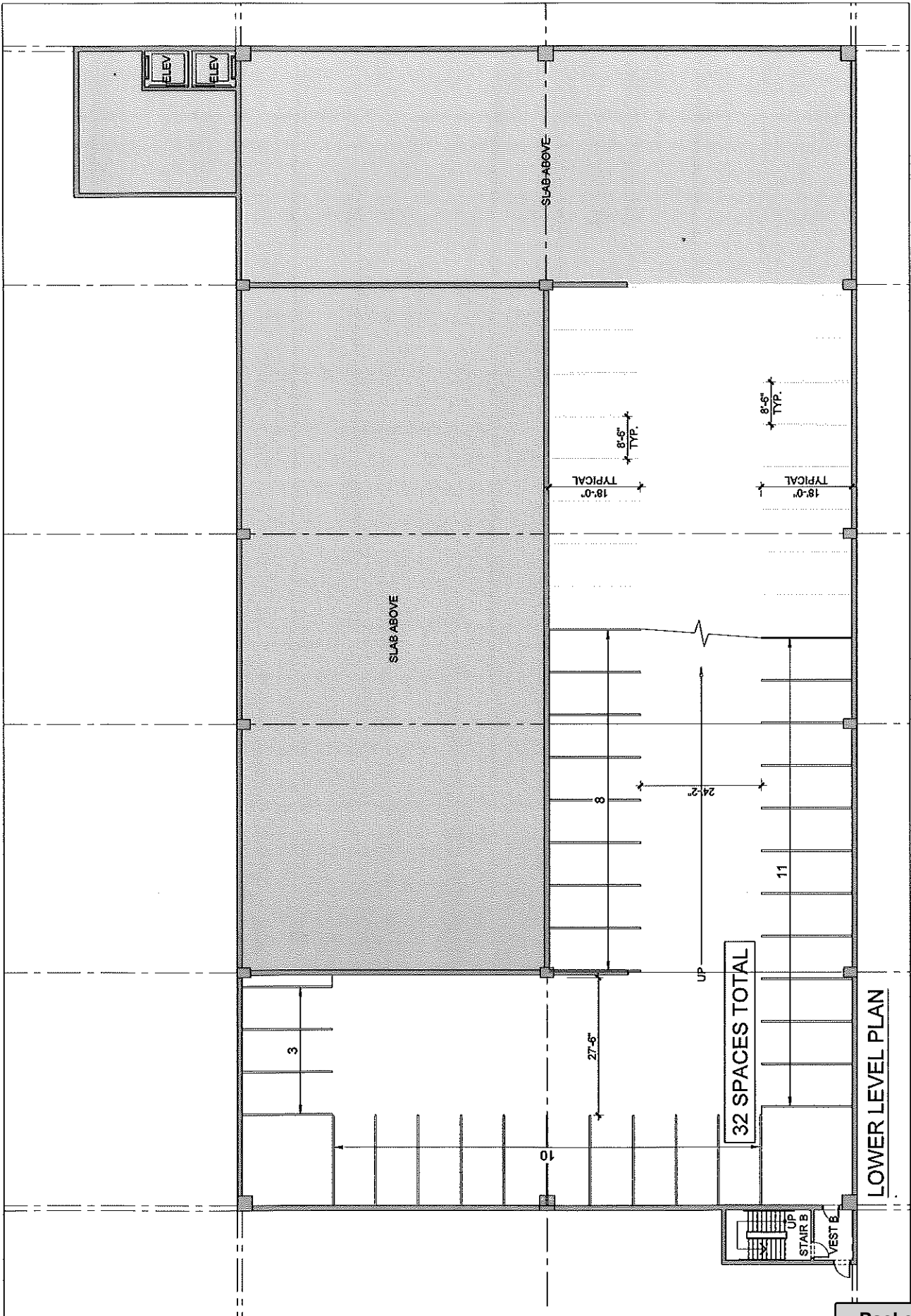

 JOSEPH TATONE & ASSOCIATES, LLC
 ARCHITECTURE PLANNING INTERIOR DESIGN
 178 BAY STREET, SUITE 102, NORTH BOSTON, MA 02126
 VOICE: (617) 276-1999 FAX: (617) 276-1991



PROPOSED GARAGE
 320 CHARGER STREET, REVERE, MA
 PRELIMINARY

24-039-PLAN
 12/20/24
 1/8" = 1'-0"

A101



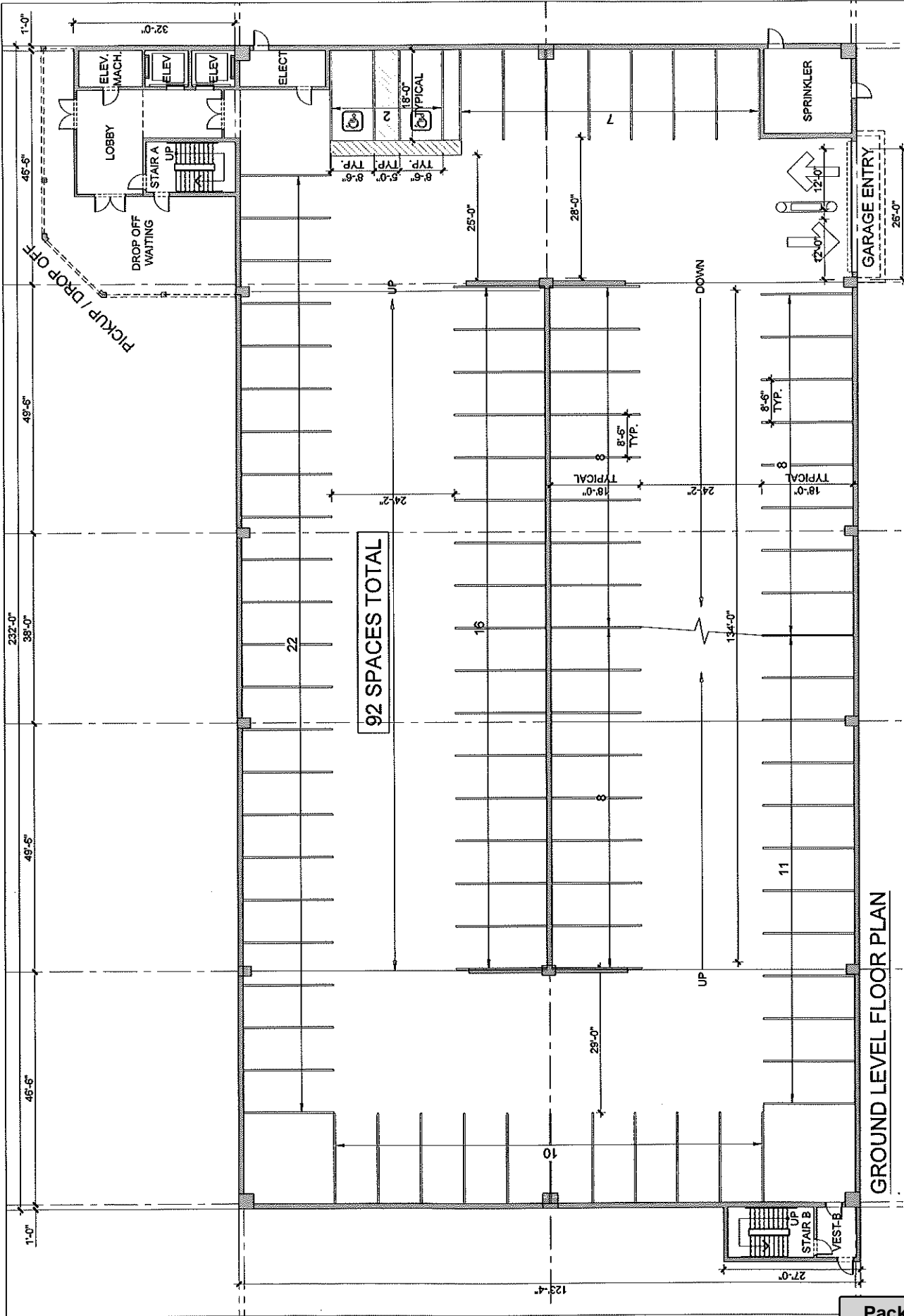
Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)


A.102

24-09-PLAN
12/20/24
1/8" = 1'-0"

PROPOSED GARAGE
320 CHARGER STREET, REVERE, MA
GROUND LEVEL FLOOR PLAN
PRELIMINARY

JOSEPH TATONE & ASSOCIATES, LLC
ARCHITECTURAL PLANNING DESIGN DIVISION
118 Park Street, 2nd Fl., North Reading, MA 01864
VOICE (978) 276-1961 FAX (978) 276-1961



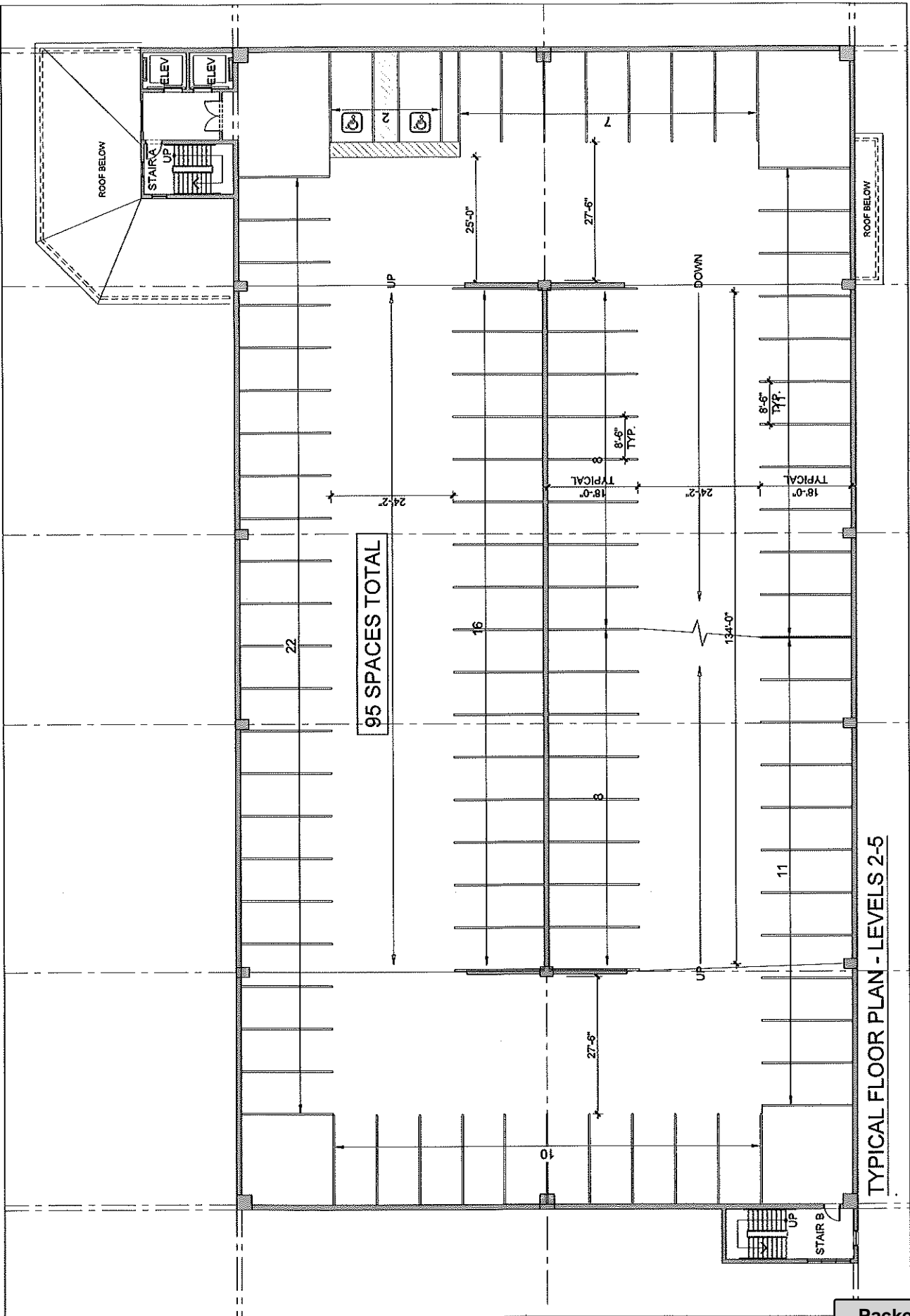

 JOSEPH TATONE & ASSOCIATES, LLC
 ARCHITECTURE PLANNING INTERIOR DESIGN
 178 Park Street, Suite 102, South Braintree, MA 01914
 VOICE (978) 276-1999 FAX (978) 276-1981




PROPOSED GARAGE
 320 CHARGER STREET, REVERE, MA
 TYPICAL FLOOR PLAN - LEVELS 2-5
 PRELIMINARY

24-039-PLAN
 12/20/24
 1/8" = 1'-0"

A105



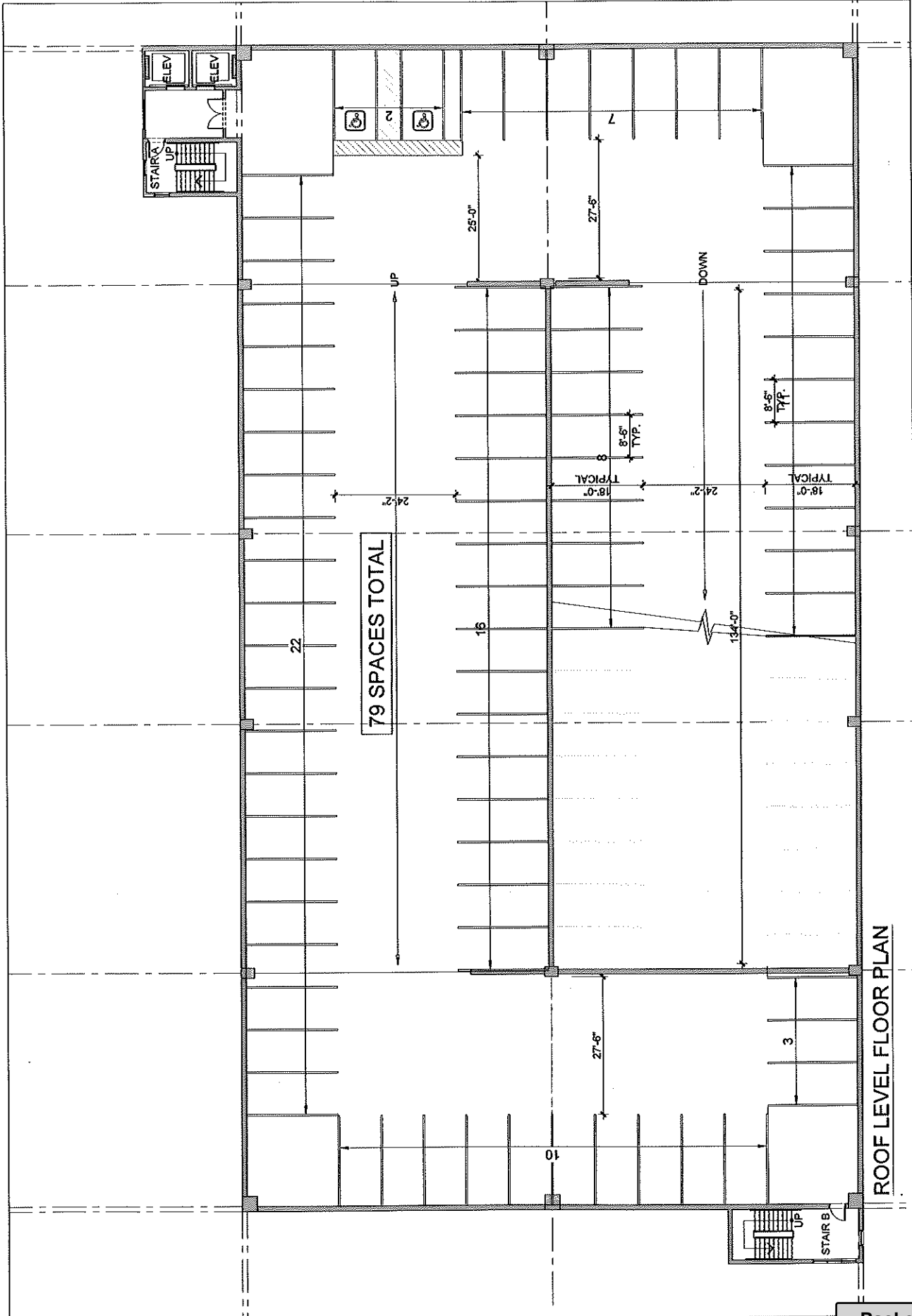

 JOSEPH TATONE & ASSOCIATES, LLC
 ARCHITECTURE PLANNING INTERIOR DESIGN
 178 TOWN STREET, SUITE 102, NORTH BEECHFORD, MA 01864
 VOICE: (978) 363-1999 FAX: (978) 376-1981



PROPOSED GARAGE
 130 CHARGER STREET, REVERE, MA
 PRELIMINARY

24-039-PLAN
 1/8" = 1'-0"
 1/20/24

A104



Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)



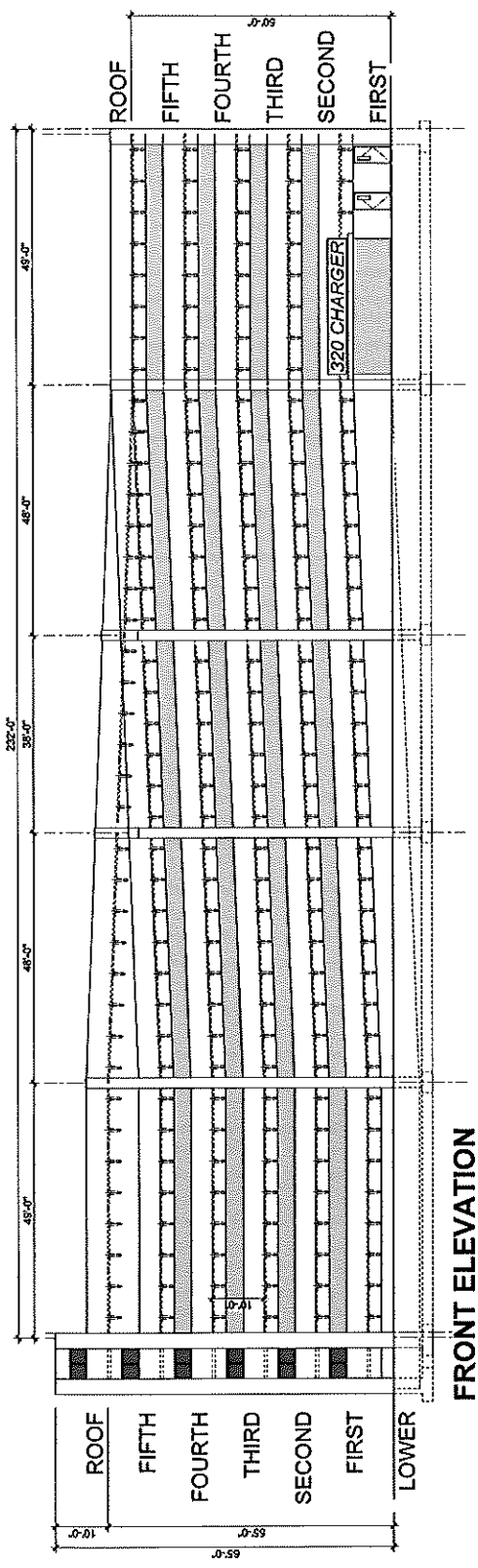
JOSEPH TATONE & ASSOCIATES, LLC
 ARCHITECTURE PLANNING INTERIOR DESIGN
 128 Park Street, Suite 102, North Reading, MA 01864
 VOICE (978) 735-1900 FAX (978) 735-1981



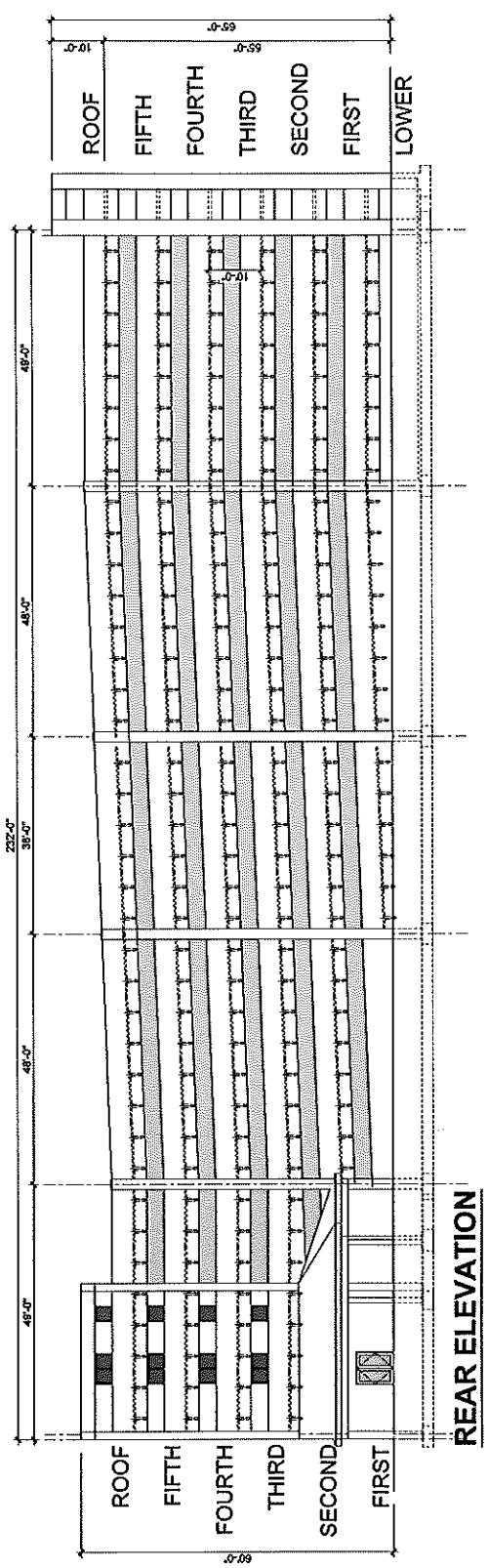
PROPOSED GARAGE
 FRONT ELEVATION
 PRELIMINARY
 320 CHARGER STREET, REVERE, MA

24-039-ELEV
 12/20/24
 3/02" = 1'-0"

A501



FRONT ELEVATION



REAR ELEVATION



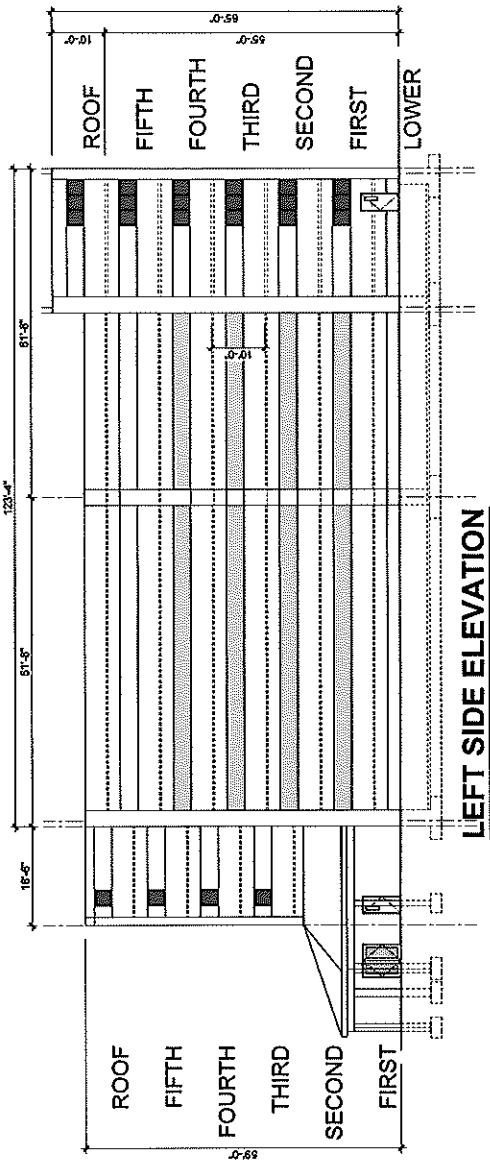
JOSEPH TATONE & ASSOCIATES, LLC
 ARCHITECTURE PLANNING INTERIOR DESIGN
 1312 WA State Street, Suite 102, North Reading, MA 01864
 PHONE: (978) 276-1960 FAX: (978) 276-1961



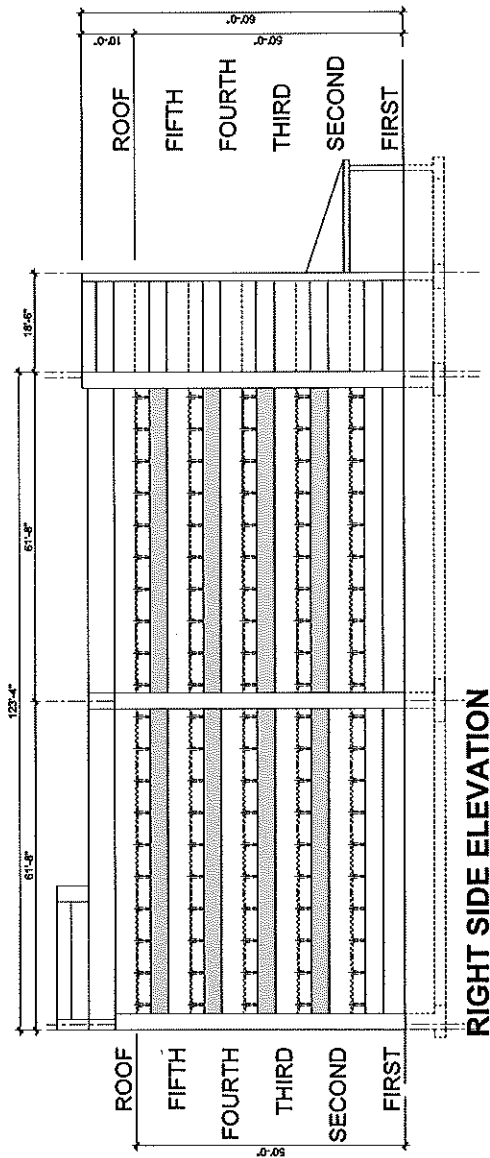
PROPOSED GARAGE
 FRONT ELEVATION
 PRELIMINARY

320 CHARGER STREET, REVERE, MA
 12/20/24
 24-039-ELEV

A.5.02



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

EXHIBIT C

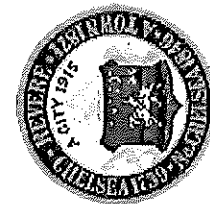


Exhibit C

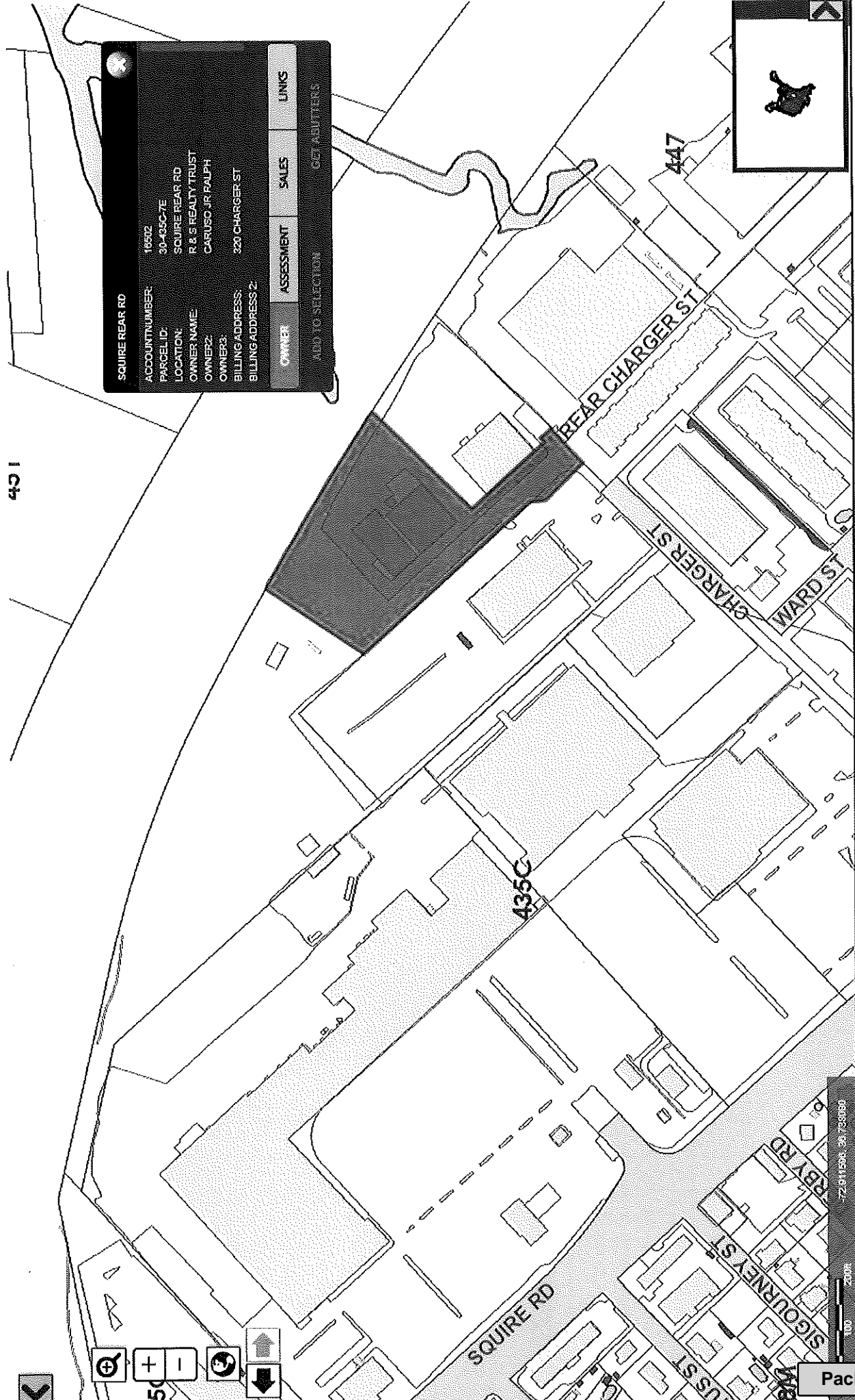
Information presented is provided "as is." The City of Lowell, MA, declines all representations or warranties regarding GIS information. GIS information is only as good as the data it is based on. The City of Lowell is not responsible for damage of any nature whatsoever resulting from use of reliance upon GIS information.

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)



EXHIBIT D

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

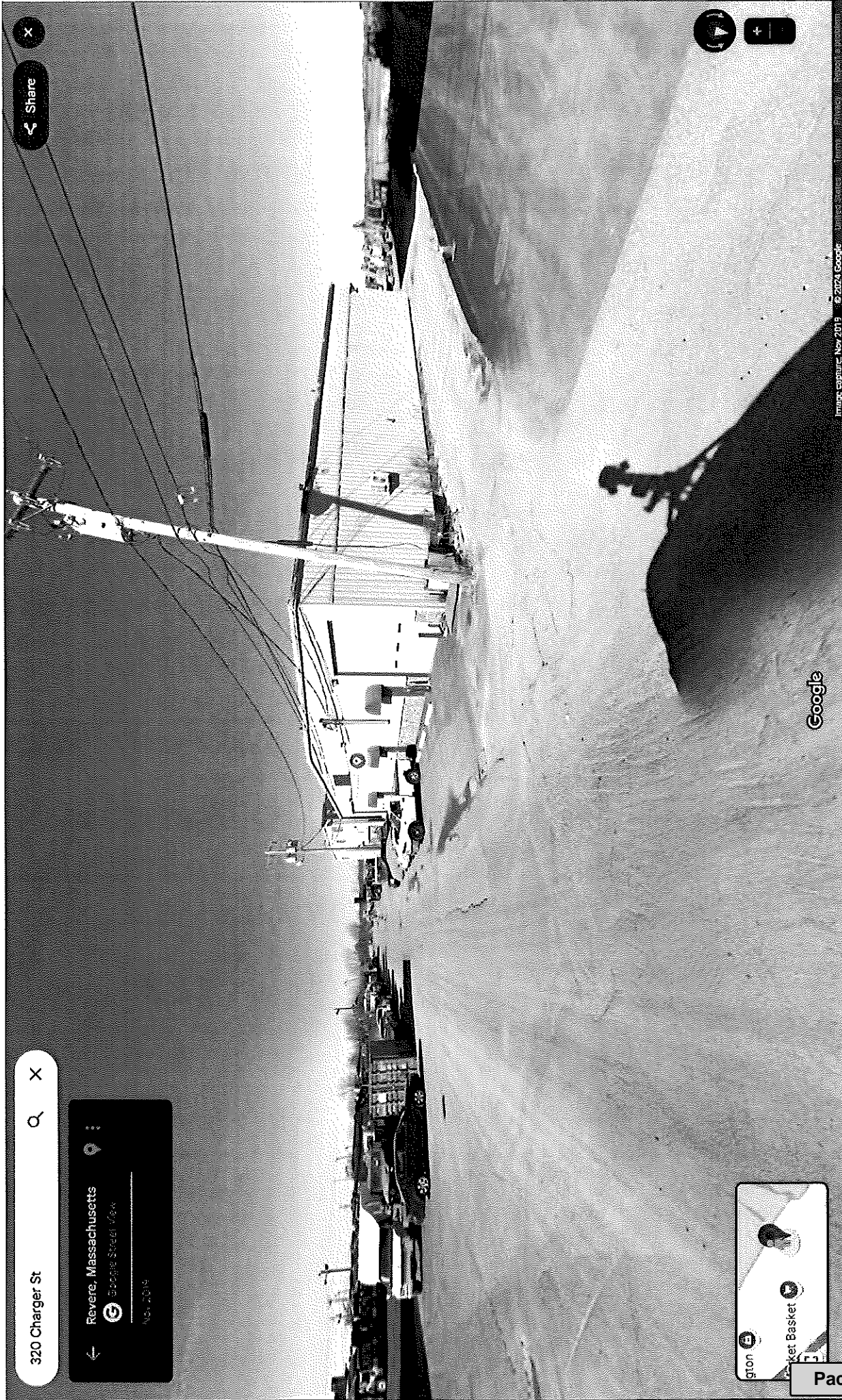


SQUIRE REAR RD
 ACCOUNT NUMBER: 18502
 PARCEL ID: 30-435C-7E
 LOCATION: SQUIRE REAR RD
 OWNER NAME: R & S REALTY TRUST
 OWNER2: CARUSO JR, RALPH
 OWNER3:
 BILLING ADDRESS: 220 CHARGER ST
 BILLING ADDRESS 2:
 ADD TO SELECTION
 OWNER ASSESSMENT SALES LINKS
 GET ADULTERS



Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

EXHIBIT E



Share X

320 Charger St

Revere, Massachusetts
Google Street View
Nov 2016

gton
Market Basket

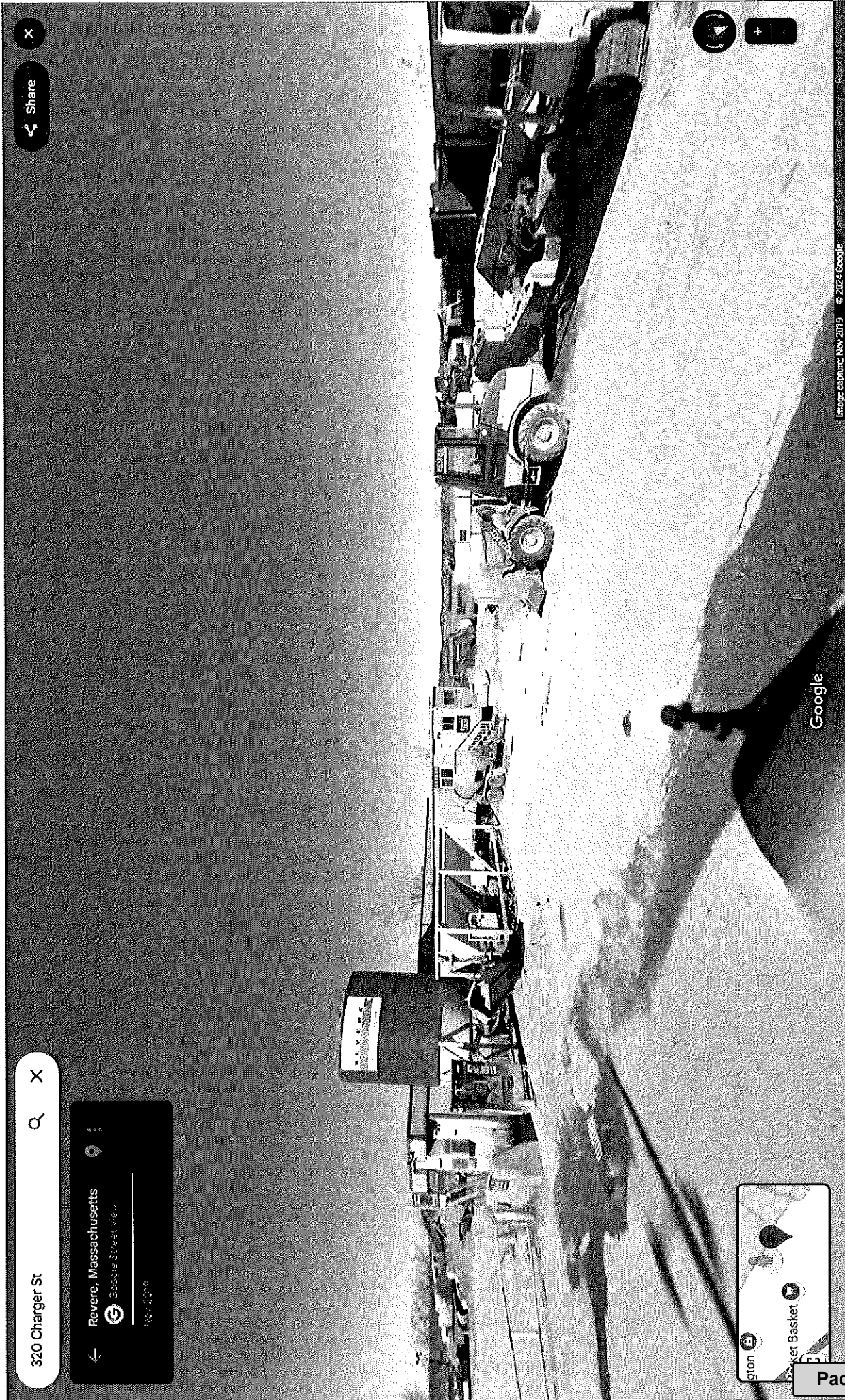
Google

Image captured: Nov 2016 © 2024 Google

7.a

Packet Pg. 91

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)



X

Share

X

Q

320 Charger St

← Revere, Massachusetts
Google Street View
Nov 2018

gton
Market Basket

Google

Image capture: Nov 2018 © 2024 Google

Navigation and zoom controls

7.a

Packet Pg. 92

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)



Share X

320 Charger St

Revere, Massachusetts
Google Street View
Nov 2019



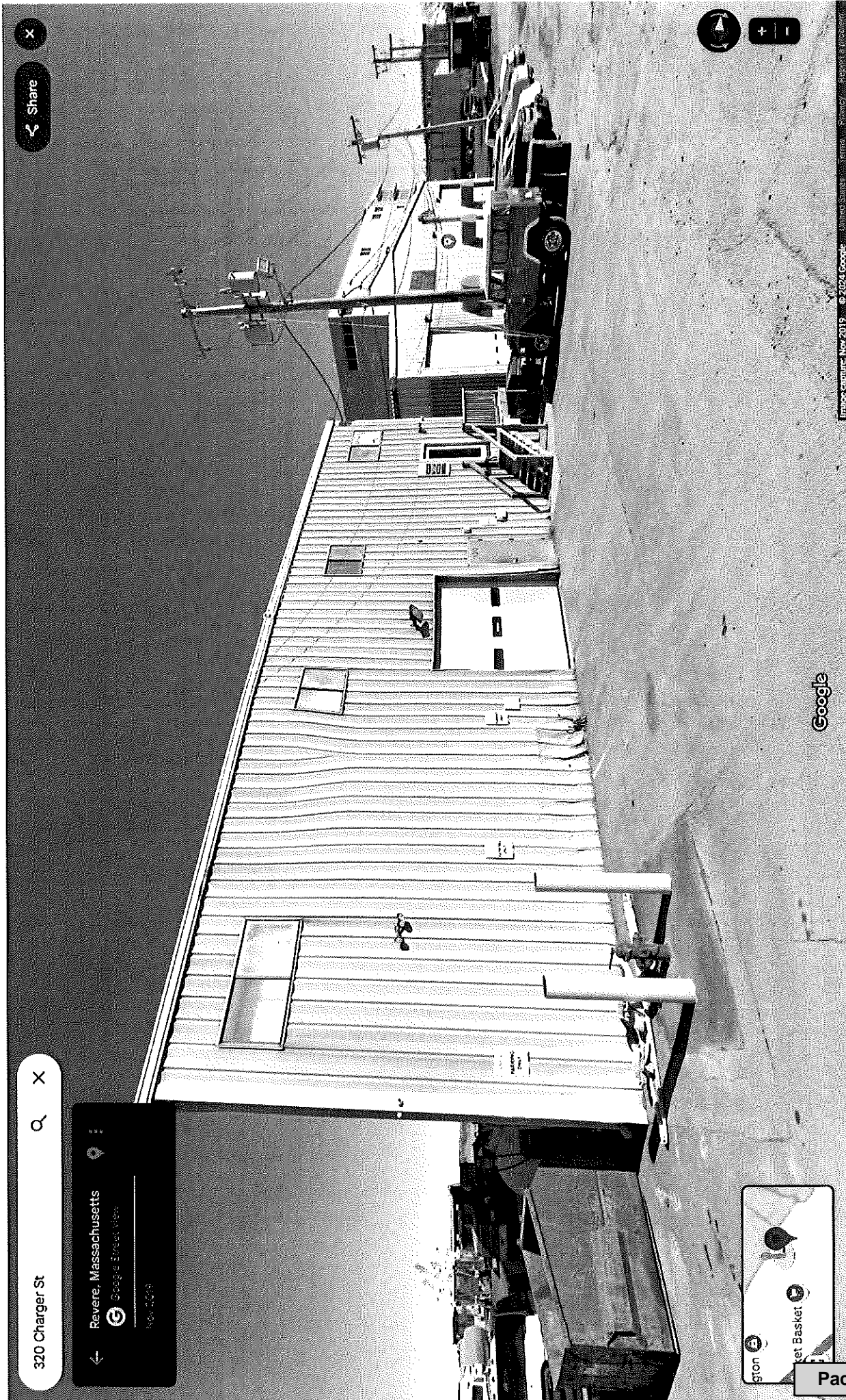
Google

Image capture: Nov 2019 © 2024 Google

7.a

Packet Pg. 93

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)



Share X

320 Charger St

Revere, Massachusetts
Google Street View
Nov 2019

Navigation icons: compass, zoom in (+), zoom out (-)

Google

Image captured: Nov 2019 © 2020 Google



Packet Pg. 94

7.a

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

EXHIBIT F



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

BOARD OF ASSESSORS
Andrew A. Iovanna
John J. Verrengio
Dana E. Brangiforte

*paid
80
check

10681*

Request for Abutters List

Date: 12/19/2024

Property Location: Unnumbered Squire Rear Road

Map: 30 Block: 435C Parcel: 7E

Property Owner: R & S Realty Trust

Is request for special permit or variance? YES NO

If yes than 300Ft is required distance. If no, than please indicate requested distance below.

Requested Distance:

 FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Calley A. Watson, D'Ambrosio LLP

Address: 14 Proctor Avenue

Revere, Massachusetts 02151

Telephone: 617-720-5657

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

7 th	Map	Block	Lot
PROPERTY LOCATION	Direction/Street/City	SQUIRE REAR RD, REVERE	
Alt No	SQUIRE REAR RD, REVERE		

OWNERSHIP

Owner 1:	R & S REALTY TRUST	Unit #:	
Owner 2:	CARUSO JR RALPH		
Owner 3:			
Street 1:	320 CHARGER ST		
Street 2:			
Town/City:	REVERE		
State:	MA	County:	
Postal:	02151	Own Occ:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Town/City:	
State:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.567 Acres of land mainly classified as COM WHS with a REPAIR GAR Building built about 1970, having primarily COREEG STL Exterior and 9000 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bath.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int.
------	-------------	--------	-----------

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z			water	
O			Sewer	
n			Electri	
			Exmpt	
	Census:			
	Flood Haz:		Topo	
D			Street	
s			Street	
t			Gas:	

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth /	Unit Type	Land Type
332	AUTOREP	0		Sq Feet	SITE

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	0.000	547,300			547,300
Total Card	0.000	547,300			547,300
Total Parcel	2.567	1,049,000		3,690,000	4,739,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	60.81	Parcel:	267.74

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Vst	Fed Code	F. Descrp	Comment
7/28/2015	13932	ROOF	49,995 C					STRIP 60 SCS

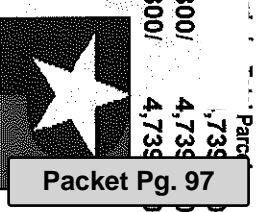
ACTIVITY INFORMATION

Date	Result	By	Name
10/12/018	PERMIT	336	MATT MCGRATH
12/12/006	MEAS & INSP	336	MATT MCGRATH

Sign: _____

LT	Base Value	Unit Price	Adj	Neigh Infru	Neigh Mod	Inf 1 %	Inf 2 %	Inf 3 %	Appraised Value	Alt Class	Spec Land Code	Fact Use Value	Notes
1.0	0	0.00	CG							0			

Total ACHA: 0.00000	Total SF/SM: 0	Parcel LUC: 316	COM WHS	Prime NB Desc: COMM GOOD	Total: 0	Spl Credit: 0	Total: 0
---------------------	----------------	-----------------	---------	--------------------------	----------	---------------	----------



Map	Block	Lot
7 th		

PROPERTY LOCATION	Direction/Street/City
Alt No	SQUIRE REAR RD, REVERSE

OWNERSHIP	Unit #
Owner 1: R & S REALTY TRUST	
Owner 2: CARUSO JR RALPH	
Owner 3:	
Street 1: 320 CHARGER ST	
Street 2:	
Twn/City: REVERSE	
S/Prov: MA	County
Postal: 02151	Own Occ: Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
S/Prov:
Postal:

NARRATIVE DESCRIPTION
 This parcel contains 2.567 Acres of land mainly classified as COM WHS with a WAREHOUSE Building built about 1987, having primarily CORREG STL Exterior and 8700 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS	Amount	Com. Int.
Code	Description	

IN PROCESS APPRAISAL SUMMARY					
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	2.567	501,700		3,690,000	4,191,700
Total Parcel	2.567	1,049,000		3,690,000	4,739,000
Source: Market Adj Cost	Total Value per SQ Unit (Card):	481.80	Parcel:	267.74	

PREVIOUS ASSESSMENT									
Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2025	316	FV	1,049,000	0	2.567	3,690,000	4,739,000	4,739,000	Year End Roll
2024	316	NC	1,049,000	0	2.567	3,690,000	4,739,000	4,739,000	Year End Roll
2024	316	FV	1,000,100	0	2.567	3,354,500	4,354,600	4,354,600	Year End Roll
2024	316	NC	1,000,100	0	2.567	3,354,500	4,354,600	4,354,600	Year End Roll
2023	316	FV	888,300	0	2.567	2,907,300	3,795,600	3,795,600	Year end
2023	316	NC	888,300	0	2.567	2,907,300	3,795,600	3,795,600	Year End Roll
2022	316	FV	814,700	0	2.567	2,571,800	3,386,500	3,386,500	Year End Roll
2022	316	NC	814,700	0	2.567	2,571,800	3,386,500	3,386,500	Year End Roll

SALES INFORMATION								
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
V & L REALTY TR	478-167		2/16/1984		530,000	No	No	

TAX DISTRICT	PAT ACCT.
	Notes
	16502

BUILDING PERMITS								
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2015	13932	ROOF	49,995	C				STRIP 60 SQS

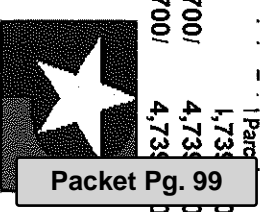
ACTIVITY INFORMATION		
Date	Result	By
10/1/2018	PERMIT	336 MATT MCGRATH
2/2/2018	MEAS & INSP	372 Patrick W
12/1/2006	MEAS & INSP	336 MATT MCGRATH

PROPERTY FACTORS					
Item Code	Description	%	Item	Code	Description
Z			water		
O			Sewer		
n			Electri		
			Exmpt		
Census:					
Flood Haz:			Topo		
D			Street		
S			Gas:		
t					

LAND SECTION (First 7 lines only)					
Use Description	LUC	No of Units	Depth / Precilines	Unit Type	Land Type
316 COM WHS	111818		Sq Feet	SITE	

BASE	LT	Base Value	Unit Price	Adj	Neigh Infru	Neigh Mod	Inf 1 %	Inf 2 %	Inf 3 %	Appraised Value
1.0	0	33	1.00	CG						3,689,994

Sign:	REGISTRATOR OF VESTING DATA			
Alt Class	%	Spec Land Code	Fact Use Value	Notes
			3,690,000	



UNSUBMITTED DOCUMENT FOR REVIEW ONLY
R&S REALTY. SEE PLAN 2021-263.

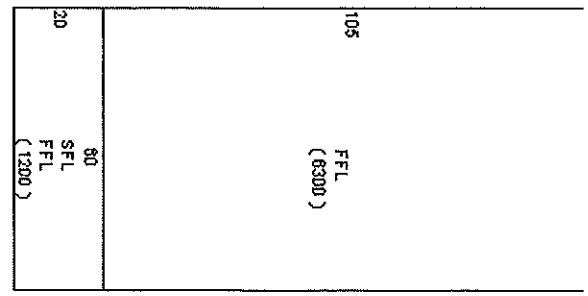
7a

RIOT		Type: RA - WAREHOUSE	Unit Dim:	Rating:
Sy Ht: 1	- 1 STORY	A Bath:	Rating:	
Units: 3	Total: 4	3/4 Bath:	Rating:	
Foundation: 6	- SLAB	A 3QBth:	Rating:	
Frame: 2	- STEEL	1/2 Bath: 3	Rating:	AVERAGE
Prime Wall: 18	- CORREG STL	A HBth:	Rating:	
Sec Wall:		Other/Fx:	Rating:	
Roof Struct: 1	- GABLE	OTHER FEATURES		
Roof Cover: 9	- METAL	Kits:	Rating:	
Color: GRAY		A Kits:	Rating:	
View / Desir:		Fprl:	Rating:	
GENERAL INFORMATION		WSFlue:	Rating:	
Grade: B - GOOD		CONDO INFORMATION		
Year Bilt: 1987	Eff Yr Bilt:	Location:		
Alt LUC:	Alt %:	Total Units:		
Jurisdct: 2	Fact:	Floor:		
Const Mod:		% Own:		
Lump Sum Adj:		Name:		
INTERIOR INFORMATION		DEPRECIATION		
Avg H/F.L: STD		Phys Cond: AV - Average		28%
Prim Int Wall: 5	- MINIMUM	Functional:		
Sec Int Wall: 1	- DRYWALL	Economic:		
Partiton: T	- TYPICAL	Special:		
Prim Floors: 12	- CONCRETE	Override:		
Sec Floors: 14	- ASPHL TIL	Total:		28%
Bsmnt Flr:		REMODELING		
Subfloor:		Exterior:	No Unit:	RMS
Bsmnt Gar:		Interior:	BRS:	FL
Electric: 3	- TYPICAL	Additions:		
Insulation: 2	- TYPICAL	Kitchen:		
Int vs Ext S:		Baths:		
Heat Fuel: 2	- GAS	Plumbing:		
Heat Type: 7	- UNIT HTRS	Electric:		
# Heat Sys: 1		Heating:		
% Heated: 100	% AC:	General:		
Solar HW: NO	Central Vac: NO	RES BREAKDOWN		
% Com Wal	% Sprinkled	Exterior:	No Unit:	RMS
		Interior:	BRS:	Baths:
		Totals:		HB3

CALC SUMMARY		Basic \$ / SQ: 59.00
Size Adj:	1.03736638	
Const Adj:	0.92465454	
Adj \$ / SQ:	56.593	
Other Features:	18000	
Grade Factor:	1.33	
NBHD Int:	1.00000000	
NBHD Mod:		
LUC Factor:	1.00	
Adj Total:	696837	
Depreciation:	195114	
Depreciated Total:	501723	

COMPARABLE SALES		Rate:	Parcel ID	Typ	Date	Sale Price
WVA\$/SQ:	AVRate:	Ind.Val				
Jurs. Factor:	1.00	Before Depr:	75.27			
Special Features:	10	Val/Su Net:	57.67			
Final Total:	501700	Val/Su SzAdj:	57.67			

RESIDENTIAL GRID		1st Res Grid	Desc:	# Units
Level:	FR	LR	DR	D
Other:				
Upper:				
Lvl 2:				
Lvl 1:				
Lower:				
Totals:	RMS:	BRS:	Baths:	HB3



SUB AREA		Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub %	% Usbl	Descrp	Type	% Qu	# Ten
FLL	FIRST FLOOR			7,500	56,590	424,444						
SFL	SECOND FLOOR			1,200	67,910	81,493						
				Net Sketched Area:	8,700	Total:	505,937					
				Size Adj	8700	Gross Area	8700	FinArea	8700			

SUB AREA DETAIL		Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub %	% Usbl	Descrp	Type	% Qu	# Ten
FLL	FIRST FLOOR			7,500	56,590	424,444						
SFL	SECOND FLOOR			1,200	67,910	81,493						
				Net Sketched Area:	8,700	Total:	505,937					
				Size Adj	8700	Gross Area	8700	FinArea	8700			

MOBILE HOME		Make:	Model:	Year:	Color:											
SPEC FEATURES/YARD ITEMS		Code	Description	A Yr/ Qy	Size/Dim	Qual	Con	Year	Unit Price	D/S/ Dep	LUC	Fact	NB Fa	Appr Value	JCod/Fract	Jurs Value

More: N	Total Yard Items:	Total Special Features:	Total:

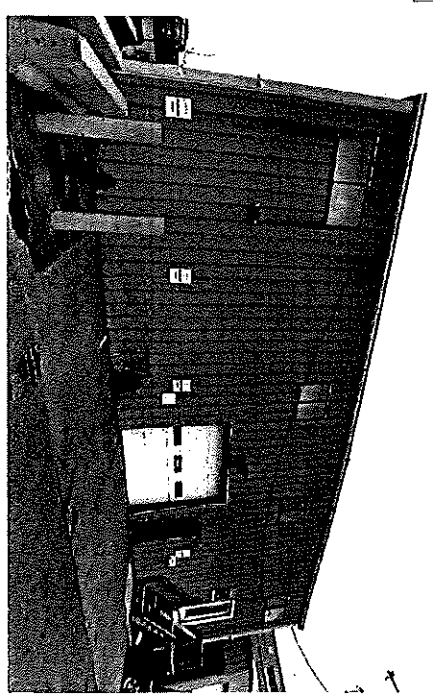


IMAGE
AssessPro Patriot Properties, Inc

315 CHARGER ST THE EXETER HOUSE TRUST DIVERSIFIED FUNDING INC 63 ATLANTIC AVE BOSTON, MA 02110	27-447-1 LUC: 112	175 WARD ST 17 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-17 LUC: 102	175 WARD ST 26 LI XIN LIU HUI 1812 WEST AVE #408 AUSTIN, TX 78701 175 WARD ST 27	27-447-3-26 LUC: 102 27-447-3-27 LUC: 102
195 WARD ST PUBLIC STORAGE INST. FUND III DEPT- PTMA23427 P O BOX 25025 GLENDALE, CA 91201	27-447-2 LUC: 031	175 WARD ST 18 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-18 LUC: 102	175 WARD ST 27 LINO MANOEL 175 WARD ST UNIT 27 REVERE, MA 02151	27-447-3-27 LUC: 102
175 WARD ST DARTMOUTH HOUSE CONDO ASSOC 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-0000 LUC: N/A	175 WARD ST 19 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-19 LUC: 102	175 WARD ST 28 RUMSON RICHARD RUMSON LOUISE 7 ALPINE AVE EVERETT, MA 02149	27-447-3-28 LUC: 102
175 WARD ST 1 TRIPOLI, JR PHILIP J TRIPOLI ANDREA E 21 FIELD POND RD MILFORD, MA 01757	27-447-3-1 LUC: 102	175 WARD ST 2 CARRENO BELSY UMANA MILTHOM DAGOBERTO TEJADA 175 WARD ST UNIT 2 REVERE, MA 02151 175 WARD ST 20	27-447-3-2 LUC: 102 27-447-3-20 LUC: 102	175 WARD ST 29 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110 175 WARD ST 3	27-447-3-29 LUC: 102 27-447-3-3 LUC: 102
175 WARD ST 10 SOTO RUBEN 175 WARD ST UNIT 10 REVERE, MA 02151	27-447-3-10 LUC: 102	175 WARD ST 21 LUGA AGRON LUGA VJOLLCA 1000 GOVERNORS DR APT 33 WINTHROP, MA 02152 175 WARD ST 21	27-447-3-11 LUC: 102 27-447-3-21 LUC: 102	175 WARD ST 30 BORENSTEIN WILLIAM N C/O D AND E REALTY CO INC 174 NEWBURYPORT TURNPIKE SUITE 311 ROWLEY, MA 01969 175 WARD ST 30	27-447-3-30 LUC: 102
175 WARD ST 11 POURMARTZ HASTI HOSEINIAN REZA 5774 SHADOW RIDGE DR CASTRO VALLEY, CA 94552	27-447-3-11 LUC: 102	175 WARD ST 22 SILVA-MELO ANTHONY A 175 WARD ST UNIT 21 REVERE, MA 02151	27-447-3-12 LUC: 102 27-447-3-22 LUC: 102	175 WARD ST 31 GULLICKSEN DAVE GULLICKSEN LISA 40 DENNISON AVE SWAMPSCOTT, MA 01907	27-447-3-31 LUC: 102
175 WARD ST 12 LEE WADE 485 LYNN ST MALDEN, MA 02148	27-447-3-12 LUC: 102	175 WARD ST 23 BAY TRUST YU FRANK P O BOX 1956 WAKEFIELD, MA 01880	27-447-3-13 LUC: 102 27-447-3-23 LUC: 102	175 WARD ST 32 DAVITT CHRIS A 175 WARD ST UNIT 31 REVERE, MA 02151	27-447-3-32 LUC: 102
175 WARD ST 13 GUNTNER CINDY A C/O CINDY LANEY 175 WARD ST UNIT 13 REVERE, MA 02151 175 WARD ST 15	27-447-3-13 LUC: 102 27-447-3-15 LUC: 102	175 WARD ST 24 SAMPAIO ADRIANA CLAUDIA VIDAL 1413 SHEFFIELD WAY SAUGUS, MA 01906	27-447-3-13 LUC: 102 27-447-3-24 LUC: 102	175 WARD ST 33 CASTILLO BRYAN 175 WARD ST #32 REVERE, MA 02151	27-447-3-33 LUC: 102
175 WARD ST 16 DIMAURO NICHOLAS A HENRY JR CHARLES 71 TREVALLEY RD REVERE, MA 02151	27-447-3-16 LUC: 102	175 WARD ST 25 KEDIC ISMETA KEDIC SADIK 175 WARD ST UNIT 24 Revere, MA 02151 175 WARD ST 25	27-447-3-16 LUC: 102 27-447-3-25 LUC: 102	175 WARD ST 34 MEHRANPOUR PAYAM MEHRANPOUR LAYLA P O BOX 590042 716 BEACON ST NEWTON CENTER, MA 02459 175 WARD ST 34	27-447-3-34 LUC: 102
175 WARD ST 16 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-16 LUC: 102	175 WARD ST 25 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-16 LUC: 102	TOUL MOHAMED 243 OAKWOOD AVE UNIT 1 REVERE, MA 02151	27-447-3-34 LUC: 102

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

175 WARD ST 35 SHIPERS JING 175 WARD ST UNIT 35 REVERE, MA 02151	27-447-3-35 LUC: 102	175 WARD ST 44 RODRIGUEZ RADHIKA RODRIGUEZ ANGEL 175 WARD ST UNIT 44 REVERE, MA 02151	27-447-3-44 LUC: 102	175 WARD ST 53 GRIFFIN ALICE L 21 MCGRATH HWY SUITE 201 QUINCY, MA 02169	27-447-3-53 LUC: 102
175 WARD ST 36 CORREA-LOPERA JUAN R 31 HOWARD ST REVERE, MA 02151	27-447-3-36 LUC: 102	175 WARD ST 45 VELIC MIRSAID VELIC MIRSIDA 144 FENLEY ST REVERE, MA 02151	27-447-3-45 LUC: 102	175 WARD ST 54 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-54 LUC: 102
175 WARD ST 37 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-37 LUC: 102	175 WARD ST 46 MUSTEDANAGIC HUSEIN MUSTEDANAGIC LEJLA 175 WARD ST UNIT 46 REVERE, MA 02151	27-447-3-46 LUC: 102	175 WARD ST 55 CASTRO SIGNE M 175 WARD ST UNIT 55 REVERE, MA 02151	27-447-3-55 LUC: 102
175 WARD ST 38 DARTMOUTH HOUSE CONDO TRUST DARTMOUTH HOUSE CONDOMINIUMS 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-38 LUC: 102	175 WARD ST 47 WILDWOOD LLC 89 WORCESTER ST NATICK, MA 01760	27-447-3-47 LUC: 102	175 WARD ST 56 BIGDELI TAHEREH ZIAIE P O BOX 590042 719 BEACON ST NEWTON CENTER, MA 02459	27-447-3-56 LUC: 102
175 WARD ST 39 WILDWOOD LLC 89 WORCESTER ST NATICK, MA 01760	27-447-3-39 LUC: 102	175 WARD ST 48 JONES CATHERINE 175 WARD ST UNIT 48 REVERE, MA 02151	27-447-3-48 LUC: 102	175 WARD ST 57 HOSEINIAN REZA POURMARZ HASTI 5774 SHADOW RIDGE DR CASTRO VALLEY, CA 94552	27-447-3-57 LUC: 102
175 WARD ST 4 SABIC SABINA 175 WARD ST UNIT 4 REVERE, MA 02151	27-447-3-4 LUC: 102	175 WARD ST 49 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-49 LUC: 102	175 WARD ST 58 FOTIS ELIAS T 175 WARD ST UNIT 58 REVERE, MA 02151	27-447-3-58 LUC: 102
175 WARD ST 40 LEE TINA 175 WARD ST UNIT 40 Revere, MA 02151	27-447-3-40 LUC: 102	175 WARD ST 5 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-5 LUC: 102	175 WARD ST 59 DASTJERDI ROYA 300 LYNN SHOR EDR APT 211 LYNN, MA 01902	27-447-3-59 LUC: 102
175 WARD ST 41 LI XIN LIU HUI 1812 WEST AVE #408 AUSTIN, TX 78701	27-447-3-41 LUC: 102	175 WARD ST 50 SAMIH NADIA 6 ALBEMARLE COURT UNIT B BOSTON, MA 02115	27-447-3-50 LUC: 102	175 WARD ST 6 RKIOUAK ABDELKADER 175 WARD ST UNIT 6 Revere, MA 02151	27-447-3-6 LUC: 102
175 WARD ST 42 SANPAIO ADRIANA PINTO ANA 1413 SHEFFIELD AVE SAUGUS, MA 01906	27-447-3-42 LUC: 102	175 WARD ST 51 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-51 LUC: 102	175 WARD ST 60 KANTAREVIC BAJRO 175 WARD ST UNIT 60 Revere, MA 02151	27-447-3-60 LUC: 102
175 WARD ST 43 LINDENBAUM MARC 1491 BEACON ST APARTMENT 2 BRROKLINE, MA 02446	27-447-3-43 LUC: 102	175 WARD ST 52 FU QINGSHAN YUAN YUJIE 175 WARD ST UNIT 52 Revere, MA 02151	27-447-3-52 LUC: 102	175 WARD ST 61 JANERICO JOHN J 175 WARD ST UNIT 38 REVERE, MA 02151	27-447-3-61 LUC: 102

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

175 WARD ST 62 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-62 LUC: 102	175 WARD ST 71 SAMPAIO ADREANNA PINTO ANA 1413 SHEFFIELD WAY UNIT 13 SAUGUS, MA 01906	27-447-3-71 LUC: 102	175 WARD ST 80 SANTIAGO ADRIANA 257 ASHBY STATE RD FITCHBURG, MA 01420	27-447-3-80 LUC: 102
175 WARD ST 63 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-63 LUC: 102	175 WARD ST 72 FULCHINI STEPHEN FULCHINI CIVITA 34 HAMMERSMITH DR SAUGUS, MA 01906	27-447-3-72 LUC: 102	175 WARD ST 81 SANKALE FREDERICK I 175 WARD ST UNIT 81 REVERE, MA 02151	27-447-3-81 LUC: 102
175 WARD ST 64 WELLS MARYANN 5 BUXTON CT ANDOVER, MA 01810	27-447-3-64 LUC: 102	175 WARD ST 73 SAMPAIO LUCIANA C VIDAL SAMPAIO VIDAL 152 PARK HILL AVE MILLBURY, MA 01527	27-447-3-73 LUC: 102	175 WARD ST 82 LI XIN LIU HUI 1812 WEST AVE #408 AUSTIN, TX 78701	27-447-3-82 LUC: 102
175 WARD ST 65 BUZI SAJMIR BUZI ERISA 175 WARD ST UNIT 65 REVERE, MA 02151	27-447-3-65 LUC: 102	175 WARD ST 74 FULCHINI WARD STREET REALTY TR FULCHINI MARY L TRUSTEE 80 GORDON ST SOMERVILLE, MA 02144	27-447-3-74 LUC: 102	175 WARD ST 83 AGUILAR GABRIEL 175 WARD ST UNIT 83 REVERE, MA 02151	27-447-3-83 LUC: 102
175 WARD ST 66 WU JIEHONG 175 WARD ST UNIT 66 REVERE, MA 02151	27-447-3-66 LUC: 102	175 WARD ST 75 HAILY AHMED HAILY ILHAM 50 ALDEN AVE Revere, MA 02151	27-447-3-75 LUC: 102	175 WARD ST 84 ISMAYLOV YURIY ISMAYLOV GALINA 46 RATHBUN RD NATICK, MA 01760	27-447-3-84 LUC: 102
175 WARD ST 67 MUSLIJA IFET MUSLIJA NIHADA 175 WARD ST UNIT 67 REVERE, MA 02151	27-447-3-67 LUC: 102	175 WARD ST 76 HENRY JR CHARLES W 71 TREVALLEY RD REVERE, MA 02151	27-447-3-76 LUC: 102	175 WARD ST 85 LUNETTA PAUL 175 WARD ST UNIT 85 REVERE, MA 02151	27-447-3-85 LUC: 102
175 WARD ST 68 ROSA ALBA A 175 WARD ST UNIT 68 REVERE, MA 02151	27-447-3-68 LUC: 102	175 WARD ST 77 WARD 77 REALTY TRUST SERRANO MARIA E TRUSTEE 152 PEARL AVE Revere, MA 02151	27-447-3-77 LUC: 102	175 WARD ST 86 JANERICO JOHN JAMES 175 WARD ST UNIT 38 REVERE, MA 02151	27-447-3-86 LUC: 102
175 WARD ST 69 PHAM TAN DIEM 175 WARD ST UNIT 69 REVERE, MA 02151	27-447-3-69 LUC: 102	175 WARD ST 78 HERNANDEZ ARGELIA G RIVAS 175 WARD ST UNIT 78 Revere, MA 02151	27-447-3-78 LUC: 102	175 WARD ST 87 CHAN NAM PING 80 UPPER USLE RD BARRE, VT 05041	27-447-3-87 LUC: 102
175 WARD ST 7 BEGIC RAMIZA RESIC NEDZAD 175 WARD ST UNIT 7 REVERE, MA 02151	27-447-3-7 LUC: 102	175 WARD ST 79 TRIPOLI JR PHILLIP J TRIPOLI ANDREA E 21 FIELD POND RD MILFORD, MA 01757	27-447-3-79 LUC: 102	175 WARD ST 88 TORRES FABIANA 175 WARD ST UNIT 88 REVERE, MA 02151	27-447-3-88 LUC: 102
175 WARD ST 70 SIMPSON CHRIS 175 WARD ST UNIT 70 REVERE, MA 02151	27-447-3-70 LUC: 102	175 WARD ST 8 SHAWANGIZAW MAAZA 12 A EIMWOOD ST REVERE, MA 02151	27-447-3-8 LUC: 102	175 WARD ST 9 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-9 LUC: 102

Attachment: C2502: SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

275 SQUIRE RD 30-435C-4A

LUC: 324

SQUIRE CHARGER REALTY, LLC

C/O DAVID SWEETSER

275 GROVE ST

BLDG 2-400

NEWTON, MA 02466

270 CHARGER ST 30-435C-4B

LUC: 376

SQUIRE CHARGER REALTY, LLC

C/O DAVID SWEETSER

275 GROVE ST

BLDG 2-400

NEWTON, MA 02466

339 SQUIRE RD 30-435C-6A

LUC: 323

NORTHGATE SHOPPING CENTER LTD

PARTNERSHIP

POST OFFICE BOX 590249

NEWTON CENTER, MA 02459

SQUIRE REAR RD 30-435C-7D

LUC: 390

NR WSC 320 CHARGER PROP, LLC

610 WEST 26TH ST

NEW YORK, NY 10001

SQUIRE REAR RD 30-435C-7E

LUC: 316

R & S REALTY TRUST

CARUSO JR RALPH

320 CHARGER ST

REVERE, MA 02151

320 SQUIRE REAR RD 30-435C-8A

LUC: 316

ALLIED WASTE SERVICES OF MASS

320A CHARGER ST

REVERE, MA 02151

320 CHARGER ST 30-435C-9A

LUC: 316

R & S REALTY TRUST

CARUSO JR RALPH

320 CHARGER ST

REVERE, MA 02151

321 CHARGER ST 30-447-8

LUC: 374

321 CHARGER ST RLTY TRUST

CARUSO STEVEN J TRUSTEE

1 INDUSTRIAL WAY

GEORGETOWN, MA 01833

NORTHEAST EXPRES 30-451A-1

LUC: 930

CITY OF REVERE

281 BROADWAY

REVERE, MA 02151

UPLAND 31-435CA-1

LUC: 920

COMMONWEALTH OF MASSACHUSETTS

10 PARK PL

BOSTON, MA 02116

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
Susan Shaffer
DATE: 12-26-24

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, January 27, 2025 at 6:00 PM in the City Councillor Joseph A. DeGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to install one pole on Wilson Stret beginning at a point approximately 129 feet Northeast of the centerline of the intersection of Wilson Street and Revere Beach Parkway and continuing approximately 30 feet in a Southeast direction. National Grid to install stub pole #659-1 in order to install a pole-to-pole guy wire between pole #659-1 and pole #659-0 to prevent pole #659-0 from leaning. A sidewalk guy will also be installed on stub pole #659-1 to balance the tensile forces on both poles. (Plan # 31028365).

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to amelnik@revere.org on or before January 21, 2025.

Attest:

Ashley E. Melnik
City Clerk

Notices mailed to abutters
01/03/2025

Questions contact – Bo Weng bohua.chingweng@nationalgrid.com

PETITION FOR POLE AND WIRE LOCATIONS

To the City Council
Of Revere, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Wilson Street - National Grid to install 1 SO pole on Wilson Street beginning at a point approximately 129 feet Northeast of the centerline of the intersection of Wilson Street and Revere Beach Parkway and continuing approximately 30 feet in a Southeast direction. National Grid to install stub pole #659-1 in order to install a pole-to-pole guy wire between pole #659-1 and pole #659-0 to prevent pole #659-0 from leaning. A sidewalk guy will also be installed on stub pole #659-1 to balance the tensile forces acting on both poles. Revere, Ma.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Wilson Street - Revere, Massachusetts.

No.# 31028363

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*
BY _____
Engineering Department

Attachment: NationalGrid.WilsonStreet01272025 (25-017 : National Grid - Wilson Street)

December 13, 2024

Questions contact – Bo Weng bohua.chingweng@nationalgrid.com

ORDER FOR POLE AND WIRE LOCATIONS

In the City of Revere, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and
be and it is hereby granted a location for and permission to erect and maintain poles and wires to
be placed thereon, together with such sustaining and protecting fixtures as said Company may
deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said
Company dated the 15th day of November, 2024.

All construction under this order shall be in accordance with the following conditions:
Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points
indicated upon the plan marked – Wilson Street - Revere, Massachusetts.

No.# 31028363

Filed with this order:

There may be attached to said poles such wires, cables, and fixtures as needed in their business and
all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the
ground.

The following are the public ways or part of ways along which the poles above referred to may be
erected, and the number of poles which may be erected thereon under this order:

Wilson Street - National Grid to install 1 SO pole on Wilson Street beginning at a point
approximately 129 feet Northeast of the centerline of the intersection of Wilson Street and Revere
Beach Parkway and continuing approximately 30 feet in a Southeast direction. National Grid to
install stub pole #659-1 in order to install a pole-to-pole guy wire between pole #659-1 and pole
#659-0 to prevent pole #659-0 from leaning. A sidewalk guy will also be installed on stub pole
#659-1 to balance the tensile forces acting on both poles. Revere, Ma.

I hereby certify that the foregoing order was adopted at a meeting of the _____ of the
City/Town of _____, Massachusetts held on the _____ day of _____ 20____.

Attachment: NationalGrid.WilsonStreet01272025 (25-017 : National Grid - Wilson Street)

Massachusetts

City/Town Clerk.
20 .

Received and entered in the records of location orders of the City/Town of
Book Page

Attest:
City/Town Clerk

I hereby certify that on 20 , at o'clock, M
at a public hearing was held on the petition of

Massachusetts Electric Company d/b/a NATIONAL GRID for permission to erect the poles, wires,
and fixtures described in the order herewith recorded, and that we mailed at least seven days before
said hearing a written notice of the time and place of said hearing to each of the owners of real
estate (as determined by the last preceding assessment for taxation) along the ways or parts of
ways upon which the Company is permitted to erect
poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

.....
.....
.....
.....

Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the of the City of
Massachusetts, on the day of 20 , and recorded with the
records of location orders of the said City, Book , Page . This certified copy
is made under the provisions of Chapter 166 of General Laws and any additions thereto or
amendments thereof.

Attest:
City/Town Clerk

Attachment: NationalGrid.WilsonStreet01272025 (25-017 : National Grid - Wilson Street)

S/NO.	ADDRESS	OWNER'S INFO	PROPERTY ID
1	829 REVERE BEACH PKWY	NAME: CASTRO ALEXANDER MAILING: 829 REVERE BEACH PKWY REVERE, MA 02151	15-218B-20
2	819 REVERE BEACH PKWY	NAME: CASHMAN MARINA MAILING: 819 REVERE BEACH PKWY REVERE, MA 02151	15-217A-18
3	53 TAFT ST	NAME: URAN ZORAIDA MAILING: 53 TAFT ST REVERE, MA 02151	15-218B-19
4	63 TAFT ST	NAME: CAPANO STEVEN M MAILING: 63 TAFT ST REVERE, MA 02151	15-217A-2

Attachment: NationalGrid.WilsonStreet01272025 (25-017 : National Grid - Wilson Street)

Ashley Melnik

From: STEVEN CAPANO <stevencapano@comcast.net>
Sent: Wednesday, January 8, 2025 11:25 AM
To: Ashley Melnik
Subject: national grid telephone pole 659 on wilson street
Attachments: 20241117_094924.heic; 20241119_081131.heic; 20250107_135306.heic; 20250107_135324.heic

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ashley, I received a notice from you about the pole that is going to be replaced. I am opposing this because the current pole is probably around 60-70 years old, which age is the real reason why it leans and needs to be replaced. National grid want to put up a support pole across the street which is about 3 feet from my fence. About 6 years ago national grid put up a pole across the street at the front corner of my house and manage to crack the front corner post of my fence which was not an easy fix. Now they want to put a crew 3 feet at the back of my fence. What will my property look like when they leave this time. There are not any telephone poles for three blocks on that side of the street. I have enclosed pix and would appreciate if you read this letter to the city council that night. Thanks Steven Capano

Attachment: NationalGrid.WilsonStreet01272025.OppositionLetterStevenCapano (25-017 : National Grid - Wilson Street)

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, October 28, 2024 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING FOOD TRUCK LOCATIONS

Be it ordained by the City of Revere, MA as follows:

Section 1. Section 5.10.050(A) Areas and hours of operation, limitations of the Revised Ordinances of the City of Revere is hereby amended by inserting a new location after the south side Shirley Avenue location as follows: “Parking Lot at 108 Beach Street, directly abutting the Revere History Museum and facing Sonny Myers Park, not to exceed one food truck at this location at any one time.”

Section 2. Section 5.10.050(A) Areas and hours of operation, limitations of the Revised Ordinances of the City of Revere is hereby amended by renumbering each sub-section 1-7 accordingly.

Section 3. Section 5.10.050(B) Hours of Operation of the Revised Ordinances of the City of Revere is hereby amended by inserting a new sub-section as follows: 4. At the discretion of the commission, the hours of operation for the 108 Beach Street location shall be 3:30PM to 7:00PM.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before October 22, 2024.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
October 9, 2024

Ashley Melnik

From: MICHAEL ROPER <mropeman@verizon.net>
Sent: Saturday, October 12, 2024 10:12 AM
To: Ashley Melnik
Subject: FOOD TRUCK ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

I am in OPPOSITION to adding a location at the History Museum 108 Beach St parking lot. Too close to Sonny Meyers playground.

Attachment: MichaelRoperFoodTruckOrdinanceOpposition (24-305 : An Ordinance Further Amending Food Truck Regulations)

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development

Department of Planning and Community Development

281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.

Mayor

November 12th, 2024

The Honorable Revere City Council

Revere City Hall

281 Broadway

Revere, MA 02151

RE: Approval of a Housing Production Plan

Dear Councillors:

Over the last year, the Department of Planning and Community Development has partnered with JM Goldson on the creation of a Housing Production Plan (HPP). The HPP outlines specific goals, strategies, and actions to increase affordable housing within the city, meet annual production goals in compliance with Massachusetts General Laws Chapter 40B, Sections 20-23, and ensure proactive, managed housing growth. Adoption of this plan will enable the City of Revere to seek certification from the Executive Office of Housing and Livable Communities, which provides the City with greater local control in permitting decisions; specifically, certification can allow the City to deny a Comprehensive Permit ("40B") application.

Currently, roughly 7% of Revere's housing stock is considered affordable, a number that is projected to decline further below the Commonwealth's 10% 40B target. The plan sets goals and strategies to help the City achieve greater affordability in its housing stock, so we can slowly work towards meeting our 10% target. In addition, the plan also proposes a more comprehensive set of strategies to achieve balanced housing production in the city. This includes zoning reforms that could help boost "missing middle" housing production to help support those who can't afford the high cost of housing, but also are not eligible for subsidized housing. It also recommends the creation of a comprehensive Transportation Demand Management (TDM) system that works to reduce vehicle trips and congestion to mitigate the impacts of new housing. Those strategies, further outlined in Chapter 2, are the roadmap for how we will meet our housing goals. Many also require further legislative action to be implemented, and I look forward to working with the Council on these strategies in the future.

This plan was developed with the support of our HPP Working Group. These professionals dedicated countless volunteer hours to attend meetings, discuss strategy development, engage the community, and otherwise go above-and-beyond to support this work. I am grateful for their participation. I would be remiss if I did not mention one of our Working

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development

Department of Planning and Community Development

281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.

Mayor

Group members—my predecessor Bob O’Brien—whose feedback was instrumental in the development of this document. Although Bob passed away before this plan was completed, his legacy carries on with this important work.

I am also grateful to the many residents and stakeholders who attended our meetings, including the over 250 respondents to our HPP survey. All of this feedback was invaluable in our efforts to create a plan that is grounded in reality, vetted by the community, and can lead us on a positive path forward for housing production in the city.

Thank you for your consideration.

Regards,

Tom Skwierawski

Chief of Planning and Community Development

City of Revere

Cc.: Mayor Patrick M. Keefe Jr.

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

REVERE HOUSING PRODUCTION PLAN

A HOUSING PLAN FOR ALL

Draft: 11/12/24
****FOR DISCUSSION PURPOSES ONLY****

PREPARED FOR:
City of Revere
281 Broadway
Revere, MA 02151

PREPARED BY:
JM Goldson LLC

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DRAFT
DRAFT

Attachment: Housing Production Plan Communication 11252024 (24-338 : Housing Production Plan)

CHAPTER 1: INTRODUCTION

This report is intended to serve as the City of Revere’s Housing Production Plan (HPP), a state-recognized planning tool that, under certain circumstances, permits municipalities to influence the location, type, and pace of affordable housing development. This plan has been prepared per the requirements of the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), formerly the Department of Housing and Community Development, for an HPP. This document describes how the City of Revere plans to create and preserve affordable and mixed-income housing, stabilize housing for existing residents, and create more housing options in the community.

ENGAGING THE REVERE COMMUNITY IN THIS PLAN

<p style="text-align: center;">64%</p> <p>Revere homeowners said that they would not be able to purchase their home at current prices.</p>	<p>A lack of starter homes and a lack of market-rate options were selected most often as the most pressing housing challenges in Revere.</p>	<p style="text-align: center;">298</p> <p>Community members participated in the plan’s engagement.</p>
<p>The high cost of housing and concerns about the pace and character of development were repeatedly mentioned by respondents in the survey.</p>	<p style="text-align: center;">50%</p> <p>Over half of renters who took the survey said that they couldn't afford the rent for a median two-bedroom in Revere.</p>	<p>At the first forum, attendees suggested:</p> <ul style="list-style-type: none"> • Redevelopment and renovations/additions of older buildings and owner-occupied housing • Focusing on climate resilient strategies and green infrastructure • Creating more opportunities for homeownership • Building more housing, particularly near transit.

The Revere community was invited to provide input on this plan in various ways. Two forums were held; the first in-person to review the Housing Needs Assessment, and the second virtually to receive feedback on the draft goals and strategies chapter. A survey was also conducted, providing community members with another opportunity to give feedback. In total, there were 298 participation points for this plan, with 261 survey responses, 29 attendees at the first forum, and eight at the second.

SUMMARY OF REVERE'S HOUSING NEEDS

It is increasingly difficult for the average working person to afford to rent or own a home in Revere. In total, forty-three percent of households in Revere are cost-burdened, paying more than one-third of their income towards housing. The gap between what residents earn and what they can affordably pay keeps rising; the average cost of rent has increased 33 percent in the past six years, and the price of single-family homes has increased 51 percent. In aggregate, the data suggest a growing affordability gap and a need for a diverse suite of strategies to promote accessible and affordable housing in Revere.

DEMOGRAPHIC TRENDS

Revere is growing. The city's population increased by 20 percent, adding 10,431 residents between 2010 and 2020. By 2040, UMass projects that the city will add another 17,000 new residents.¹ Household sizes have grown as well, outpacing state and county figures. School enrollment has grown faster than the population, with a 26 percent increase (1,709 students) in enrollment at Revere Public Schools since 2010. While the household median income has crept up in recent years, there is still a \$50,000 difference between Revere's median income (\$73,041) and that of the region² (\$120,800), there has been significant growth in the city's median income, which increased by 44% in the decade between 2011 and 2021. Revere's population is younger, has a larger household, and earns less than the region as a whole.

HOUSING STOCK

Revere has diversity in both housing stock and tenure: a majority of residents (60 percent) live in a structure with two or more units, and nearly 60 percent are renters. While half of the housing units in the city predate 1960, a consistent flow of new construction has slowly been reshaping the housing landscape with newer buildings. Ninety-five percent of new homes built since 2017 have been in structures with more than six units, a data point that speaks to the wave of larger multifamily housing developed along Revere Beach. Moderately sized multifamily (between two and six units), represented three percent of new homes and single-family the remaining two percent.

A CRISIS OF AFFORDABILITY

Revere residents who own their homes may feel more insulated from rising housing costs, but the majority who are renting, as well as those wishing to move to the city or change housing situations, face severe affordability challenges. The median gross rent for all rental units in Revere in 2016 was \$1,227, which grew to \$1,790 in 2022. Prospective homeowners face an even wider affordability gap. The price for the median family home in 2016 was \$370,000. In 2022, it was \$559,500. As prices rose, incomes have not kept pace, leading to a yawning affordability gap: the median renter household would need an extra \$1,117 each month in wages to afford the average rent. To buy a median-priced single-family home in 2022, the wages of a household needed to be at least \$178,876 to afford the mortgage—while the median household income for Revere was \$73,041. Stable and affordable housing costs, as well as the upward mobility that comes with ownership of appreciating assets, have become more out of reach for most Revere residents.

¹ UMass Donahue Institute, "Long-Term Population Projections," 2023, *UMass Donahue Institute*, <https://donahue.umass.edu/business-groups/economic-public-policy-research/massachusetts-population-estimates-program/population-projections>

² HUD categorizes Revere as part of the Boston-Cambridge-Quincy, MA-NH FMR Area.

GENTRIFICATION AND DISPLACEMENT

While rents and home prices have risen, at the same time, the number of cost-burdened households has diminished—by nearly 2,000—begging the curious question: are more households keeping up with housing prices, or are they being pushed out and replaced by those who can?

The data indicates that the median household income has grown by 24 percent since 2016, though wage growth has been offset by increases in housing costs. Nearly all (99 percent) of the new units built since 2016 have been priced at market rate, the proportion of naturally occurring affordable housing and “Missing Middle” housing typologies has shrunk, and the number of households that are extremely low income (allocating more than fifty percent of their income to housing) has grown. Taken together, it can be reasonably imputed that gentrification and displacement are occurring in Revere. Newer, more expensive units may be taking the place of older, more affordable ones, with newer, wealthier residents taking the place of those with low and moderate incomes. For these reasons, it is difficult to associate the growth in median household income with growth in income for existing Revere residents; some of this growth in income may be attributed to wealthier residents moving in.

Goals and strategies regarding gentrification and displacement are referenced in Chapter 2.

DEVELOPMENT CONSTRAINTS

How and where can Revere build housing in the future? Existing factors, such as funding for affordable and market-rate housing, climate change, zoning, and construction costs will continue to influence development. High interest rates and limited public subsidies currently constrain the development of both affordable and market-rate housing. Growing concerns regarding climate change, particularly the force of future storms and flooding, have and will influence where and how structures are built. These will be key constraints to navigate in the siting of housing in Revere over the coming years and decades.

Restrictive land use regulations, dating back to the mid-century, also significantly constrain the production of “Missing Middle” housing (two-to-six-unit buildings) across the city. These regulations, not unique to Revere, limit the diversity of typologies and affordability of housing in favor of more land-intensive and inherently expensive single-family development. For future growth, these factors, as well as rising construction costs, will continue to affect how and where market-rate and affordable homes can be built in Revere.

ENHANCING AFFORDABILITY

This Housing Production Plan serves to document existing conditions and needs, particularly related to the production of subsidized housing. While not limited to this, a primary goal of housing production plans generally is the study of needs and provision of strategies to increase the number of subsidized units in a municipality. As Revere looks to enhance affordability within the narrow scope of M.G.L. c. 40b, as well as work to support affordability for existing residents, this focus is key to understanding this Plan.

Under Massachusetts General Laws Chapter 40B Section 20-23 (C.40B), the Commonwealth requires all Massachusetts municipalities to have a minimum of 10 percent of year-round housing units affordable to low/moderate income households or to have affordable housing on at least 1.5 percent of total land area.

As of July 2023, Revere counts 1,728 homes in its Subsidized Housing Inventory (SHI), a state listing of the number of affordable housing units in each municipality. This number sits at seven percent of the city's total homes, three percent less than the Commonwealth's target of ten percent. About half of these units (897 of 1,728 total) are Revere Housing Authority properties, with the newest addition being 571 Revere Street, a 51-unit rental community built by The Neighborhood Developers.

Revere's SHI figure is expected to decline in the next few years, with the potential expiration of 208 affordable units in 2025, and a large net increase in the number of market units in the city, aided in part by the 3,000 units planned and under construction, many of which are located at Suffolk Downs. Without the construction of new affordable units, this figure is expected to decline further, and average housing costs can be expected to rise.

Despite some market-rate and subsidized housing production, the economic, demographic, and affordability indicators point to a growing shortage of attainable, affordably priced homes in Revere. This housing analysis finds the need for sustained, coordinated efforts to create and preserve both subsidized and naturally occurring affordable housing in the City of Revere.

CHAPTER 2: HOUSING GOALS & STRATEGIES



The Historic Revere Beach Police Station. *Source: Daderot, Wikimedia Commons.*

This plan is centered upon addressing the critical housing needs in Revere today by working to protect existing residents, preserve Revere's naturally affordable housing stock, and to add new housing opportunities that are affordable to low- and moderate-income community members, as well as to help them to build wealth. The following goals and strategies are the product of months of research, analysis, and community engagement, including two community forums and a virtual survey, which garnered 298 responses.

"Would like to own a three-bedroom [but] that isn't possible on my income with two children."

"It seems that rents continue rising regardless of new luxury inventory. Deed-restricted affordable housing is needed to protect folks who live in Revere."

"Revere should position itself to access new state and federal resources for housing affordability. We should support the development of policies such as inclusionary zoning and a modernized zoning code in the city."

-The above sampling of quotes is from members of the Revere community who participated in the Housing Production Plan's community engagement.

FIVE-YEAR GOALS

The goals of this plan will help to strategically guide the city as it works to further housing affordability, creating a stronger and more equitable Revere.

1. PRESERVATION

Preserve deed-restricted affordable homes that are safe, accessible, energy-efficient, affordable across all income levels, and resilient to the potential impacts of climate change.

2. STABILITY

Protect low- and moderate-income (LMI) renters and other vulnerable populations, including BIPOC residents, from displacement and discrimination to promote neighborhood stability.

3. WEALTH BUILDING

Help to build wealth in Revere by offering affordable homeownership opportunities to LMI residents and creating pathways for homeowners to generate additional income through accessory units and the incremental development of Missing Middle housing.

4. NATURALLY OCCURRING AFFORDABLE HOUSING STOCK

Prevent the displacement of LMI renters by stabilizing market-rate homes with below-market rents, including by supporting the conversion of some of these homes to deed-restricted affordable homes.

5. SUPPLY

Encourage new and diverse housing options, most importantly, through deed-restricted units affordable to LMI households, opportunities for middle-income households earning up to 120 percent AMI, and reaching the state's 40B goal of 10 percent on the Subsidized Housing Inventory.

6. LOCATION

Encourage new market-rate and affordable homes with good access to public transit, shops, services, schools, parks, and public infrastructure.

FIVE-YEAR STRATEGIES



The Northern Strand Community Trail in Revere. *Source: John Phelan, Wikimedia Commons.*

The following strategies are organized into the following categories: Stability, Supply, Subsidy, and Capacity, reflecting the complementary initiatives required to ensure comprehensive housing affordability.

A. STABILITY

1. Purchase the Right of First Refusal from current owners of multi-family buildings (NOAH).

The Right of First Refusal is a contractual right that gives a designated party the option to purchase a property before it is offered to the public. From a housing affordability perspective, the Right of First Refusal can be used to help preserve the city's Naturally Occurring Affordable Housing (NOAH) before a building is sold and the inherent affordability is lost.

With the Right of First Refusal, the city will have the option to purchase the building and stabilize its rents in the long term. A map of priority NOAH in Revere to preserve could help the city purchase the Right of First Refusal at strategic properties. The City of Salem, which piloted the Right of First Refusal in 2023, may be a good resource for best practices and lessons learned.

More information:

- Lincoln Institute of Land Policy, *Who Owns America: the Geospatial Mapping Technology that Could Help Cities Beat Predatory Investors at Their Own Game*, <https://www.lincolninst.edu/publications/article/2023-07-who-owns-america-mapping-technology-property-ownership-center-for-geospatial-solutions>
- City of Salem, Massachusetts, *Salem Launches Innovation Program to Preserve Existing Rental Stock* <https://www.salemma.gov/home/news/salem-launches-innovation-program-preserve-existing-rental-stock>

2. Partner with non-profit and mission-driven developers for purchase and rehab of NOAH.

The city can assist local non-profit and mission-driven developers in the work of preserving Naturally Occurring Affordable Housing (NOAH) by identifying priority sites and funding stability opportunities.

For example, The Neighborhood Developers acquired a mixed-use apartment building at 28-40 Washington Avenue in Chelsea. The non-profit preserved the naturally-occurring affordable units in the property, helping to promote stability in the community.

The city can look to partner with similar organizations to continue the vital work of stabilizing housing costs for low- and moderate-income households in Revere. This could include sharing priority properties for preservation, as well as allocating funding to assist with a project's financing.

More information:

- The Neighborhood Developers, *28-40 Washington Ave*, <https://www.theneighborhooddevelopers.org/all-real-estate-projects/28-40washingtonave>

3. Support a local Community Land Trust to offer permanently affordable homeownership.

A Community Land Trust (CLT) is a local, non-profit entity that stewards community land. Some CLT's are explicitly focused on land conservation, while others primarily focus on housing affordability.

CLT's enable housing affordability by taking the underlying land costs out of the equation. The CLT holds the rights to the land in perpetuity and offers the housing above it to low- and moderate-income households, typically with restrictions to preserve long-term affordability. This model helps households to both avoid displacement and build wealth in their community.

Revere's CLT could operate similarly to entities in Boston (such as the Dudley Square Neighborhood Initiative, or DSNI) and Worcester (i.e. Common Ground), purchasing properties, and partnering with a developer to build or preserve affordable units. In Common Ground's case, the organization serves as both CLT and developer.

A CLT in Revere could complement the work of the city, AHTF, and local non-profit developers, providing land and affordability in perpetuity.

More Information:

- Dudley Street Neighborhood Initiative, *4 Chamblet Street Home Available*, <https://www.dsni.org/dsni-blog/2023/10/10/4-chamblet-street-home-available>

4. Adopt an Affordable Housing Overlay (AHO) to allow for more affordable housing.

Nearby cities, such as Somerville and Cambridge, have in recent years adopted affordable housing overlays to speed permitting and reduce costs for all-affordable housing development. In Somerville, this works as a density bonus, giving increases in floor height in residential districts, at up to seven stories in the city's mid-rise districts. In Cambridge, the city's AHO, the "100% Affordable Housing Overlay) works similarly, granting an increase in height and FAR in residential districts. Cambridge's overlay also makes the distinction of eliminating discretionary approvals from affordable projects, speeding project delivery times.

Revere has existing affordable-focused overlays (such as the Shirley Avenue and Green Street Smart Growth Overlay Districts), and the city can study whether to emulate all-affordable districts, aiding in the efficient production of affordable housing in the city.



52 New Street, an affordable project built under Cambridge's 100% Affordable Housing Overlay. Source: *Just A Start*.

More information:

- City of Somerville, *Affordable Housing (AH)* <https://www.somervillezoning.com/wp-content/uploads/sites/2/2020/10/Affordable-Housing-Overlay-District-20200929.pdf>
- City of Cambridge, *100% Affordable Housing Overlay* <https://www.cambridgema.gov/CDD/Projects/Housing/affordablehousingoverlay>

B. SUPPLY

5. Offer surplus city-owned property (e.g., Central Ave Parking Lot).

Surplus city-owned property offers a low-cost opportunity to boost the supply of affordable housing in Revere.

In Boston, the city's Public Land for Public Good citywide land audit has helped to create a shortlist of high-opportunity sites for affordable housing and large-scale housing development, several of which are parking lots. In April, a team of developers was selected to redevelop the Boston Water Sewer Commission Lots in Roxbury into 402 affordable rentals and homeownership units.

The city could first assess city-owned properties and determine surplus lots that should be disposed of. The land could then be transferred to the city's Affordable Housing Trust Fund, which could release an RFP and choose a partner for the surplus parcel's redevelopment.

The city's Central Avenue Parking Lot, for example, could present one such opportunity for low-cost affordable housing. With a reduced land cost, affordable housing builders will be able to provide deeper levels of affordability. The site's proximity to amenities on Broadway, as well as frequent transit (the MBTA 117/116 routes) also help to make it an ideal location.

More information:

- Local Housing Solutions, *Use of Publicly Owned Property for Affordable Housing*. <https://localhousingsolutions.org/housing-policy-library/use-of-publicly-owned-property-for-affordable-housing/>
- City of Boston, *Public Land for Public Good: citywide Land Audit*. [https://content.boston.gov/sites/default/files/file/2022/06/2022-cityLandAuditReport_Final%20\(3\).pdf](https://content.boston.gov/sites/default/files/file/2022/06/2022-cityLandAuditReport_Final%20(3).pdf)
- Boston Planning & Development Agency, *Boston Water Sewer Commission (BWSC) Parking Lots Disposition Planning*. <https://www.bostonplans.org/planning/planning-initiatives/boston-water-sewer-commission-parking-lots>

6. Utilize Tax Title Parcels to create affordable housing.

The city receives tax title parcels after foreclosing on property owners for non-payment of property taxes. Like surplus municipal land, tax title parcels can be low-cost alternatives for affordable housing development.

In Chelsea, a tax title property at 41-43 Orange Street was transferred to the city's Affordable Housing Trust Fund Board. A year later, the Board approved the sale and redevelopment of the property to a joint venture of Comunidades Enraizadas Community Land Trust and Habitat for Human Greater Boston, who have recently received funding to develop five affordable condominiums on the parcel.

However, the city should be cautious in how it disposes of tax title properties. Following the Supreme Court decision in *Tyler v. Hennepin County, Minnesota* (2023), property owners are now owed the excess value of their property beyond their tax debt. The city should consult with legal counsel on the disposition of particular tax title parcels.

More information:

- Citizens Housing And Planning Association, *Back on the Roll in Massachusetts: A Report on Strategies to Return Tax Title Properties to Productive Use*.
https://www.chapa.org/sites/default/files/f_122952789640BUpdateDec2008_6.pdf
- Comunidades Enraizadas. *Habitat for Humanity Greater Boston and Comunidades Enraizadas Community Land Trust partner to bring affordable homeownership opportunities to Chelsea*.
https://static1.squarespace.com/static/6254533e23d80a03a10a6bb5/t/6679df4205ba6e2e9976cf6d/1719263043927/2024_Habitat+Greater+Boston_CECLT_NS_P_article.pdf
- The Trial Court of Massachusetts. *Land Court Statement on Tyler v. Hennepin County, Minnesota*. <https://www.mass.gov/doc/land-court-statement-on-tyler-v-hennepin-county-minnesota-08-2023/download>

7. Partner with the Revere Housing Authority to redevelop underdeveloped sites.



The Revere Housing Authority's 25 - 256 Cooledge Street site. *Source: Google Maps.*

The Revere Housing Authority (RHA) oversees over 900 units of housing in the city. Some sites, such as 25 - 256 Cooledge Street, may be underdeveloped relative to their surroundings, providing potential opportunities to add affordable homes while complementing the surrounding neighborhood.

Somerville's Clarendon Hill Apartments redevelopment is an example of a multi-phase redevelopment that upgrades existing units while adding mixed-income housing, with a one-for-one replacement of the 216 affordable units, as well as additional affordable and market-rate homes.

The city, in close partnership with the Revere Housing Authority, should work to identify underdeveloped sites in the RHA's portfolio and collaboratively pursue projects that provide enhancements for existing residents, while adding subsidized units for low- and moderate-income households.

More information:

- Preservation of Affordable Housing. *Clarendon Hill*. <https://www.poah.org/property/massachusetts/clarendon-hill>
- Cambridge Housing Authority. *RAD Program*. <https://cambridge-housing.org/departments/operations/rad/>

8. Partner with the MBTA to explore the redevelopment of surplus parking lots into housing.

With different commuting patterns following the COVID-19 pandemic, there is an opportunity to create walkable, transit-oriented communities adjacent to Revere's MBTA stations. The city can work in concert with the MBTA to determine where excess parking exists, and how to redevelop the lots most advantageously. In particular, MBTA-owned lots at Beachmont and Wonderland present key opportunities

The MBTA has previously redeveloped several properties: a surface lot at North Quincy Station was redeveloped into a mixed-use development in 2021, and, in Newburyport, MBTA land adjacent to the station was disposed of and developed into apartments. In recent years, the agency has also planned to redevelop surface lots at Newton's Riverside Station and the parking garage at Alewife Station in Cambridge.

More information:

- North Quincy Garage and Development, MBTA. <https://www.mbt.com/projects/north-quincy-garage-and-development>
- Newburyport Crossing, *Minco Development*. <https://www.mincocorp.com/minco-residential-development/newburyport-crossing/>

9. Reform zoning to support housing production, such as:**a. Reduce minimum lot sizes.**

Zoning reform is an emerging planning practice that can help to increase housing production. As they became commonplace in the mid-twentieth century, many zoning codes were not implemented with local context in mind, and often do not reflect built conditions—or housing needs—of their communities. For example, an estimated 67 percent of parcels in Revere are not compliant with both the minimum frontage and lot size requirements set out in the city's zoning code.

Properties that are non-compliant with zoning face higher hurdles for redevelopment, often requiring a variance from the Zoning Board of Appeal. For smaller-scale housing developers, zoning noncompliance can significantly affect the viability of a project.

Reducing minimum lot sizes to reflect existing lots could aid incremental development in Revere, making it easier for residents to renovate or redevelop their homes, and adding units that are likely to be more naturally affordable.



Historic missing middle multifamily housing in Revere. Source: Google Maps.

More information:

- Massachusetts Housing Partnership, *Illegal Neighborhoods: How to Use Zoning to Create Great Communities*. https://www.mhp.net/assets/resources/documents/Illegal-neighborhoods-presentation_2016-Housing-Institute.pdf
- American Planning Association, *Equity in Zoning Policy Guide*. <https://www.planning.org/publications/document/9264386/>
- American Planning Association, *What is Zoning Reform and Why do We Need It?* <https://www.planning.org/planning/2023/winter/what-is-zoning-reform-and-why-do-we-need-it/>

b. Permit zero lot line construction.



Existing residential and mixed-use development in Revere with little to no setbacks. Source: Google Maps.

In certain well-developed areas of Revere, the city should permit zero-lot line construction. This enables developers to better utilize land in appropriate areas—for example, the Shirley Avenue neighborhood, which was developed before zoning and features a variety of buildings without front and side setbacks, built to the lot line. In

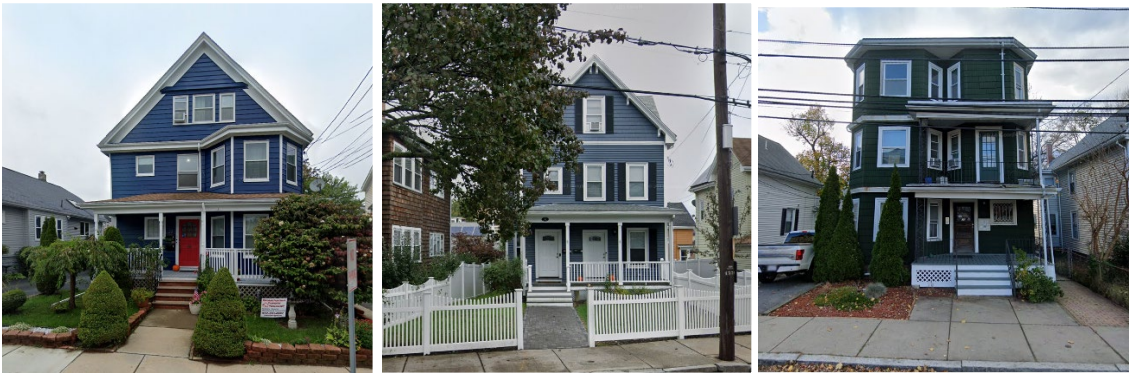
other cities, such as Somerville, zoning in certain multifamily and mixed-use districts allows for zero lot line construction. In Boston, the city is currently revising zoning along designed main streets and squares to allow for higher and better land use, with similarly limited setbacks.

The city should study which neighborhoods have the appropriate character for zero lot line construction, as well as areas where future zero lot line development would be advantageous, and adjust zoning accordingly.

More information:

- City of Somerville, *Somerville Zoning Ordinance*.
<https://www.somervillezoning.com/wp-content/uploads/sites/2/2022/01/2021-21-31-Somerville-Zoning-Ordinance.pdf>
- City of Boston, *Squares + Streets Zoning Districts*.
<https://www.bostonplans.org/zoning/zoning-initiatives/squares-streets-zoning-districts>

c. Allow by-right 2- and 3-family homes in all residential districts.



2- and 3-Family Homes in Revere. Source: Google Maps.

While over one-fifth of the buildings in Revere are 2-family homes, their construction is currently only permitted in about half of the city (49 percent)—on lots that are at least 6,000 square feet and outside of the 100-year floodplain. The average size of a lot in the city's larger residential zoning district (RB), is 5,700 square feet. Additionally, 3-family homes are even more strictly limited, allowed in only six percent of the city.

A zoning amendment that allows for the by-right production of 2- and 3-family homes in Revere would unlock Missing Middle housing production, allowing for existing residents to build wealth, and for the city's residential neighborhoods to grow in a way that compliments their existing context.

More information:

- Congress for the New Urbanism, *Ten Code Reform Priorities for the Housing Crisis*.
<https://www.cnu.org/publicsquare/2023/03/28/top-10-code-reform-priorities-housing-crisis>

d. Adopt Inclusionary Zoning.

Inclusionary zoning is a housing affordability strategy that requires that a certain percentage of new homes in a building be set aside as affordable. The percentage of units varies. In Everett, for example, the inclusionary zoning ordinance is set at fifteen percent and comes into effect at ten units. In Danvers, affordability requirements are instituted at the first unit in the form of a fractional payment to the Town's Affordable Housing Trust Fund, with the construction of an affordable unit required at five new homes.

Inclusionary zoning should be carefully considered so as to not render small-scale development infeasible, but to be included in projects that can adequately cross-subsidize the required affordable homes. Some communities conduct feasibility studies to determine market conditions for crafting their inclusionary zoning policy. A policy set at over ten percent would require an economic feasibility study according to EOHLA regulations.

More information:

- Town of Danvers, *Affordable Housing Provisions*. <https://www.danversma.gov/DocumentCenter/View/260/Danvers-Zoning-Bylaw-PDF>
- City of Boston, *City of Boston Inclusionary Development Policy: Financial Feasibility Analysis Technical Report*. <https://www.bostonplans.org/getattachment/ff18ba95-e421-4385-90fa-92214ddcc72c>
- City of Everett, *Inclusionary Zoning*. <https://tinyurl.com/EverettInclusionaryZoning>

e. Minimize or eliminate off-street parking requirements near transit.

Minimum parking requirements can drive up development costs, and, in some cases, affect the feasibility of a project altogether. In recent years, many communities have begun converting their minimum parking requirements to maximum requirements or eliminating them altogether. Some have seen immediate shifts in project proposals: restaurants, mixed-use developments, and senior housing built after minimums were removed. Boston, in 2022, shifted to parking maximums (rather than a minimum requirement) for large-scale projects, looking to right-size the number of spaces that might be built.

Particularly in transit-adjacent areas, parking minimums can drive up development costs and contribute to excess impervious surface and traffic congestion. Adjusting off-street parking requirements in transit areas could help to further housing production in these strategic locations.

More information:

- Joint Center for Housing Studies of Harvard University. *Parking Requirements And Foundations Are Driving Up the Cost of Multifamily Housing*. <https://www.jchs.harvard.edu/blog/parking-requirements-and-foundations-are-driving-up-the-cost-of-multifamily-housing>
- American Planning Association, *A Business Case for Dropping Parking Minimums*. <https://www.planning.org/planning/2022/spring/a-business-case-for-dropping-parking-minimums/>

- City of Boston. *Maximum Parking Ratios*. <https://www.boston.gov/departments/transportation/maximum-parking-ratios>

f. Allow single-room occupancy (SRO) for permanent supportive housing.

Single-Room Occupancies (SROs) are a form of deeply affordable housing. Amenities - such as kitchens, living areas, and restrooms - are shared, helping to limit costs.

However, SROs are illegal to construct in many communities, including Revere. Legalizing this formerly prevalent form of housing (also called rooming or boarding houses) can help to provide housing that is affordable to people at the lowest end of the income spectrum.

More information:

- Bloomberg cityLab, *The Rich American Legacy of Shared Housing*. <https://www.bloomberg.com/news/features/2023-05-02/a-visual-history-of-single-room-occupancy-sro-affordable-housing>
- City of Philadelphia. *Single-Room Occupancy Program 'Is Where I Was Meant to Be.'* <https://www.phila.gov/2022-09-01-single-room-occupancy-program-is-where-i-was-meant-to-be/>
- Haley House. *Housing*. <https://haleyhouse.org/housing/>

10. Implement a Transportation Demand Management (TDM) system that requires developers to provide active and transit benefits to residents.

Transportation demand management (TDM) refers to a set of strategies that help to provide transportation options and reduce the necessity for vehicle trips. The City of Boston uses a 'Point System' for their TDM for large-scale projects. Developers may select strategies from a menu of options with the goal of reaching a certain point threshold. Points are awarded for initiatives such as unbundling parking, subsidizing a bike share membership, or providing bus stop improvements.

The City of Everett has a similar program, with a ten-unit threshold for development projects. This includes joining a Transportation Management Association (TMA), as well as a comparable point-system of TDM incentives (i.e. a shuttle bus to an MBTA station).

New development in Revere could benefit from a TDM system by helping provide multimodal transportation options for residents, reducing vehicle trips and congestion.

More information:

- City of Boston, *Transportation Demand Management (TDM) Point System*. <https://www.boston.gov/departments/transportation/transportation-demand-management-tdm-point-system>
- City of Everett, *Transportation Demand Management Ordinance Applicant's User Guide and Reference Tables*. <https://cityofeverett.com/wp-content/uploads/2022/01/TDM-Ordinance-User-Guide-2021-Final.pdf>

C. SUBSIDY

11. Pursue opportunities to support affordable homeownership, including:

a. Mortgage downpayment assistance program for First Generation Homebuyers.

The Commonwealth's ONE Mortgage program offers low-interest loans and reduced down payments for low- and moderate-income first-time homebuyers. The City of Boston provides a similar, enhanced program (ONE+ Boston), with a smaller downpayment and lower interest rate than the state's program.

Participation in the program is limited to current Boston residents, who have resided in the city for at least two years and meet income and asset qualification requirements for the ONE Mortgage program.

Revere could consider a similar approach, subsidizing both the down payment and lowering the interest rate: in Boston's example, the city can offer a 4.7 percent rate compared to the market's 7 percent rate.

More information:

- City of Boston, *ONE+ Boston Homebuyer Program*.
<https://www.boston.gov/departments/housing/boston-home-center/one-boston-homebuyer-program>
- Commonwealth of Massachusetts, *ONE Mortgage Program*.
<https://www.mass.gov/info-details/one-mortgage-program>

b. A local rent-to-own program.

Rent-to-own programs allow renters to allocate their monthly payments toward a down payment for the purchase of their home. Various programs have been tested in Canada and the United Kingdom, and some for-profit developers offer this type of financing in the United States.

Under the rent-to-own model, a renter might give the developer a small lump sum (say \$20,000), and then sign a multi-year lease. Their rent would then be calculated as the difference between that lump sum and the amount needed for a down payment of the property, plus interest. After paying that amount, they would then be able to access more traditional means of financing the home.

A rent-to-own program would be innovative, as few (if any) municipalities in Massachusetts seem to offer one. The city could partner with a local non-profit or mission-based developer to pilot the program.

More information:

- CBC, *Canada is Buying into The Rent-To-Own Concept. Here's How It Works*.
<https://www.cbc.ca/news/canada/rent-to-own-housing-affordability-mortgage-developer-home-ownership-canada-1.6570642>

12. Adopt tax incentives that promote the development of affordable housing.

The Commonwealth offers the option to adopt property tax incentives that promote the development of both affordable and workforce housing.

For affordable housing, the city Council could approve an Urban Center Housing Tax Increment Financing Exemption (UCH-TIF), allowing for a tax exemption from the incremental increase in the property's taxable value for up to 20 years.

Workforce housing tax incentives can be achieved through a Workforce Housing Special Tax Assessment (WH-STA), which allows for property tax exemptions for a maximum of five years, with the exemption slowly decreasing from 100 percent for the third, fourth, and fifth years. Similar to the affordable housing incentives, the city Council must approve the WH-STA, but no state-level approval is required.

The adoption of both the affordable and workforce tax incentives in strategic areas could help to enable housing production in the city. Currently, the city is seeking to utilize another program, the Housing Development Incentive Program (HDIP), in the Shirley Avenue and Green Street districts.

More information:

- Massachusetts Division of Local Services, *Property Tax Exemptions to Promote Economic Development, Affordable Housing, Workforce Housing, and Manufacturing Workforce Development*.
<https://www.mass.gov/doc/igr-2019-13-property-tax-exemptions-to-promote-economic-development-affordable-housing/download>

13. Preserve expiring affordable units on the Subsidized Housing Inventory (SHI).

Some affordable units listed on the Subsidized Housing Inventory (SHI) are not deed-restricted into perpetuity, and their affordability provisions expire after a set date. Using subsidies, the city can work to extend these restrictions, either temporarily or into perpetuity, and work to preserve Revere's SHI percentage.

In 2020, the City of Cambridge transferred money from the city's free cash to the local Affordable Housing Trust for the purpose of extending affordable provisions for 166 units for 50 years. In Peabody, the Town contributed \$1.7 million to help preserve affordable Section 13A units in 2019, part of a \$49.3 million funding package that preserved 284 units for a 45-year term.

More information:

- Cambridge Day, *Councillors okay millions to keep affordability of Alewife units; 504 homes have been at risk*.
<https://www.cambridgeday.com/2020/03/02/councillors-okay-millions-to-keep-affordability-of-alewife-units-504-homes-have-been-at-risk/>
- MassHousing, *Preserving the Tannery in Peabody*.
https://www.masshousing.com/en/press/tannery_2019-07-15

D. CAPACITY

14. Adopt the Community Preservation Act to unlock funds for Community Housing.

The Community Preservation Act (CPA) is a state law that provides matching funds for communities that opt into a small additional property tax surcharge (no more than three percent). Funds may then be used to support projects in four categories: Historic Preservation, Community Housing, Open Space, and Active Recreation. While minimum funding allocations are set for each category, up to 80 percent of CPA funds could potentially be allocated toward Community Housing, which includes acquiring, creating, preserving, or supporting affordable housing up to 100 percent AMI. In the past five years, Salem has received approximately \$1.1 million in CPA matching funds for all expense categories, and Lowell \$1 million.



Two forthcoming affordable housing developments in Salem (Leefort Terrace and El Centro) that have been funded in part with Community Preservation Act funds. Sources: *Leefort Terrace* (left), *Mass Design Group* (right).

Salem, for example, has used CPA funds to create and support over 500 affordable housing units since adopting CPA in 2012. This includes the forthcoming redevelopment of 124 affordable units at Leefort Terrace, and 48 affordable senior-restricted apartments at El Centro. In 2023, the state provided matching funds of 21.02 percent to CPA municipalities, helping to supplement local revenues for projects. This figure fluctuates based on funding formulas and collections.

More information:

- Community Preservation Coalition, *CPA Projects Database*.
<https://www.communitypreservation.org/databank/projectsdatabase/access>
- Massachusetts Housing Partnership, *The Community Preservation Act and Affordable Housing in Massachusetts: Learning From the First Five Years*.
https://www.mhp.net/assets/resources/documents/cpa_affordable_housing_in_ma.pdf

15. Create other revenue streams for the city's Affordable Housing Trust, such as:

a. Inclusionary Zoning payments.

As described earlier, some communities may opt to allow for fractional payments or payments-in-lieu of affordable units in their Inclusionary Zoning ordinance. Danvers provides developers with a detailed schedule of fractional payments based on the overall project size, with payments allocated to the Town's Affordable Housing Trust.

Similarly, Brookline allows projects with four to 19 units to submit a cash payment to the Town's Housing Trust, calculated as a percentage of the project's total value. A ten-unit

project would require a payment of 8 percent of the value of the development. These funds can be used to supplement the work of the municipality's Affordable Housing Trust.

More Information:

- Urban Institute. *Determining In-Lieu Fees in Inclusionary Zoning Policies*. <https://www.urban.org/sites/default/files/publication/102230/determining-in-lieu-fees-in-inclusionary-zoning-policies.pdf>
- Town of Brookline, *Inclusionary Zoning FAQ*. <https://www.brooklinema.gov/DocumentCenter/View/36866/FAQ-for-Inclusionary-Zoning>

b. Cell Tower payments.

Municipal cell tower payments are another avenue for boosting revenue for the city's Affordable Housing Trust. The Town of Harwich, for example, has allocated funds in the past from a cell tower lease on Town property to the Town's Affordable Housing Trust.

More Information:

- Massachusetts Housing Partnership, *Municipal Affordable Housing Trust Guidebook*. https://www.mhp.net/assets/resources/documents/MAHTGuidebook_2018.pdf

c. Sale of tax-foreclosed properties.

Tax title properties may also be sold, with the funds directed toward Revere's Affordable Housing Trust. However, the city should be mindful of the implications of the *Tyler v. Hennepin County, Minnesota (2023)* case, which found that retaining funds from a tax title sale above the previous owner's unpaid taxes would constitute a taking.

The city should be strategic in its disposition of tax title properties. Those taken after the Supreme Court's ruling may have more value in being preserved or redeveloped for affordable housing, rather than being sold for a reduced sum for the Affordable Housing Trust.

More information:

- Commonwealth of Massachusetts Office of the Attorney General, *Guidance about Tax Lien Foreclosures After the Supreme Court's Decision in Tyler v. Hennepin County*. <https://www.mass.gov/doc/tax-lien-foreclosure-guidance/download>

d. Negotiated developer payments.

Rather than a set schedule of fees, negotiated developer payments are determined in an ad hoc process as developers seek approvals for their project. In the past, the City of Salem, as well as the Towns of Westford and Andover have negotiated and obtained developer payments to their respective affordable housing trusts.

In Somerville, with the advent of the Green Line Extension, a negotiated developer agreement for a large-scale project near a new station yielded \$112 million in benefits, including \$55.6 million in in-kind affordable housing at the site. Negotiated payments are another avenue for the city to secure additional contributions for the Affordable Housing Trust Fund.

More information:

- Massachusetts Housing Partnership, *Securing Revenue for a Municipal Affordable Housing Trust*.
<https://www.mhp.net/assets/resources/documents/maht.securingrevenue.12oct.pdf>

16. Actively pursue state and federal funding sources to support housing production and strategic growth in beneficial locations.



Hebrew SeniorLife's Jack Satter House (left), which recently received a HUD grant for efficiency and climate resilience. *Source: Hebrew SeniorLife.*

The city can continue to apply for state grants, such as the Massachusetts HousingWorks Infrastructure Program, which provides funding for infrastructure that can help to unlock housing production. The Commonwealth's planning grants, such as EOHLC's Community Planning Grants and EOEEA's Land Use Planning Grants can help the city to determine where growth might best be accommodated and to revise zoning to facilitate it. Additionally, MassHousing's Commonwealth Builder program helps to promote the development of moderate-income homeownership opportunities through both grants and forgivable loans.

The city can also collaborate with non-profit and mission-driven developers to pursue state and federal funding opportunities for affordable and workforce housing. Beyond Low-Income Housing Tax Credits, initiatives such as HUD's Green and Resilient Retrofit Program can support the rehabilitation and preservation of housing in Revere. The Jack Satter House, a HUD-assisted 226-unit supportive housing community for seniors in Revere, recently received a \$20 million grant for efficiency and climate resilience improvements.

More Information:

- Commonwealth of Massachusetts, *HousingWorks Infrastructure Program*.
<https://www.mass.gov/how-to/housingworks-infrastructure-program>

- Commonwealth of Massachusetts, *Community Planning Grant Program Awards*. <https://www.mass.gov/info-details/community-planning-grant-program-awards>
- MassHousing, *CommonWealth Builder Program Guidelines*. <https://www.masshousing.com/en/developers/commonwealth-builder>
- Department of Housing and Urban Development, *Green and Resilient Retrofit Program*. <https://www.hud.gov/GRRP>

ACTION PLAN MATRIX

The city's Department of Planning & Community Development will oversee the Housing Production Plan's implementation. This Action Plan Matrix provides a detailed framework for the responsible and supporting entities that will lead the implementation of each strategy, as well as a proposed timeline for each initiative.

Abbreviations used in the matrix below:

- AD = Assessor's Department
- CC = city Council
- RHA = Revere Housing Authority
- ISD = Inspectional Services Department
- PB = Planning Board
- DPCD = Department of Planning & Community Development
- AHTF = Affordable Housing Trust Fund

Type	#	Housing Strategy	FY2025	FY2026	FY2027	FY2028	FY2029	Responsible Entity	Supporting Entities
Stability	1	Purchase Right of First Refusal from current owners of multi-family buildings (NOAH).						DPCD	AHTF
	2	Partner with non-profit and mission-driven developers for purchase and rehab of NOAH.						AHTF	DPCD
	3	Support a local Community Land Trust to offer permanently affordable homeownership.						AHTF	DPCD
	4	Adopt an Affordable Housing Overlay (AHO)						DPCD	PB
Supply	5	Offer surplus city-owned property (e.g., Central Ave Parking Lot).						CC	AHTF
	6	Utilize Tax Title Parcels to create affordable housing.						DPCD	AHTF
	7	Partner with the Revere Housing Authority to redevelop underdeveloped sites.						DPCD	RHA, AHTF
	8	Partner with the MBTA to explore surplus parking redevelopment into housing.						DPCD	AHTF
	9	Reform zoning to support housing production						DPCD	CC, ISD, PB
Subsidy	10	Implement a Transportation Demand Management (TDM) system that requires developers to provide active and transit benefits to residents.						DPCD	PB
	11	Pursue opportunities to support affordable homeownership.						DPCD	AHTF
	12	Adopt tax incentives that promote the development of affordable housing.						CC	DPCD
Capacity	13	Preserve expiring SHI units						DPCD	AHTF
	14	Adopt the Community Preservation Act to unlock funds for Community Housing.						CC	DPCD
	15	Create other revenue streams for the city's Affordable Housing Trust.						CC	AHTF
	16	Actively pursue state and federal funding sources to support housing production and strategic growth in beneficial locations.						DPCD	AHTF

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

GOALS AND STRATEGIES MATRIX

The following matrix shows how each strategy aligns with the city's overarching housing goals.

#	Strategy	Preservation	Stability	Wealth Building	NOAH Stock	Supply	Location
		G1	G2	G3	G4	G5	G6
1	Purchase Right of First Refusal from current owners of multi-family buildings (NOAH).	X	X		X		
2	Partner with non-profit and mission-driven developers for purchase and rehab of NOAH.	X	X		X		
3	Support a local Community Land Trust to offer permanently affordable homeownership.	X	X	X			
4	Adopt an Affordable Housing Overlay (AHO).		X			X	
5	Offer surplus city-owned property (e.g., Central Ave Parking Lot).					X	X
6	Utilize Tax Title Parcels to create affordable housing.					X	X
7	Partner with the Revere Housing Authority to redevelop underdeveloped sites.		X			X	X
8	Partner with the MBTA to explore surplus parking redevelopment into housing.					X	X
9	Reform zoning to support housing production.			X		X	
10	Implement a Transportation Demand Management (TDM) system that requires developers to provide active and transit benefits to residents.					X	
11	Pursue opportunities to support affordable homeownership.			X	X		
12	Adopt tax incentives that promote the development of affordable housing.		X			X	
13	Preserve expiring SHI units.	X	X				
14	Adopt the Community Preservation Act to unlock funds for Community Housing.	X	X				
15	Create other revenue streams for the city's Affordable Housing Trust.	X	X			X	
16	Actively pursue state and federal funding sources to support housing production and strategic growth in beneficial locations.	X	X			X	X

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

CHAPTER 3: HOUSING POLICY CONTEXT

KEY DATA & TERMINOLOGY DEFINITIONS

This plan contains data, terms, and other references that may seem opaque to the average reader. This chapter serves as a guide to better explain the context of a Housing Production Plan.

DISCUSSING DISPLACEMENT

Often, the term “gentrification” can be used as an umbrella term referring to an influx of wealthier residents and investment, typically leading to the displacement of existing, lower-income community members.³ Without careful intentionality in this investment at the community and government levels, it reproduces historical patterns of wealth capture and displacement that fall along lines of race and class.

In scholarly research, the distinction is made between two types of displacement: direct and indirect. Direct displacement would involve a developer purchasing a property and significantly raising rents, evicting existing residents, or redeveloping the property into higher-cost housing. Indirect displacement involves a less clear causal relationship, instead involving, for example, a business owner selling their property in the wake of rising prices, rather than staying in a rapidly changing neighborhood. When a household can no longer afford to pay rising rent (or property taxes) in a neighborhood, and they must move, they have been indirectly displaced.

A suite of precise anti-displacement measures can help to curb both types, but overcoming the complex web of market pressures requires strategic planning and resources.⁴ Strategies to combat direct displacement can include strong protections for renters such as rent stabilization, a right-to-return policy, a tenant relocation ordinance, a just cause for eviction ordinance, and rights of first refusal for existing tenants at building sales. Investment-related strategies include funding permanently affordable housing through the creation of new deed-restricted affordable units and the preservation of naturally occurring affordable housing. Affordable new-builds, the preservation of deed restrictions, and the prevention of evictions can be supported through third-sector housing in community land trusts (CLTs) and other nonprofit landholders, which can be empowered with municipal funding, low-interest loans, and ordinances encouraging the joint purchase of housing, with land held by CLTs and tenants exercising rights of first refusal on the existing housing units.

For indirect displacement, the creation and preservation of affordable housing is also vital. Strategies to combat indirect displacement also include investments in community land trusts, affordable housing trust funds, and an inclusionary zoning ordinance that mandates the creation of deed-restricted affordable units in addition to market-rate homes.⁵ They may also include preferential tax treatments and assessments of long-standing small businesses whose owners live in Revere, low-income homeowners in owner-occupied units, and long-standing cultural institutions.

³ Rogers, A, Castree, N., & Kitchen, R. "A Dictionary of Human Geography," 2013, *Oxford University Press*.
https://researchguides.dartmouth.edu/human_geography/gentrification

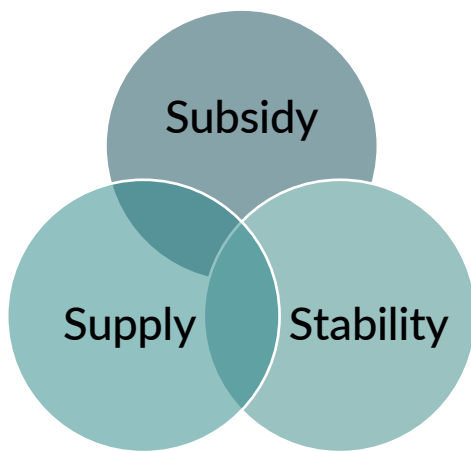
⁴ The Uprooted Project, "Gentrification and Displacement," 2024, *University of Texas at Austin*,
<https://sites.utexas.edu/gentrificationproject/understanding-gentrification-and-displacement/>

⁵ Department of Land Conservation & Development, "Anti-Displacement and Gentrification Toolkit Project," 2019, *State of Oregon*,
<https://www.oregon.gov/lcd/UP/Documents/Anti-Displacement%20Toolkit%20Guide.pdf>

Research and practice regarding anti-displacement strategies are continually developing⁶. Some actions are context-specific and may not be suitable (or legally permitted) in some communities. This is particularly difficult in Massachusetts, with policies such as rent stabilization currently prohibited at the state level. Anti-displacement strategies are resource and time-intensive, but crucial for preventing the displacement of existing residents from a community.

A STRATEGIC FRAMEWORK FOR AFFORDABILITY

Some housing advocates emphasize housing production, citing the need to increase supply as an essential strategy for unlocking affordability in a neighborhood. At the same time, tenant activists might argue against more widespread construction, citing displacement fears. Other advocates might emphasize only the construction of affordable housing as a means of addressing high housing costs and the dynamics of displacement.



However, as Shane Philips of the UCLA Lewis Center Housing Initiative suggests in *The Affordable city*⁷, advocates need not be completely at odds. While supply, tenant protections, and public subsidy are not sufficient alone as strategies, as three coequal priorities, they provide an equitable, actionable framework for achieving more abundant affordability. By conceptualizing Supply, Stability, and Subsidy as interrelated initiatives, multiple goals can be achieved simultaneously. For example, allocating additional funds to affordable housing (Subsidy), enshrining tenant protections (Stability), and reforming a zoning code to increase production (Supply) can serve to promote the development of more homes for residents, ensure that existing residents are less likely to be displaced, and dedicate a portion of the new homes to long-term or perpetual affordability. The Supply, Stability, and Subsidy framework can serve as a tool to ground the discussion of housing needs and production.

⁶ Local Housing Solutions, "Developing an Anti-Displacement Strategy," 2024, *Local Housing Solutions*, <https://localhousingsolutions.org/plan/developing-an-anti-displacement-strategy/>

⁷ Phillips, Shane, "The Affordable city," 2020, *Island Press*.

CHAPTER 40B AND RELATED PROGRAMS

In Massachusetts housing policy, one particular law has had a significant impact on the development of affordable housing. Chapter 40B, passed in 1969, was a suite of laws aimed at creating more subsidized housing across the Commonwealth. Each municipality is required to have ten percent of its units counted in the Subsidized Housing Inventory (SHI) or 1.5 percent of its total land area dedicated to qualifying projects with subsidized units.⁸

Communities out of compliance with either of these figures are required by the state to approve certain projects (with at least 25 percent of their units designated as affordable), regardless of compliance with existing local land use regulations.

However, noncompliant communities that prepare, submit, and receive state approval on a Housing Production Plan that outlines housing needs and actionable strategies may be granted “Safe Harbor” for a period of five years. Under “Safe Harbor” status, a municipality is empowered to deny comprehensive permit applications for projects, which might occur if a city or town felt that the project was incompatible with existing zoning and land use plans.

Some municipalities have achieved or surpassed the ten percent goal, while some smaller, land-constrained municipalities have accomplished compliance through the land area provision. Others maintain their Safe Harbor status by submitting an acceptable HPP to the state, though annual progress of new SHI-compliant units totaling at least 0.5 percent of the municipality’s total units must be shown, or else the city or town risks decertification of their housing plan and losing the option of denying 40B projects.

In Revere, the city’s SHI is currently at seven percent of total housing units (as of July 2023). This Housing Production Plan serves to document and outline actionable strategies aiding the city in continuing to build affordable homes to meet the Commonwealth’s goals and to ensure that existing residents can remain and thrive in the community.

THE RELEVANCE OF RENT VOUCHERS

The federal government distributes Housing Choice vouchers (commonly known as Section 8) to eligible households, generally those at or below 25 percent of the Area Median Income⁹. With these vouchers, a family may apply to rent in, for example, a conventional apartment building, with the family paying thirty percent of their gross income, and the Department of Housing and Urban Development (HUD) covering the remainder.

In Revere, Section 8 vouchers are administered by the Revere Housing Authority (RHA), which also holds and maintains over eight hundred housing units. In the context of a Subsidized Housing Inventory (SHI), rent vouchers would not count toward the municipal goal, though the RHA’s physical units would. In this way, there are likely to be more households receiving housing subsidies in a Revere than there are units counted in the Commonwealth’s Subsidized Housing Inventory.

⁸ Executive Office of Housing and Livable Communities, “Chapter 40B Planning and Information,” *Commonwealth of Massachusetts*, <https://www.mass.gov/chapter-40b-planning-and-information>

⁹ Department of Housing and Urban Development, “Housing Choice Vouchers Fact Sheet,” 2024, “*Department of Housing and Urban Development*, https://www.hud.gov/topics/housing_choice_voucher_program_section_8

SUFFOLK COUNTY AND THE BOSTON METROPOLITAN AREA

Some statistics in this Plan refer to Suffolk County as a means of comparison with the City of Revere. Unlike most counties in Massachusetts, Suffolk County is rather small--comprising the cities of Boston, Revere, and Chelsea, as well as the Town of Winthrop. The City of Boston has an outsized impact on the statistics for Suffolk County, as they may skew toward the city's characteristics. Those reviewing these statistics should keep the similarities and differences between Suffolk County's three other municipalities in mind.

This Plan also uses the Boston Metropolitan Area as a means of comparison. In contrast with Suffolk County, the Boston Metropolitan Area includes towns in MetroWest such as Framingham and Ashland, municipalities as far south as Plymouth, and as far north at Seabrook, New Hampshire. Some statistics in this plan (such as median wages for industries, and household incomes as a measure of housing affordability) use the Boston metropolitan area, as a larger and perhaps more balanced picture for the region as a whole.

NATURALLY OCCURRING AND DEED-RESTRICTED AFFORDABILITY

While only a small number of Revere's housing units are counted in the Subsidized Housing Inventory (SHI), there are in reality many more homes affordable to community members on the lower ends of the income scales. In housing policy, these are referred to as NOAH, or Naturally Occurring Affordable Housing, and are the traditional means by which low and moderate-income households have afforded housing.

As mentioned in the section on Chapter 40B above, the SHI counts only deed-restricted housing units or those that have a formal mechanism ensuring their long-term affordability. NOAH, on the other hand, lack this formal mechanism, and costs are liable to follow the housing market.

Deed-restricted housing can take many forms. Historically, federal funds were made available for Public Housing Agencies (PHA's) to build permanently affordable structures through legislation such as the Federal *Housing Act of 1949*.¹⁰ These investments contributed to many of the public housing developments across the country, including hundreds of homes in the Revere Housing Authority's holdings.

While this form of public housing development has diminished in recent decades (one factor being the 1998 Faircloth Amendment, which capped the total number of public housing units to the number that existed in 1999), the current Low Income Housing Tax Credit (LIHTC) model originated with the Tax Reform Act of 1986.¹¹ With LIHTCs, non-profit developers are allocated a certain amount of tax credits, which they can then sell to entities (such as banks or other corporations) for capital to construct an affordable development. The corporation or bank receives a tax deduction, and the non-profit developer receives funds to build subsidized housing. The new, 51-unit property at 571 Revere Street, for example, was supported in part by the LIHTC model.¹²

¹⁰ National Low Income Housing Coalition, "Public Housing History," 2019, *National Low Income Housing Coalition*, <https://nlihc.org/resource/public-housing-history>

¹¹ Axel-Lute, Miriam, "LIHTC: How it Started, How It's Going," 2023, *Shelterforce*, <https://shelterforce.org/2023/11/15/lihtc-how-it-started-how-its-going/>

¹² MassHousing, "MassHousing Commits \$7.9 million for New, 51-Unit Housing Community in Revere," 2019, *MassHousing*, https://www.masshousing.com/en/press/571-Revere_2019-12-11

To ensure abundant affordable housing in the long run, many avenues, such as the creation and preservation of naturally occurring affordable homes, traditional public housing, and LIHTC-supported affordable homes are necessary.

THE MEDIAN AND THE MEAN

Many statistics in this plan refer to “median” values rather than averages, or the “mean” of a certain set of data. This is to ensure that a more nuanced view can be taken than an average might allow. Averages are particularly susceptible to being skewed by very large or very low data points. For example, the average of 1, 2, and 100 is 34. However, the median—the 50th percentile value—or, simply, the middle value, would be 2. Using a median, rather than an average, one can better understand the dataset, without it being skewed too far up or down the range.

When reporting incomes, this becomes particularly useful. For researching and discussing income in Revere, the mean (average) might be pulled up by high-income households, hiding the range where most residents lie. When we say the median household income in Revere in 2022 was \$78,968, we mean that fifty percent of households made less than that figure, and fifty percent made more. The mean, however, is slightly skewed upwards, to \$98,852, concealing lower-income earners and giving the appearance that most residents might earn more than they do. The difference between these two numbers indicates that there is a very small portion of households that make significantly above the median and the mean, a sign of income inequality in Revere and the region. Prioritizing medians rather than means for certain types of analysis allows for a more precise reading of the data and enables better insights.

CHAPTER 4: DEMOGRAPHIC CHARACTERISTICS

This chapter describes demographic characteristics and trends, both local and regional. This information is intended to help local officials understand housing needs so that they can make informed decisions about policies, programs, and initiatives related to the local housing supply, design, and affordability.

The demographic makeup of Revere is compared to Suffolk County and Massachusetts, as well as to seven nearby communities: Boston, Chelsea, Winthrop, Everett, Lynn, Saugus, and Malden. The project team chose these communities due to geographic proximity and similarities in total population, population density, racial and ethnic composition, income levels, rent prices, home values, and the proportion of residents who commute in and out of the community.

KEY FINDINGS

- According to 2021 Census data, Revere has a population of 62,186. The population grew 20 percent between 2010 and 2020.
- In the next 20 years, MassDOT's population model projects that Revere will grow by 27 percent to 79,483 residents. However, there has been a small decline in residents in the past four years, according to Census data, pointing to a potential plateauing of Revere's population.
- Revere has a slightly higher percentage (43 percent) of 35- to 64-year-old residents than peer communities, and a percentage of residents under 18 similar to the state as a whole. Unlike broader population aging trends in the state and region, population proportions in Revere are expected to remain consistent through 2045.
- The median household income in Revere (\$73,041) is below the Area Median Income (\$120,800)¹³ and grew by 44 percent between 2011 and 2021. A household earning the median income in Revere would potentially qualify for affordable housing.
- Residents who identify as Hispanic/Latino and those who identify as white alone represent similar shares of Revere's population, at 37 percent and 44 percent, respectively. Additionally, 40 percent of Revere's population was born outside of the U.S., with the majority (67 percent) from countries in Latin America.
- More than half of Revere residents live in one or two-person households, and households have been growing in size. From 2010 to 2019, the average household size in Revere grew 10 percent, from 2.52 to 2.78 people—in Suffolk County and Massachusetts, household sizes grew more slowly, by 5 percent and 2 percent, respectively.
- Enrollment in Revere Public Schools has increased 60 percent since 1990, higher than all adjacent communities. Revere Public Schools projects additional growth this decade.

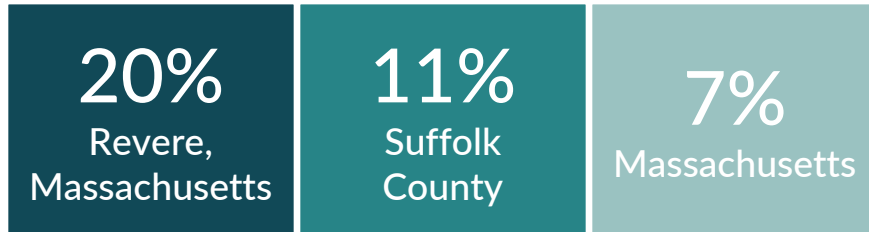
¹³ Area Median Income is defined by the U.S. Department of Housing and Urban Development for the Boston-Cambridge-Quincy MA-NH Metro Area. The Metro Area extends, broadly, from Plymouth, Massachusetts through the New Hampshire seacoast, and includes Revere.

- A majority of workers in Revere work in the Management, Business, Science, and Arts sectors or the Service Occupations sector (all in one sector), which accounts for 29 percent of Revere's workers.
- The unemployment rate in Revere is 7.2 percent, slightly higher than surrounding communities, though lower than Chelsea's rate of 7.4 percent. Boston sits at 6.9 percent.

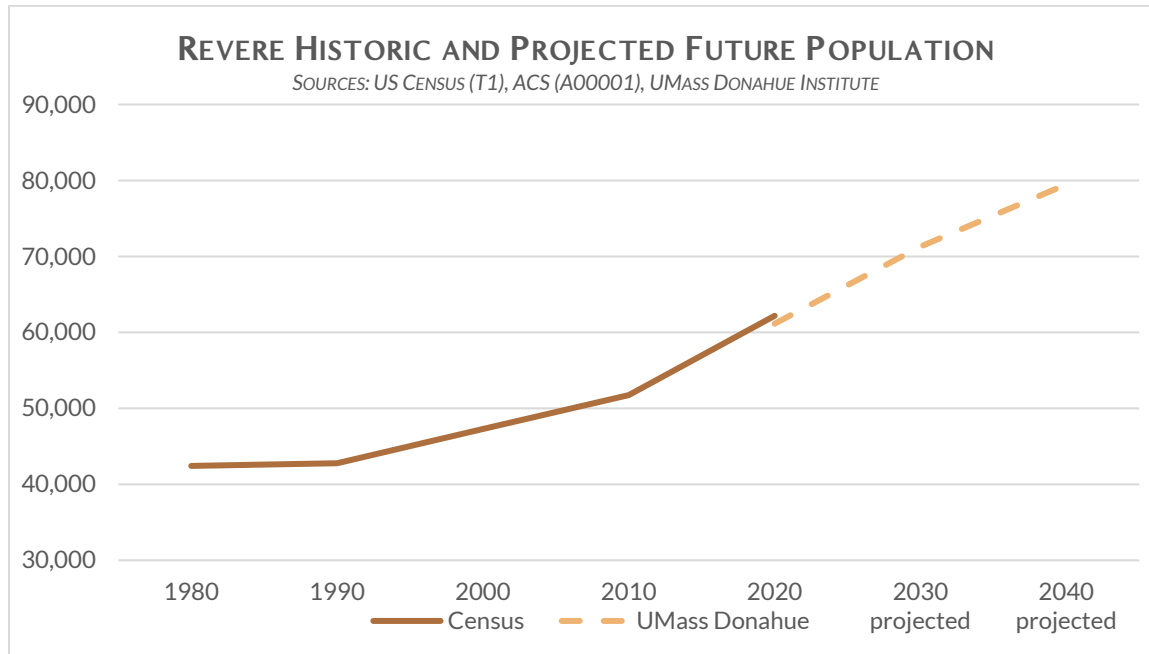
POPULATION



As of the 2021 American Community Survey, Revere had a population of 60,720. Over this period, Revere has been growing faster than both Suffolk County and the Commonwealth¹⁴. By 2040, the number of residents in Revere is expected to grow to 79,483 (27 percent), according to projections from the UMass Donahue Institute.



Source: United States Census Bureau. "2021 5-year American Community Survey." U.S. Census Bureau. <https://data.census.gov/cedsci/>.



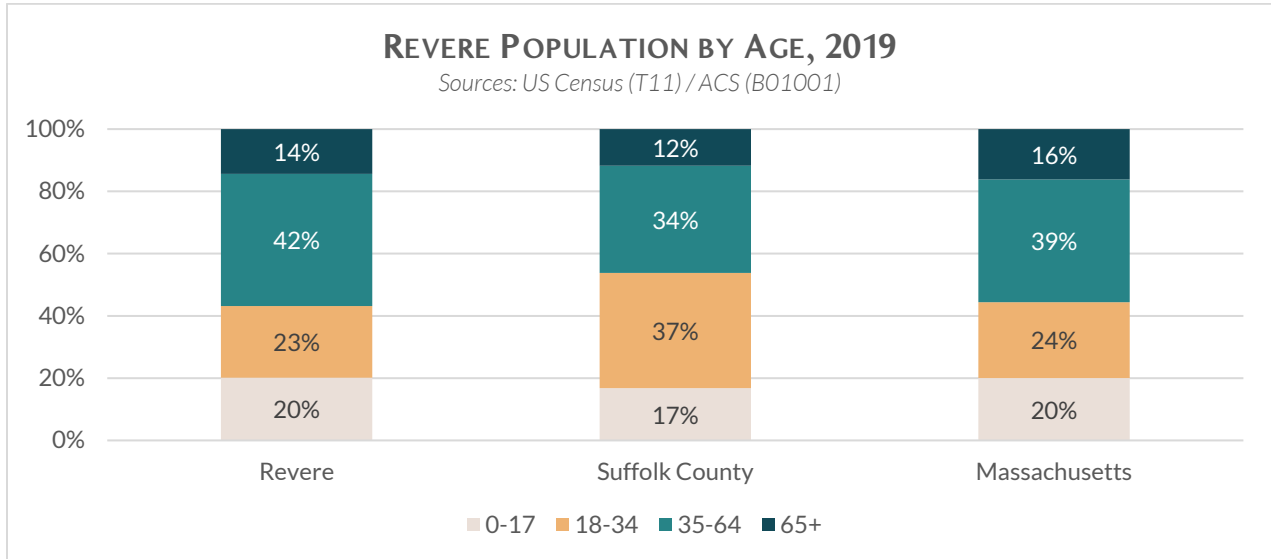
Sources: United States Census Bureau; University of Massachusetts Donahue Institute

¹⁴ The decennial census counts people at the residence where they live and sleep most of the time. People without a usual residence are counted where they are on Census Day. People counted in the decennial census are mostly, but not always, year-round residents.

AGING



Revere has a higher percentage of 35- to 64-year-old residents than Suffolk County and Massachusetts, and a similar number of 0-17-year-old residents compared to the state.

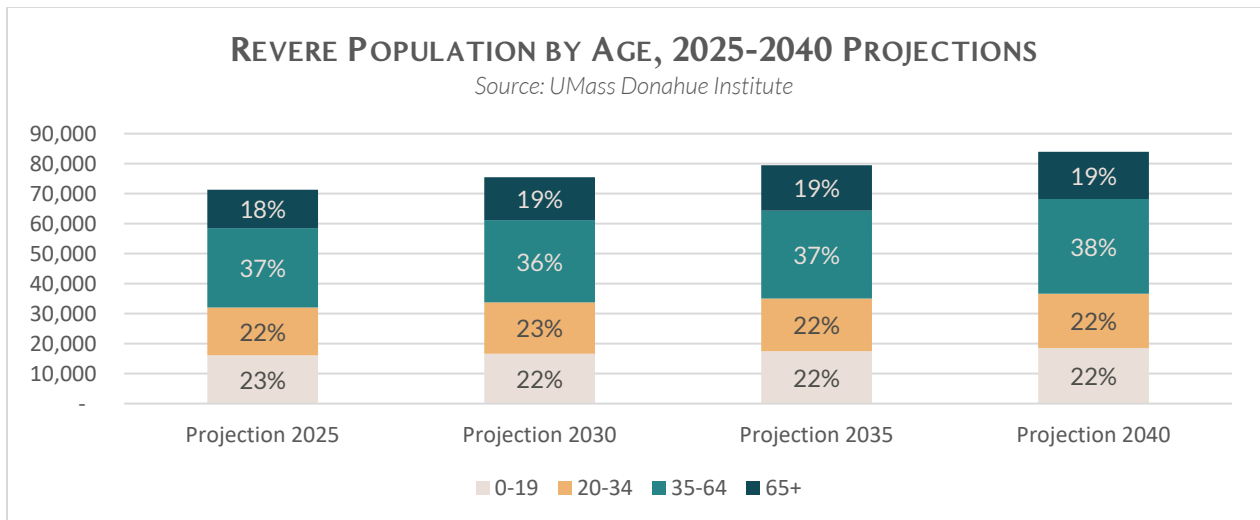


Source: United States Census Bureau. "2021 5-year American Community Survey: B01001" U.S. Census Bureau. <https://data.census.gov/cedsci/>.

Population by age proportions are expected to remain consistent until 2045.



Revere has a median age of 39.4 years, several years higher than Suffolk County, though similar to the state¹⁵.



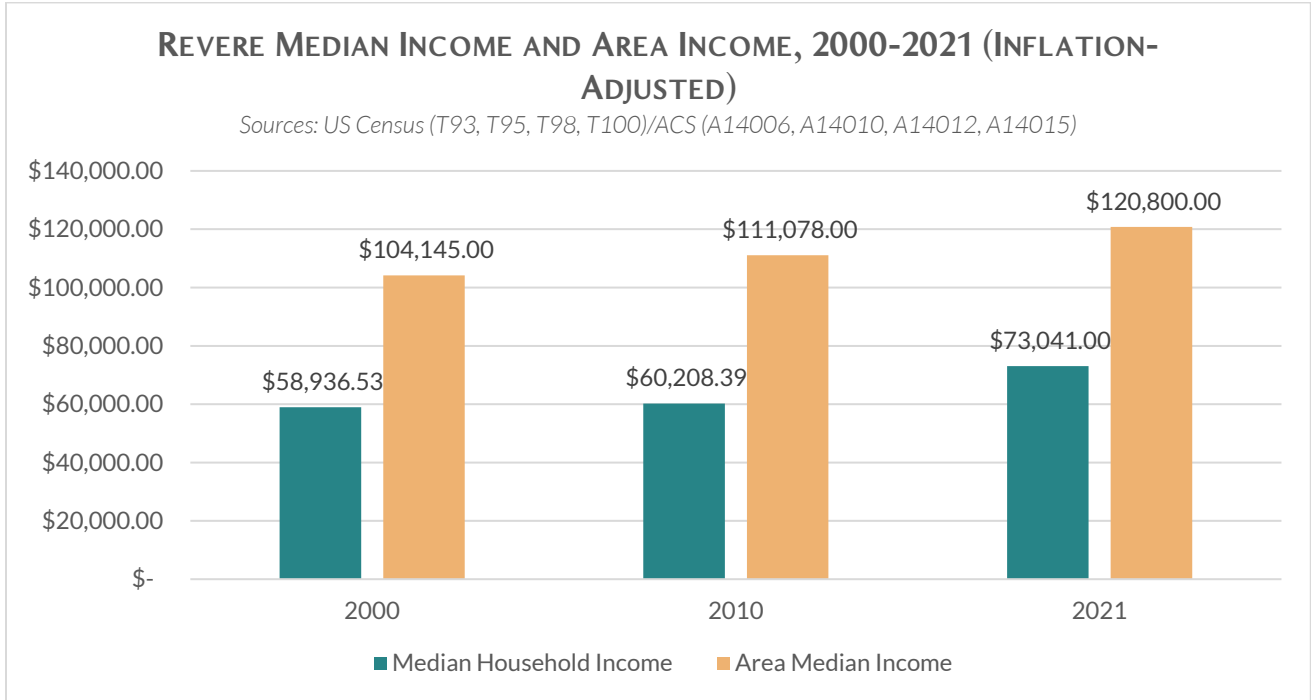
Source: UMass Donahue Institute Population Estimates Program, "Massachusetts Population Projections," 2023, UMass Donahue Institute, <http://www.pep.donahue-institute.org>.

¹⁵ Source: U.S. Census Bureau. "2021 5-Year American Community Survey: A01004". U.S. Census Bureau. <https://data.census.gov/cedsci/>.

INCOME



The median household income in Revere (\$73,041) grew by 21 percent in the last ten years, while the Area Median Income (for the Boston metropolitan area) grew by 8 percent.¹⁶ (\$120,800).



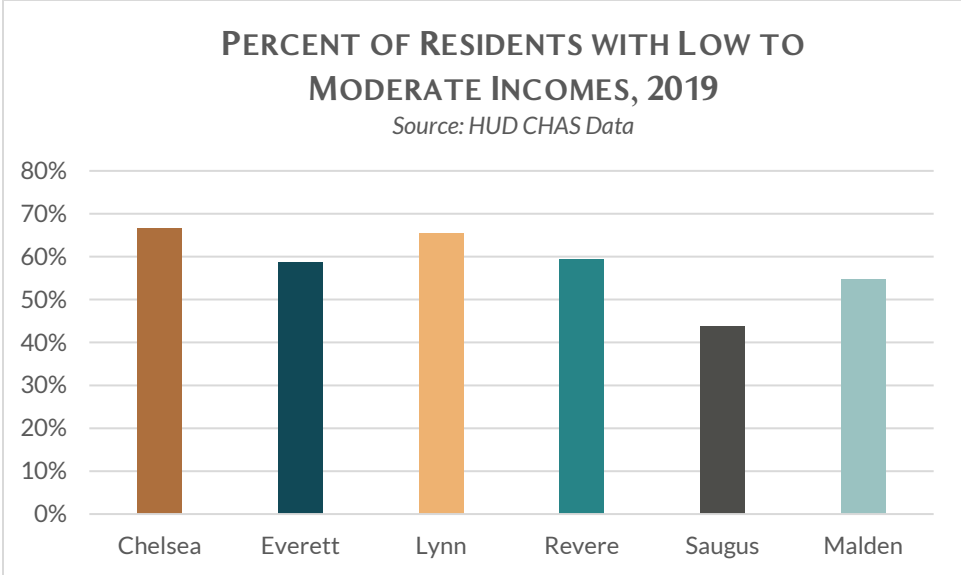
Note: Inflation-adjustment data retrieved from the U.S. Bureau of Labor Statistics.
Sources: United States Census Bureau; Office of Policy Development and Research.

Revere’s proportion of Low- and Moderate-Income households increased by nearly 10 percent in the last decade. Households earning less than 30 percent of Area Median Income (\$44,790), grew by 23 percent, indicating growing income inequality.



The percentage of Low- and Moderate-Income households (classified as households earning less than or equal to 80 percent of the Area Median Family Income, or \$119,400), has increased in the past ten years by nine percent. Currently, 59 percent of households in Revere fall under this category, with 2,895 households qualifying as Very Low Income (making less than \$74,665 annually), and 5,070 households designated as Extremely Low Income, earning less than \$44,790 in annual income.

¹⁶ Area Median Income is for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, which includes Revere, in 2021.



Source: Office of Policy Development and Research, "Comprehensive Housing and Affordability Strategy Data, 2021, U.S. Department of Housing & Urban Development, <https://www.huduser.gov/portal/datasets/cp.html>



Households in Revere have incomes comparable to those in Everett and Malden.



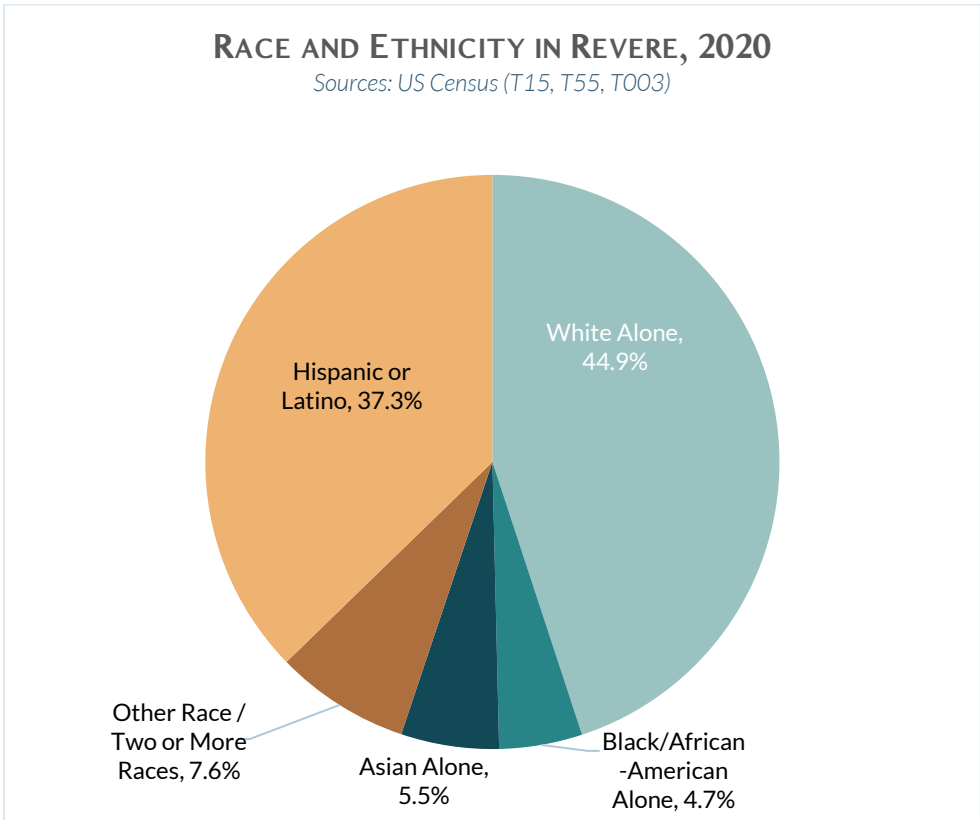
Source: U.S. Census Bureau, "2021 5-Year American Community Survey: S1901," 2021, U.S. Census Bureau, <https://data.census.gov/>

RACE & ETHNICITY



Revere’s population is diverse, with “white alone” and Hispanic/Latino residents representing the largest shares. The city has grown more diverse since 2010, with an 18 percent increase in all residents of color, diversifying faster than the region and the Commonwealth.

Revere has a regionally high share of residents identifying as Hispanic/Latino, at almost 40 percent of the city’s population, compared to a statewide average of 12 percent. The city’s Hispanic/Latino population has also grown by 84 percent since 2010.



Source: U.S. Census Bureau, "Decennial Census: T15, T55, T003," 2020, U.S. Census Bureau. <https://data.census.gov/>.

SPATIAL DISTRIBUTION OF BIPOC RESIDENTS



Spatial data allows municipalities to map potentially vulnerable communities at the block group and census tract level, helping to inform where future policy decisions might have disproportionate impacts.

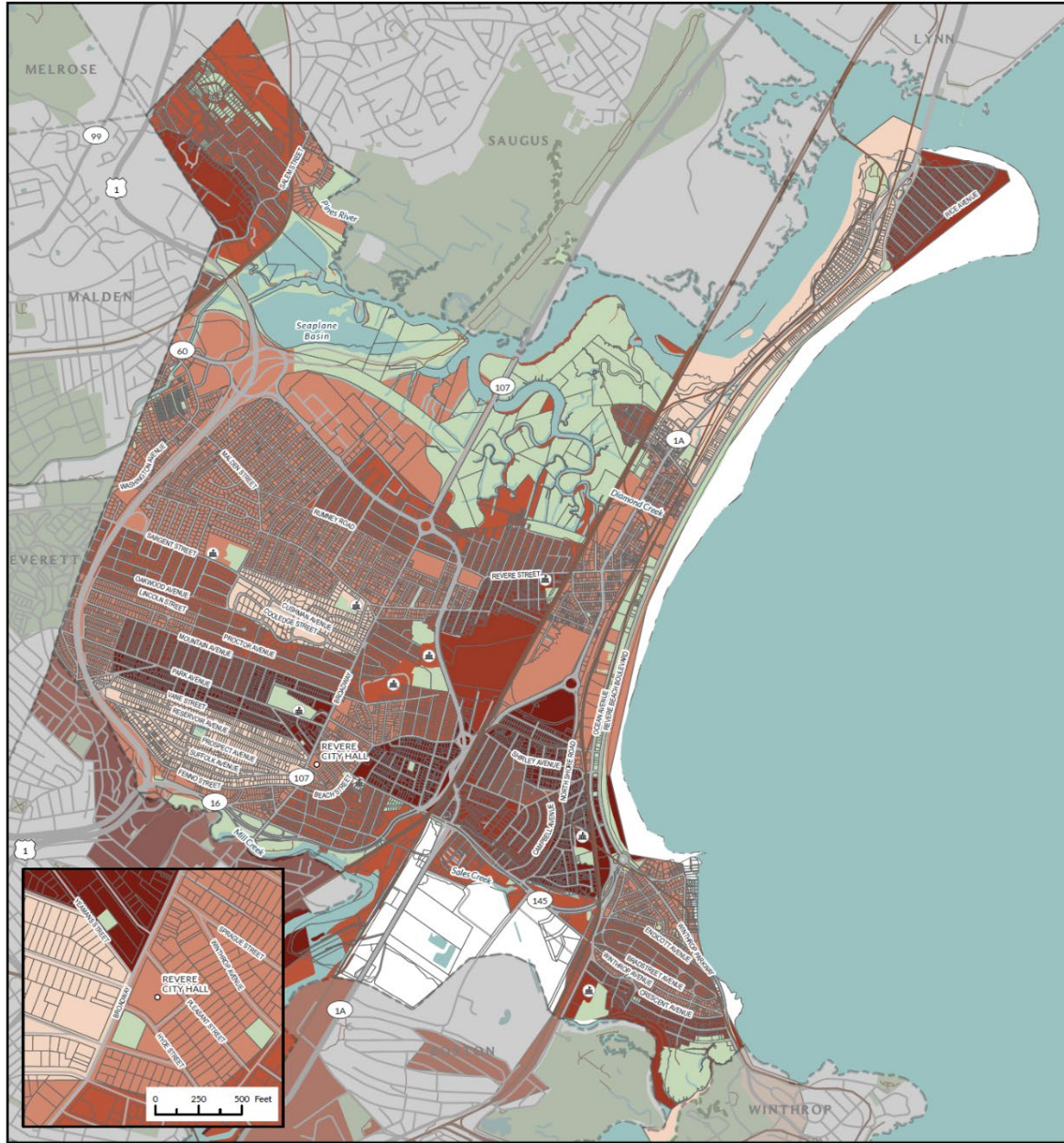
The following maps show the spatial distribution of residents that self-identified as Black, Indigenous, or People of Color (BIPOC), as well as state-designated Environmental Justice (EJ) Block Groups. EJ Block Groups are designated based on several state-defined criteria: if the median household income is less than 65 percent of the statewide annual median household income, if 40 percent of the population identify as BIPOC if 25 percent or more of the households lack English language proficiency, and if certain factors of health vulnerability are present.

These factors are important to consider for housing production to ensure that discriminatory patterns of residential segregation and location are not perpetuated by new policies.

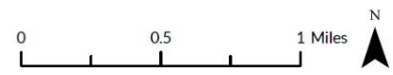
With a high concentration of BIPOC, lower-income, immigrant, and linguistically isolated residents, neighborhoods such as Revere Beach, Bell Circle, and West Revere may be particularly vulnerable to rising housing prices and gentrification pressures.

CITY OF REVERE - POPULATION THAT IDENTIFIES THEMSELVES AS BIPOC J M GOLDSON

Prepared by JM Goldson LLC



- Schools
 - Buildings
 - Parcels
 - Trails
 - Water bodies
 - Open space
- | | |
|--|-----------------|
| | 2.00 - 15.00 % |
| | 15.01 - 30.00 % |
| | 30.01 - 40.00 % |
| | 40.01 - 50.00 % |
| | 50.01 - 65.00 % |

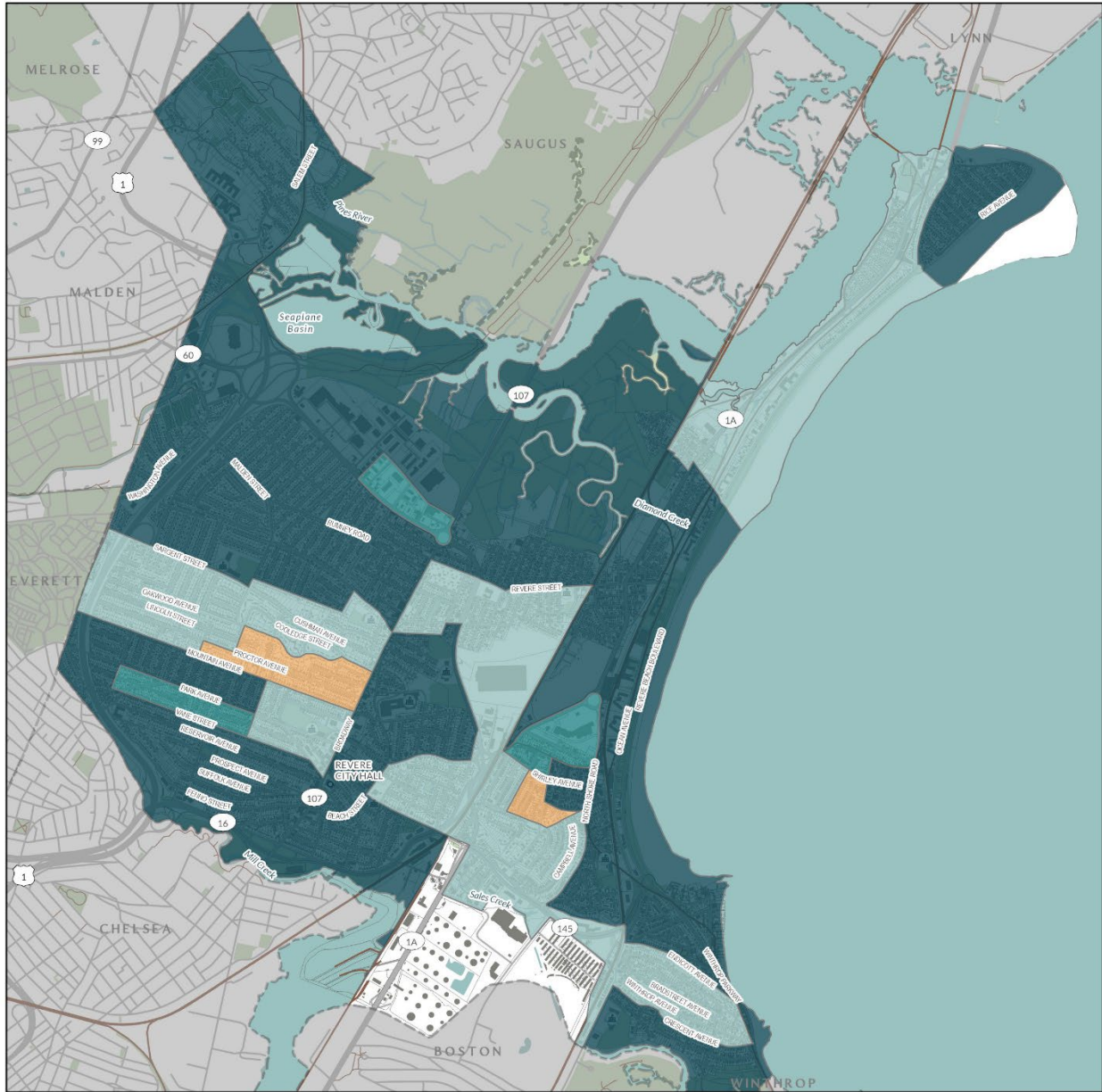


Sources: MassGIS, MassDEP, MAPC Trailmap, ACS 2021 5-year estimates

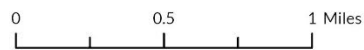
Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

CITY OF REVERE - ENVIRONMENTAL JUSTICE NEIGHBORHOODS
Prepared by JM Goldson LLC

J M GOLDSON



- | | | |
|--|--------------|--|
| | Schools | Environmental Justice Criteria |
| | Buildings | Minority |
| | Parcels | Minority and English isolation |
| | Trails | Minority and income |
| | Water bodies | Minority, income and English isolation |
| | Open space | |



Sources: MassGIS, MassDEP, MAPC Trailmap

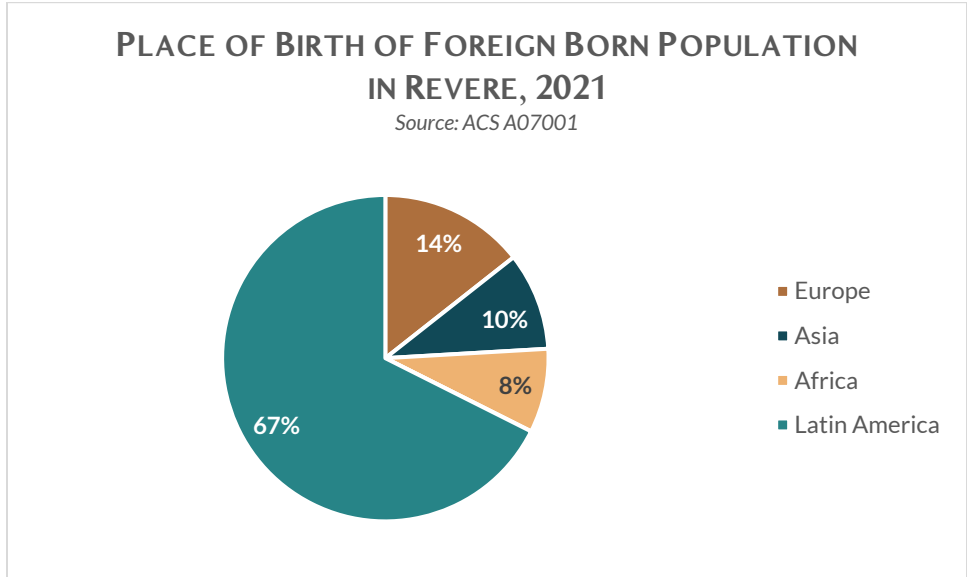


Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

FOREIGN BORN POPULATION



Two of every five residents of Revere were born outside of the United States. Of those, 67 percent were born in Latin America, 14 percent in Europe, and 10 percent in Asia.

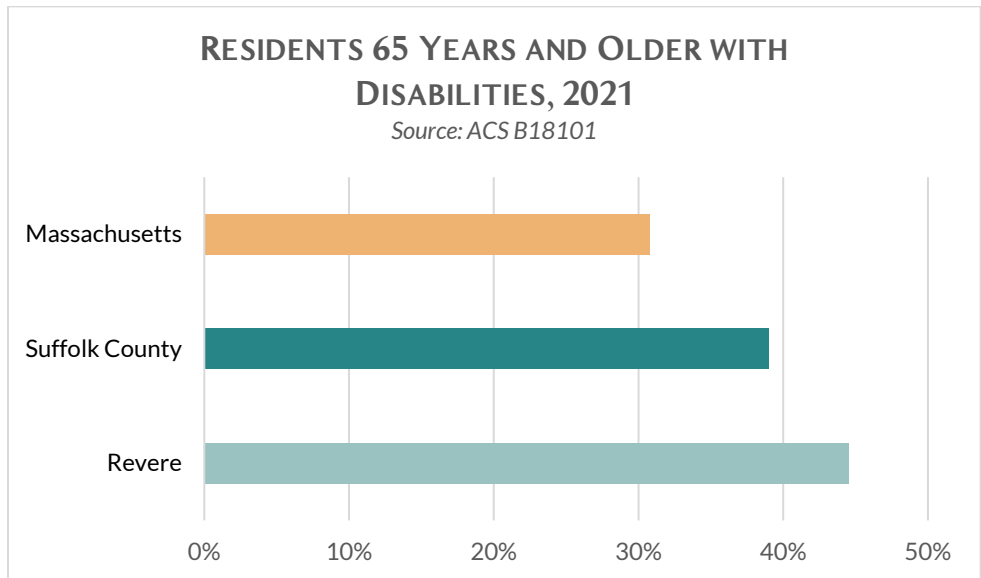


Source: U.S. Census Bureau, "2021 5-Year American Community Survey: A07001," 2021, U.S. Census Bureau. <https://data.census.gov/>.

DISABILITY



Among residents of Revere 65 and older, 45 percent live with a disability. This is higher than both Suffolk County (39 percent), and Massachusetts (31 percent).



Source: U.S. Census Bureau, "2021 5-Year American Community Survey: B18101." 2021, U.S. Census Bureau. <https://data.census.gov/>.

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

EDUCATION



Revere has 11 public schools. Enrollment in Revere Public Schools peaked in 2018 (7,346 students) and experienced a 60 percent increase between 1990 and 2020. In comparison, enrollment in Chelsea, Everett, Malden, and Lynn also grew over the same period, while Saugus saw a decline in students.

Revere Public School Enrollment		
Year	Total	Percent Change
1990	4,406	
2000	5,653	28% over 10 years
2010	6,019	37% over 20 years
2020	7,059	60% over 30 years

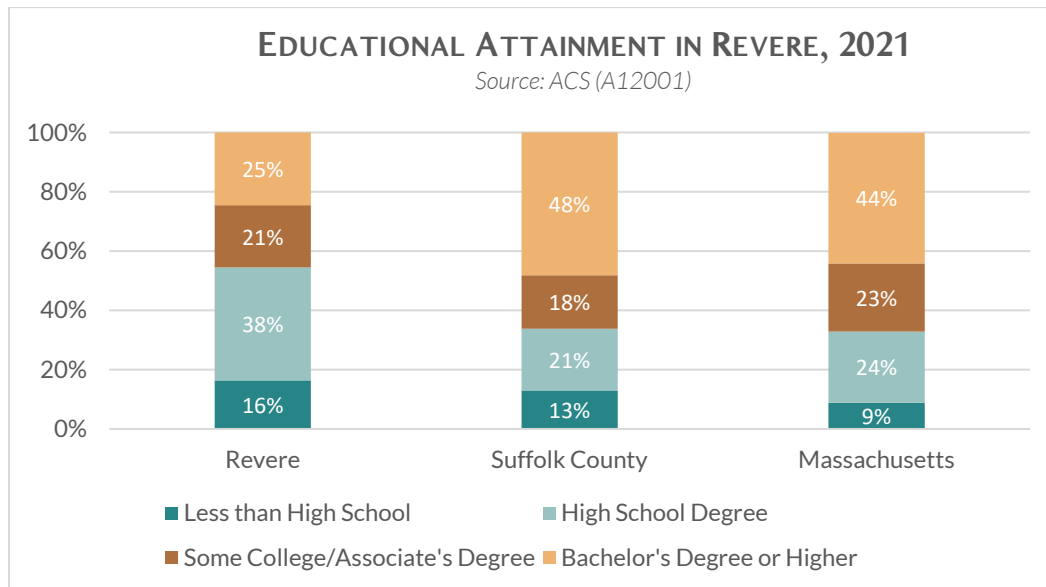
Source: Massachusetts Department of Elementary and Secondary Education, "School Enrollment Data." 2020, *Massachusetts Housing Partnership*. <https://mhpcenterforhousingdata.shinyapps.io/DataTown/>

The UMass Donahue Institute projects that Revere’s portion of school-age children will increase from 10,522 in 2020, to 18,174 by 2050.

EDUCATIONAL ATTAINMENT



Educational attainment among residents of Revere aged 25 and older is proportionally lower than Suffolk County and the State. About 25 percent of Revere residents have a bachelor’s degree or higher, compared to 48 percent in Suffolk County and 44 percent in Massachusetts.

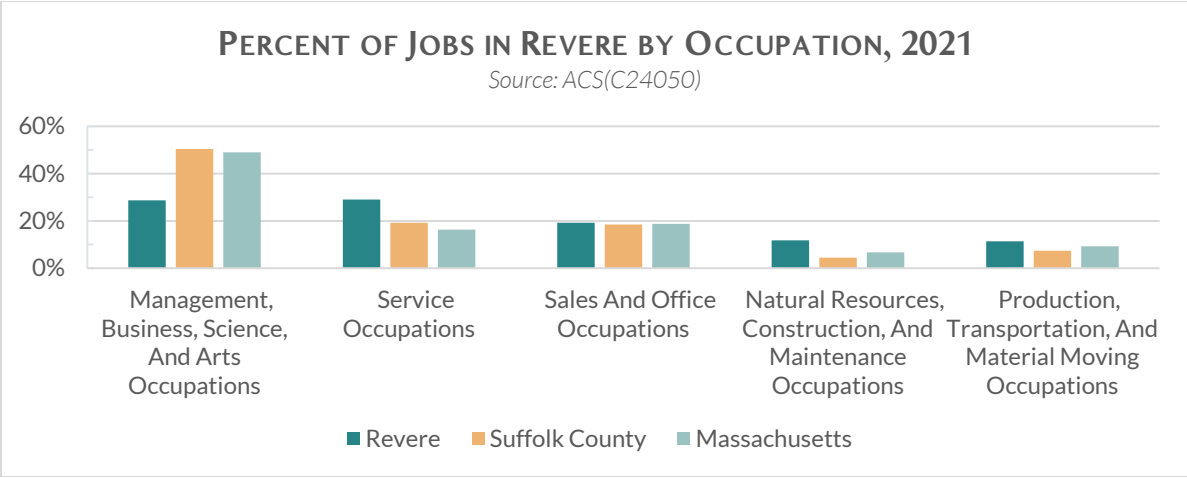


Source: U.S. Census Bureau, "2021 5-Year American Community Survey: Table A12001: Educational Attainment," 2021, *U.S. Census Bureau*. <https://data.census.gov/>.

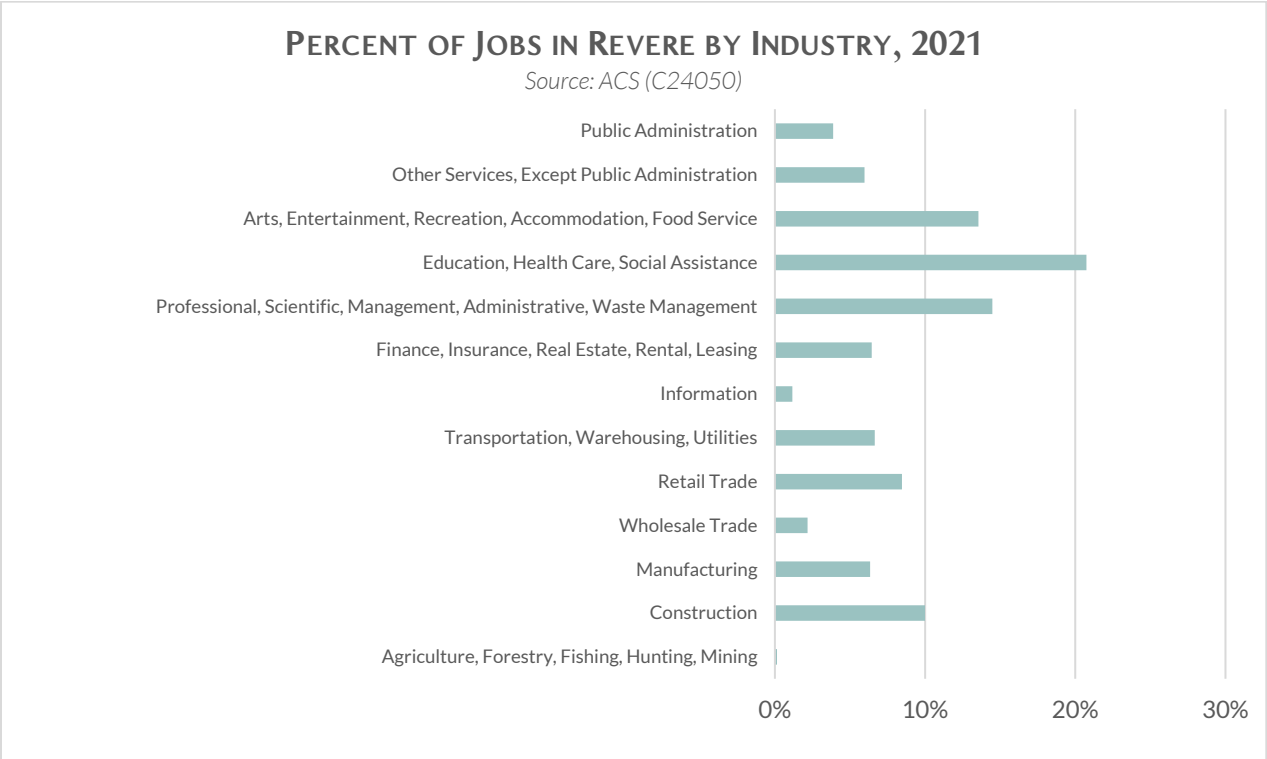
ECONOMY



Revere’s economy has a higher percentage of Service, Construction, and Transportation employment than the County and Commonwealth. Employment in Management, Business, Science, and Arts occupations is about 20 percent lower than Suffolk County and Massachusetts as a whole.



Source: U.S. Census Bureau “2021 5-Year American Community Survey: C24050: Industry By Occupation For The Civilian Employed Population 16 Years And Over,” 2021, U.S. Census Bureau. <https://data.census.gov/>.



Source: U.S. Census Bureau, "2021 5-Year American Community Survey: C24050: Industry By Occupation For The Civilian Employed Population 16 Years And Over," 2021, U.S. Census Bureau. <https://data.census.gov/>.

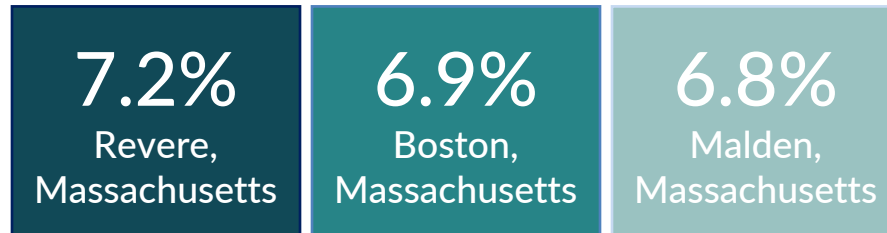
Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

EMPLOYMENT



Revere's unemployment rate is similar to that of adjacent communities.

In 2021, 7.2 percent of Revere's population was unemployed. This is comparable to Suffolk County (4.8 percent) higher than that of Massachusetts (3.6 percent). The unemployment rate was in the upper register of peer communities: Chelsea (7.4 percent), Everett (6.4 percent), Winthrop (5.8 percent), Saugus (3.5 percent), and Malden (6.8 percent).



Sources: U.S. Census Bureau, "Employment Status for Total Population 16 Years and Over," 2021, U.S. Census Bureau. <https://data.census.gov/>. Margin of Error (MOE): 1.8.

In 2022, Revere's income distribution varies widely by sector.



In 2022, Revere's median weekly wage was \$1,518, or \$78,986 annually. This varies widely, with the median Food Service worker earning \$688 per week, and the median Management worker earning \$2,558 per week.

Median Weekly Wages for Commonly Held Occupations in Revere

<p>\$677 Food Preparation Workers</p>	<p>\$877 Landscaper</p>	<p>\$789 Transportation and Material Moving Occupations</p>
<p>\$1,178 Social Worker</p>	<p>\$1,404 Revere Weekly Median Wage</p>	<p>\$1,234 Carpenter</p>
<p>\$1,410 Construction and Extraction Occupations</p>	<p>\$1,918 Registered Nurse</p>	<p>\$2,558 Management Occupations</p>

Source: Massachusetts Department of Economic Research, "Occupational Employment and Wage Statistics," 2021, Commonwealth of Massachusetts. <https://lmi.dua.eol.mass.gov/lmi/OccupationalEmploymentAndWageAllIndustries#>

SUMMARY

Revere is a growing city, with marked increases over the past decade in residents, household sizes, and homes with more than two people over the past decade. New residents are likely attracted by Revere's accessibility to employment in the Greater Boston region, relatively less expensive housing options, community vibrancy, and public transportation options. Revere is home to a significant foreign-born population, with 40 percent of residents born outside the United States.

In the next two decades, Revere is expected to continue growing, potentially adding approximately 8,000 residents. This growth may reflect similar trends, such as a continued growth in the share of Revere's BIPOC population, which grew 18 percent between 2020 and 2010, and now represents 55 percent of the city's total residents. School enrollment will continue to be robust, and projections indicate that, as Revere grows, the number of school-age children will too, with about 8,000 more school-age children expected by 2050.

Revere has a lower household median income than the metropolitan area's median (\$73,041, compared to \$120,800), and an unemployment rate slightly higher than County and state. However, the growth in the city's median income outpaced the metropolitan area, increasing by 21 percent over the past decade, compared to eight percent for the region.

CHAPTER 5: HOUSING CONDITIONS

The following section examines Revere's current housing supply. Understanding housing type, size, age, tenure, vacancy, and recent development contributes to an understanding of current needs and demand in Revere and thereby helps inform future housing policies, programs, and initiatives.

Comparison geographies include Malden, Everett, Saugus, Chelsea, and Lynn. These surrounding communities were chosen to illuminate key differences and similarities in regards to housing and development. County and Commonwealth comparisons are also employed to better understand how changes in housing in Revere might or might not reflect regional and statewide trends.

KEY FINDINGS

- Most Revere households consist of either one person or four or more people, but most homes (66 percent) have two or three bedrooms – potentially larger than necessary for many single-person households and smaller than necessary for many households with four or more persons.
- Renters occupy 56 percent of Revere's housing units, leaving 44 percent owner-occupied. This is similar to the tenure share in Lynn, Malden, Everett, and Chelsea, but significantly higher than in Saugus, where only 25 percent of households rent.
- Revere has a diverse housing supply, with about 30 percent of buildings classified as single-family detached, 38 percent "Missing Middle," or in structures with two to nine homes, and 25 percent in buildings with ten or more units.
- Revere's share of multifamily housing (townhomes, two-family structures, and apartments) is similar to that of surrounding communities, and well above the Commonwealth's average. Sixty-four percent of homes in Revere are multifamily.
- While a large share of Revere's housing stock (30%) was built before 1939, the city has consistently permitted new development in the intervening decades, and 15 percent of the homes in Revere were built after 2015.
- The number of housing units in Revere increased 11 percent between 2010 and 2020, similar to Suffolk County but significantly faster than the Commonwealth, which saw only 3 percent growth in housing units.
- According to the American Community Survey, Revere added 2,782 housing units between 2010 and 2021. Homes in large structures (50 units or more) grew the most significantly, by 66 percent over that same period. This would include, for example, the apartments surrounding Waterfront Square at Revere Beach.
- Most of these units have been priced at market rate: Only two percent, or 81 units, of new residential homes built in Revere between 2015 and 2023, were designated as affordable housing. An additional 48 affordable units had been permitted, with another 72 in the planning pipeline.
- While incomes have increased, housing costs are still out of reach. In the last five years, the median sales price of single-family properties rose by 27 percent. At the same time, the median household income grew by 44 percent, to \$73,041 from \$51,482, according to ACS data.
- There is an affordability gap for those earning Revere's median household income (\$73,041 annually) looking to buy a home. A household of Revere's median income hasn't been able to afford the average single-family home in Revere for over a decade.
- Renters in Revere, as in other communities, tend to be lower income. Seventy-one percent, or 6,660 renting households, fall into HUD's Low- or Moderate-Income (LMI) category, earning

less than 80 percent of the Area Median Income (AMI) (less than \$118,450 for a family of four). 41 percent, or 3,840, of renting households fall into the Extremely Low-Income (ELI) category (earning less than \$44,500 for a family of four).

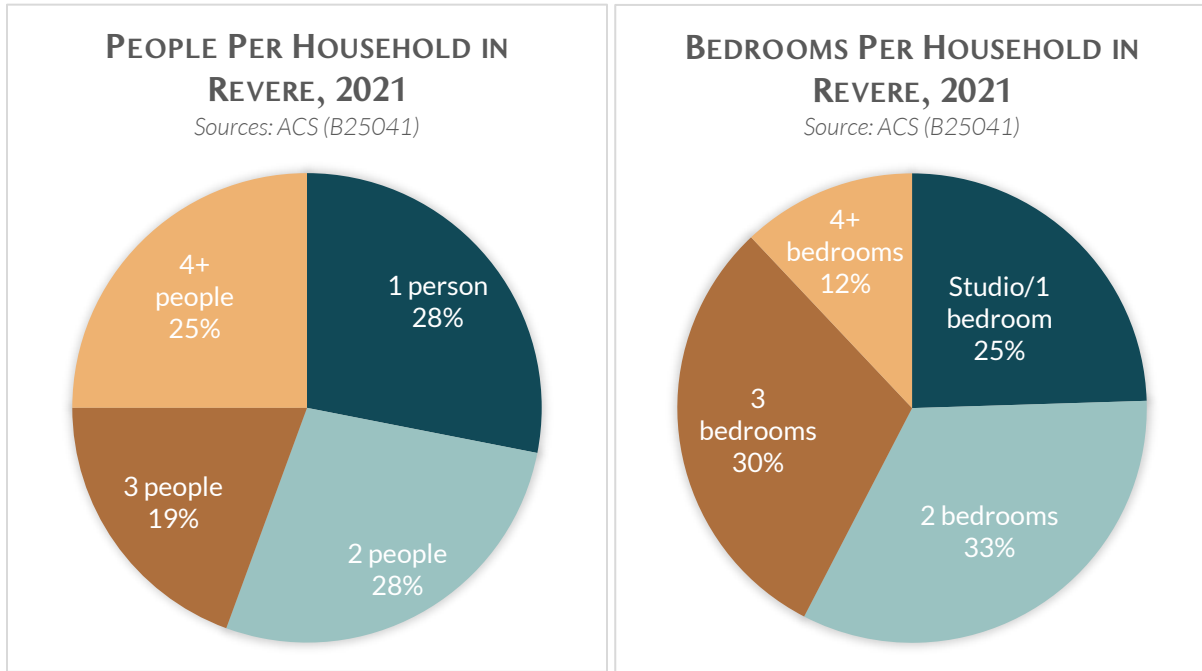
- Forty-three percent of households in Revere are housing cost-burdened, paying 30 percent or more of their gross income for housing. The cost-burden threshold is set by the guideline that households spend up to 30 percent of their gross income toward housing costs, including rent or mortgage payments, utilities (for renters), property taxes, and homeowners' insurance.
- The share of cost-burdened extremely low-income owners and renters in Revere increased by 10 percent over the last decade.

HOUSING CHARACTERISTICS

The sizes of households and housing units may not align for growing families or people living alone.



Most Revere households consist of either one person or four or more people, and most homes (66 percent) have two or three bedrooms.

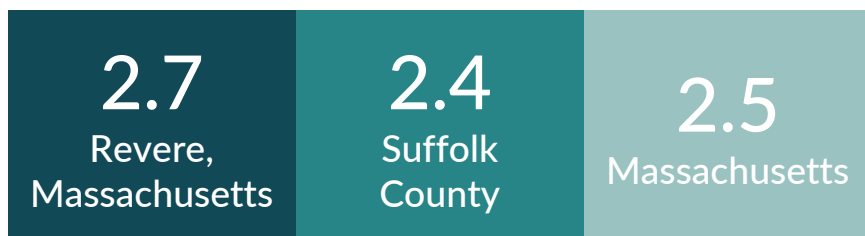


Source: U.S. Census Bureau, "2021 5-Year American Community Survey: B25041," 2021, U. S. Census Bureau. <https://data.census.gov/cedsci/>

HOUSEHOLD SIZE



Revere's average household size per 2021 ACS estimates was 2.78 people per household. This is higher than both Suffolk County's (2.41) and the Commonwealth's (2.52). Household size in Revere increased by 10 percent in the last decade.



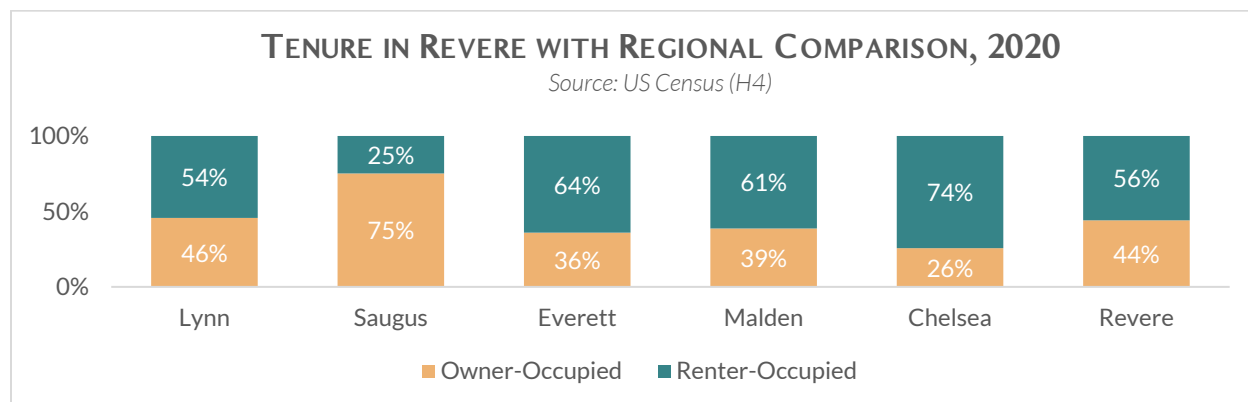
Source: U.S. Census Bureau, "2021 5-year American Community Survey: A10003," 2021, U.S. Census Bureau. <https://data.census.gov/cedsci/>.

TENURE

Revere has slightly higher rates of homeownership than most peer communities: 56 percent of Revere's homes are renter occupied, and 44 percent are owner occupied.



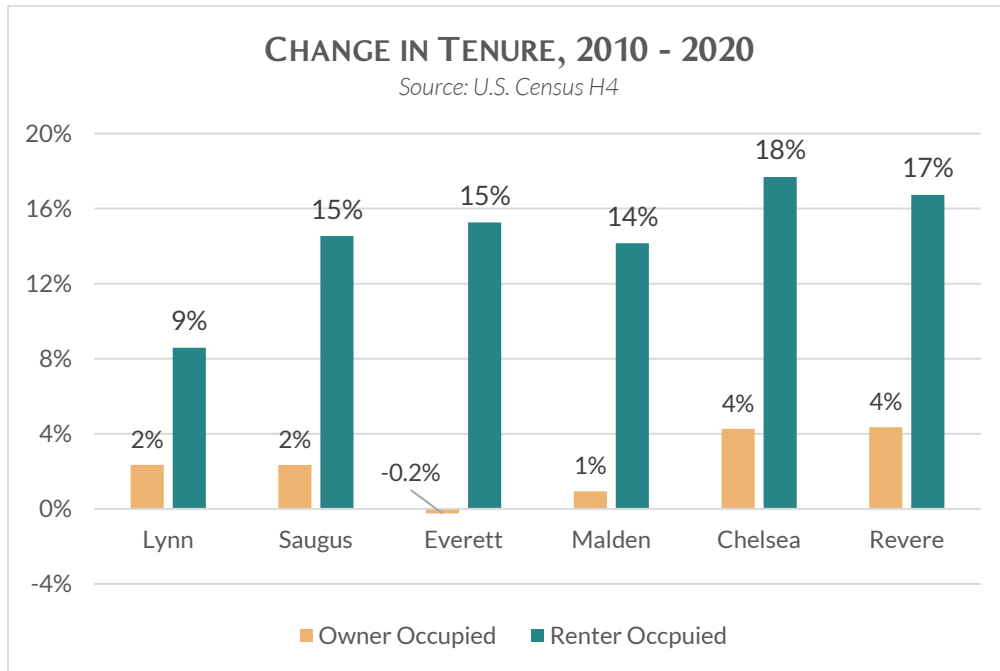
Home ownership in Revere is larger than nearby communities, such as Chelsea, Malden, and Everett, and slightly lower than in Lynn. The share of renter-occupied units in the city is lower than that of Suffolk County (67 percent), but higher than the state rate of 40 percent.



Source: U.S. Census Bureau. "Decennial Census: H4," 2020, U.S. Census Bureau. <https://data.census.gov/>.



Revere's shifts in tenure follow development trends in surrounding municipalities, with similar growth in the number of renting households, and a slowing of owner-occupancy.

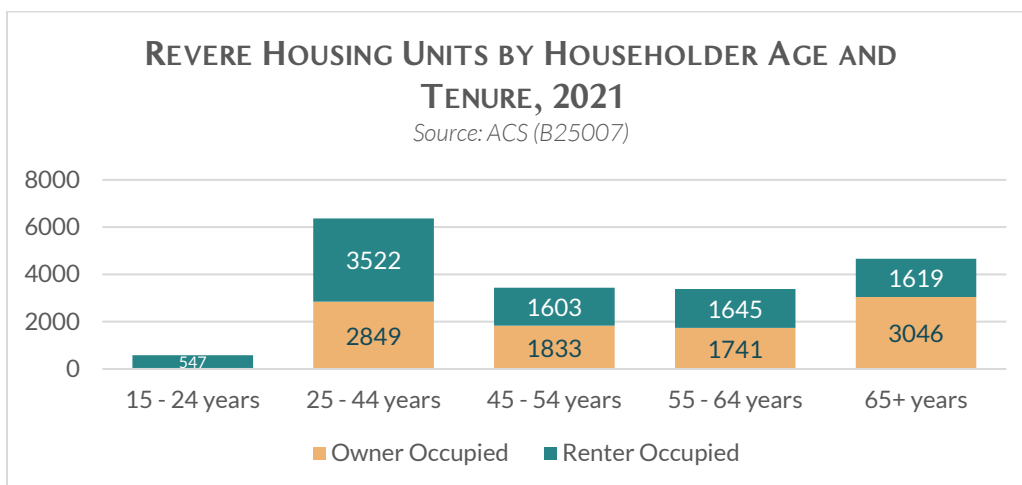


Source: U.S. Census Bureau, "Decennial Census: H4," 2020, U.S. Census Bureau. <https://data.census.gov/>.

Revere's renters tend to be younger (25 to 44), while homeowners tend to be older (65+).



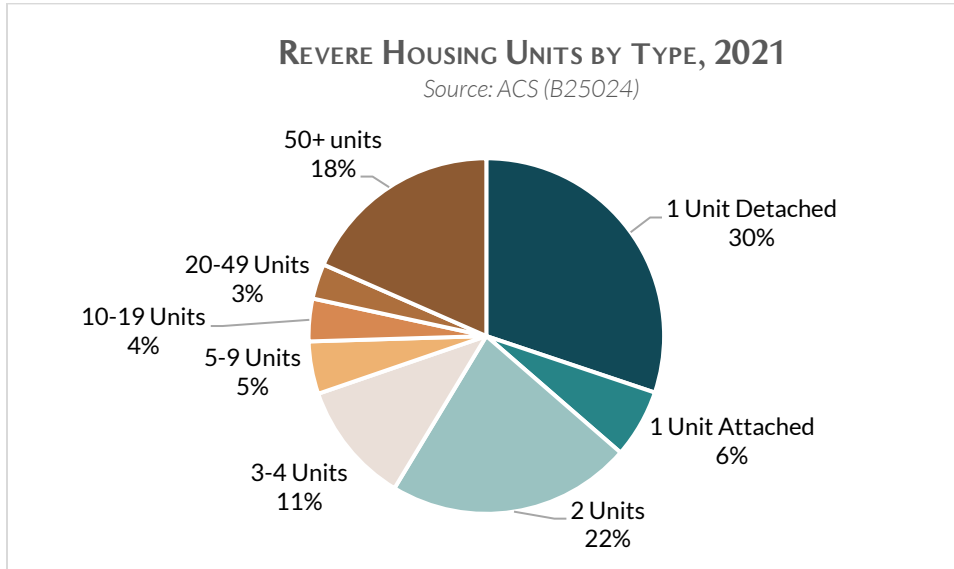
Most Revere homeowners are aged 65 and up, with the second largest share in the 25 to 44 category.



Source: U.S. Census Bureau. "2021 5-Year American Community Survey: B25007: Tenure by Age of Householder," 2021, U.S. Census Bureau. <https://data.census.gov/>.



Revere has a diverse housing supply, with about 30 percent of buildings classified as single-family, 38 percent in buildings with two to nine homes, and 25 percent in structures with 10 units or more.



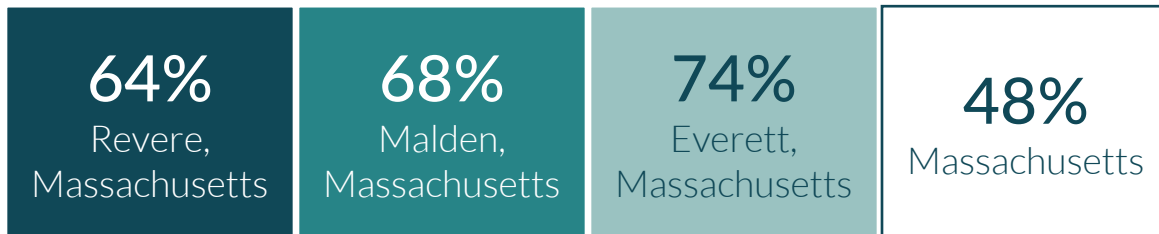
Source: U.S. Census Bureau. "2021 5-year American Community Survey: B25024," 2021, U.S. Census Bureau. <https://data.census.gov/cedsci/>.

Revere's share of multifamily housing units is similar to surrounding communities and well above the total share for the Commonwealth.



Multifamily housing includes a range of building types, from single-family attached structures (commonly, rowhouses and townhomes), all the way to 50+ unit buildings.

SHARE OF MULTIFAMILY HOUSING UNITS



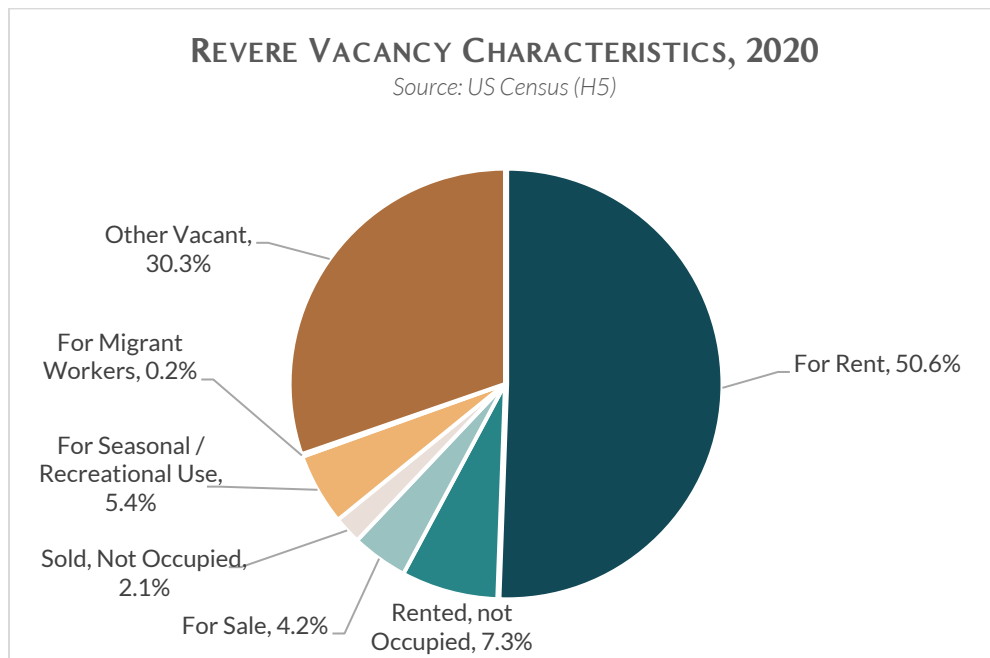
Source: U.S. Census Bureau, "2021 5-year American Community Survey: B25024," 2021, U.S. Census Bureau. <https://data.census.gov/cedsci/>.

VACANCY



Revere has a similar rental vacancy rate to that of Suffolk County: 5.5 percent in the city, and 4.9 percent countywide. The ownership vacancy rate in Revere is 0.6 percent.

Economists have argued that a 'natural' vacancy rate exists, at which a housing market functions with adequate elasticity. Markets with a lower than 'natural' vacancy will experience excessive demand, pushing prices higher. For Boston, the MAPC has adopted a 'natural' vacancy rate of 1.5 percent for ownership units, and seven percent for rentals. For Revere, ownership units may be particularly in short supply, with a vacancy rate of only 0.6 percent.¹⁷



Source: U.S. Census Bureau, "Decennial Census: H5," 2020, U. S. Census Bureau. <https://data.census.gov/cedsci/>.

SHORT-TERM RENTALS



Revere passed a Short-Term Rental (STR) ordinance in July 2022 that requires all units of housing posted for short-term rental to register with the city.

The Short-Term Rental Ordinance defines STRs as any housing unit rented for a period of less than thirty days. Properties pay a \$50 inspection fee, and a subsequent \$150 application fee annually. Units that are primary residences, or attached to primary residences are ineligible to be rented as STR's. The city began accepting STR fees in late 2022 and had received \$15,800 in revenue from 78 registrants as of November 2023.

¹⁷ City of Boston, "Housing a Changing city: Boston 2030," 2014, City of Boston, https://www.boston.gov/sites/default/files/embed/b/boston2030_appendix_a.pdf

DEVELOPMENT TRENDS



Between 2017 and 2023, Revere permitted the construction of 5,516 homes. Of these units, 66, or 2.68 percent, were deed-restricted affordable housing.



In early 2024, there were 3,897 housing units under construction, recently permitted, or in the planning pipeline. Of these, 138 were expected to be designated as affordable.

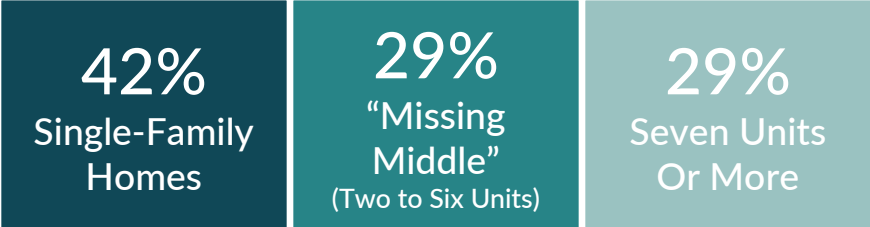


The number of homes in Revere grew by eleven percent between 2010 and 2020. In Massachusetts, the number of homes overall increased by only three percent.



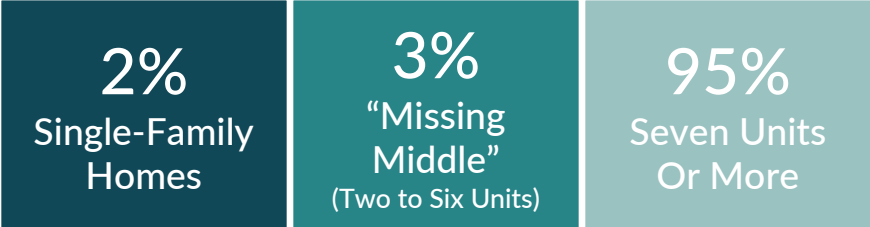
Between 2017 and 2024, 95 percent of built and permitted residential units were in large-scale structures with seven or more homes. "Missing Middle" homes (in two-to-six-unit buildings) constituted three percent, and single-family homes comprised 2 percent.

BUILT AND PERMITTED PROJECTS BY PERCENTAGE OF TOTAL PERMITS (2017 – 2024)



Source: Planning & Community Development Department, "Development Data Since 2017", 2024, City of Revere.

BUILT AND PERMITTED PROJECTS BY PERCENTAGE OF TOTAL APPROVED UNITS (2017 – 2024)



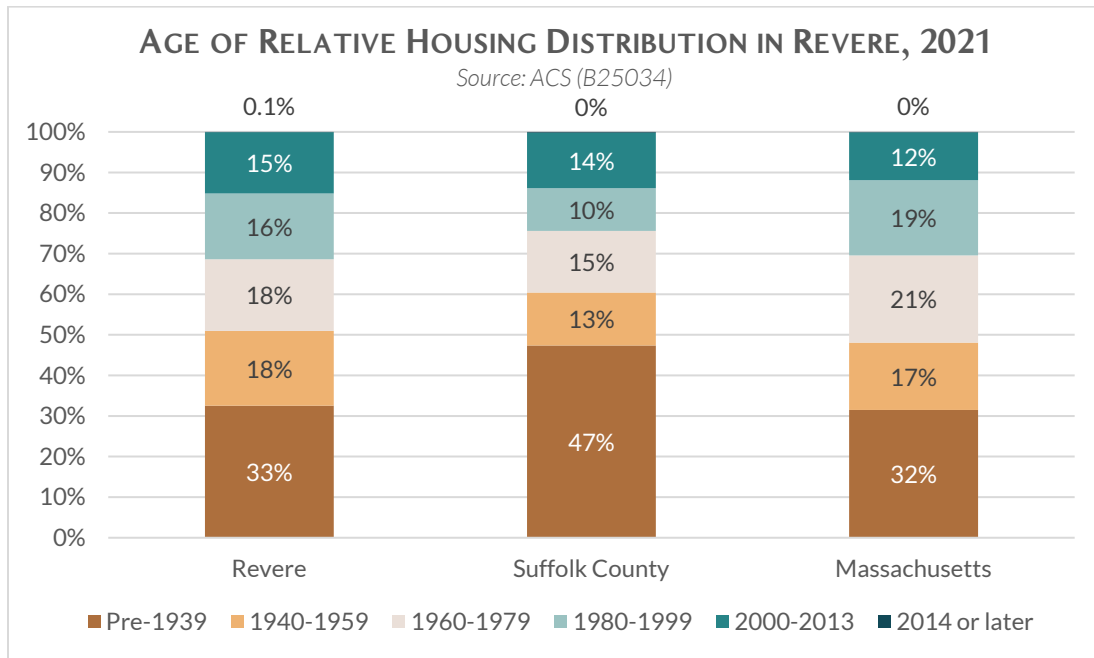
Source: Planning & Community Development Department, "Development Data Since 2017", 2024, City of Revere.

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)



While a substantial share of Revere's housing stock (30%) was built before 1939, the city has permitted a balanced distribution of development across subsequent decades.

The city has a similar proportion of newer housing (built in the past twenty years) to Chelsea and Malden, though twice as much as Everett, and four times as much as Saugus.

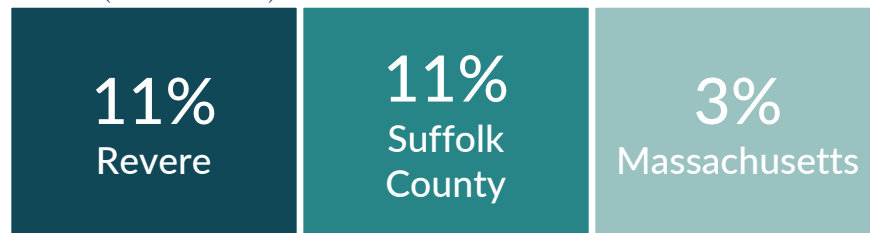


Source: U.S. Census Bureau, "2021 5-year American Community Survey: B25024," 2021, U.S. Census Bureau. <https://data.census.gov/cedsci/>.



The number of housing units in Revere increased by 11 percent between 2010 and 2020, similar to Suffolk County, but significantly more than the state, which grew by only 3 percent.

NEW HOMES BUILT (2010 – 2020)

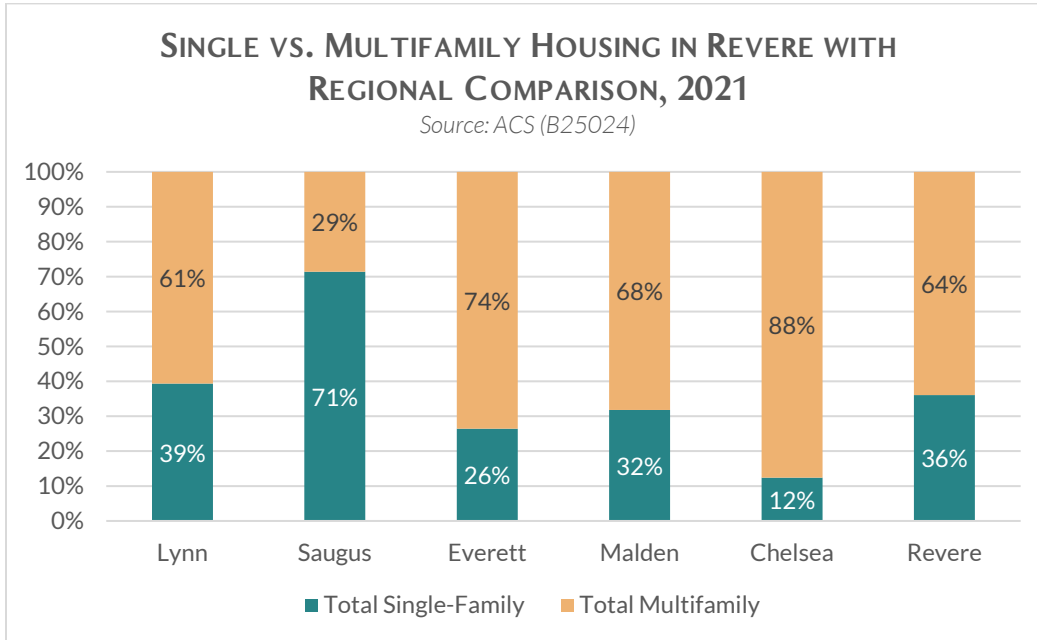


Source: U.S. Census Bureau, "2021 5-year American Community Survey: B25024," 2021, U.S. Census Bureau. <https://data.census.gov/cedsci/>.

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)



Most of Revere’s existing housing stock is multifamily (64 percent), showing a rich legacy of multifamily development in the city.



Source: U.S. Census Bureau, "2021 5-year American Community Survey: B25024," 2021, U.S. Census Bureau. <https://data.census.gov/cedsci/>.

Most new units have been priced at market rate.



The median rent for a two-bedroom apartment in Revere in the last twelve months (from November 2023) was \$2,752¹⁸. Additionally, only three percent, or 81, of new residential units built in Revere between 2017 and 2023 (dates in which detailed city permitting data was available) were designated as affordable. Looking to the future, as of Winter 2024, there were 1,507 units permitted or submitted to the city for review and permitting. Nearly eight percent, or 120, are expected to be reserved for households earning at or less than 80 percent of the Area Median Income (AMI)

As development continues, Revere continues to lose progress on compliance with the state's 10 percent goal for subsidized housing in the city.



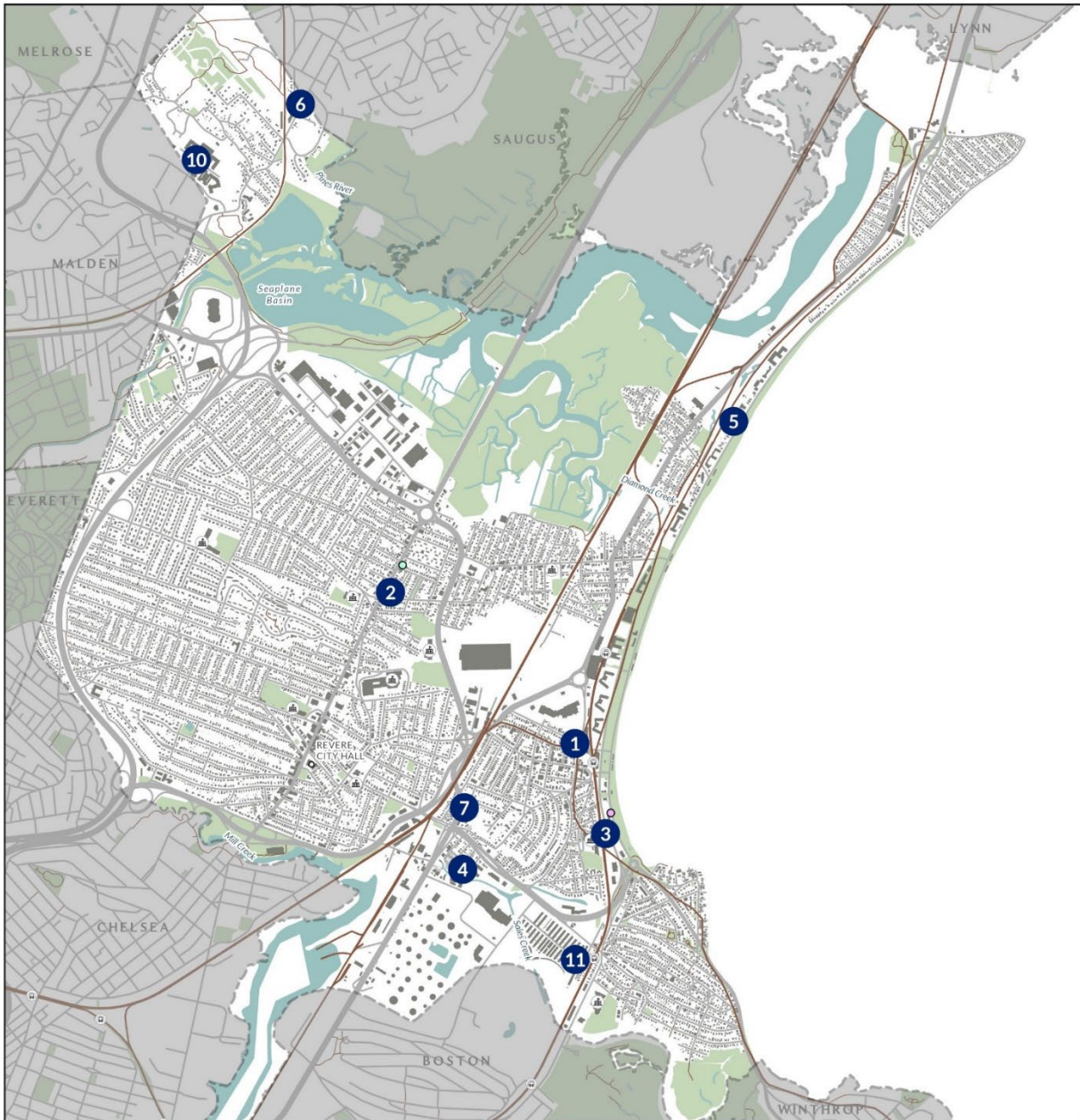
Because state law measures progress on the Subsidized Housing Inventory (SHI) through a percentage--with 10 percent as the goal--new development without new affordable units contributes to a decrease in Revere's SHI. Other communities counterbalance new development with mechanisms such as inclusionary zoning--which ensures that a certain percentage of units are designated as affordable--to promote housing affordability and maintain their SHI.

¹⁸ Rentometer, "12 Month Lookback, Revere, Massachusetts," 2023, Rentometer, <https://www.rentometer.com/>

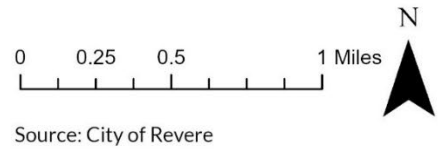
CITY OF REVERE - PROJECTS IN DEVELOPMENT PIPELINE

J M GOLDSON

Prepared by JM Goldson LLC



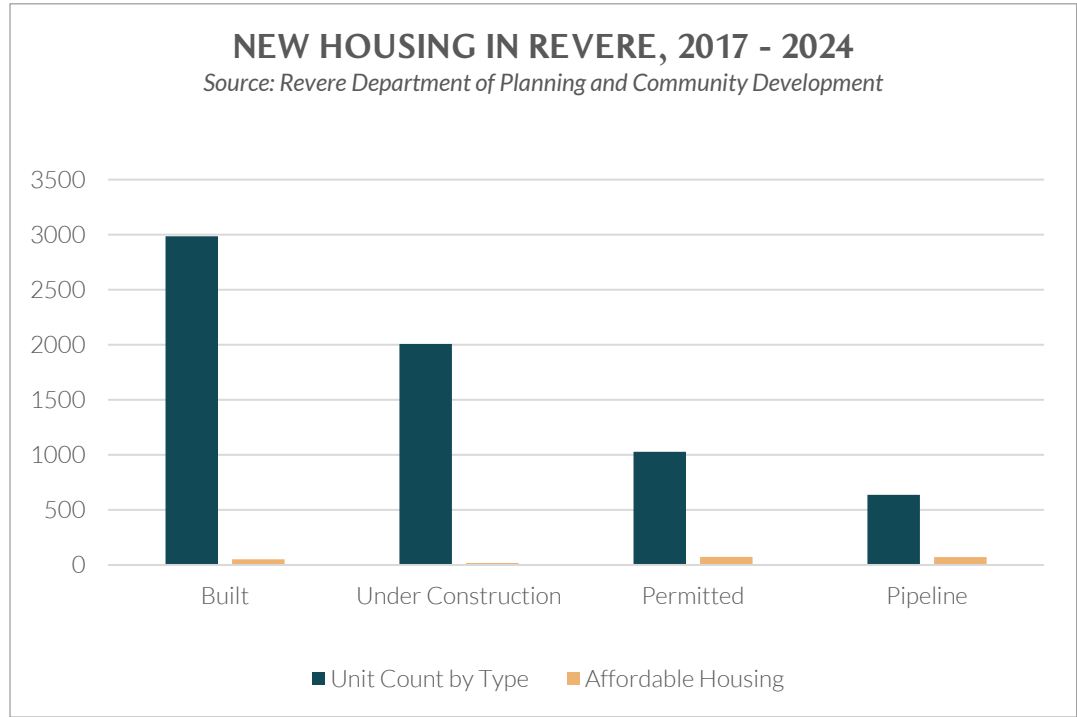
- | | |
|--------------------------|-------------------------|
| 1. 1485 North Shore Road | 7. 419 Lee Burbank Hwy |
| 2. 791 Broadway | 8. 855 Broadway |
| 3. 110 Ocean Ave | 9. 50 Revere Beach Blvd |
| 4. Lee Trailer Park | 10. Overlook Ridge |
| 5. 459 Revere Beach Blvd | 11. Suffolk Downs |
| 6. 344 Salem Street | |



Source: City of Revere

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

DEVELOPMENT PIPELINE



Source: City of Revere Planning and Community Development Department. "Development Data." *City of Revere*, 2024.

Projects in Development

Status	Total Units	Affordable Units
<i>Built (Since 2017)</i>	2,985	51
<i>Under Construction</i>	2,007	18
<i>Permitted</i>	1,028	73
<i>Pipeline (In Planning)</i>	637	72
Total	6,657	214

Source: City of Revere Planning and Community Development Department. "Development Data." *City of Revere*, 2024

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

HOUSING COSTS

Housing costs have increased faster than incomes in Revere since 2016.

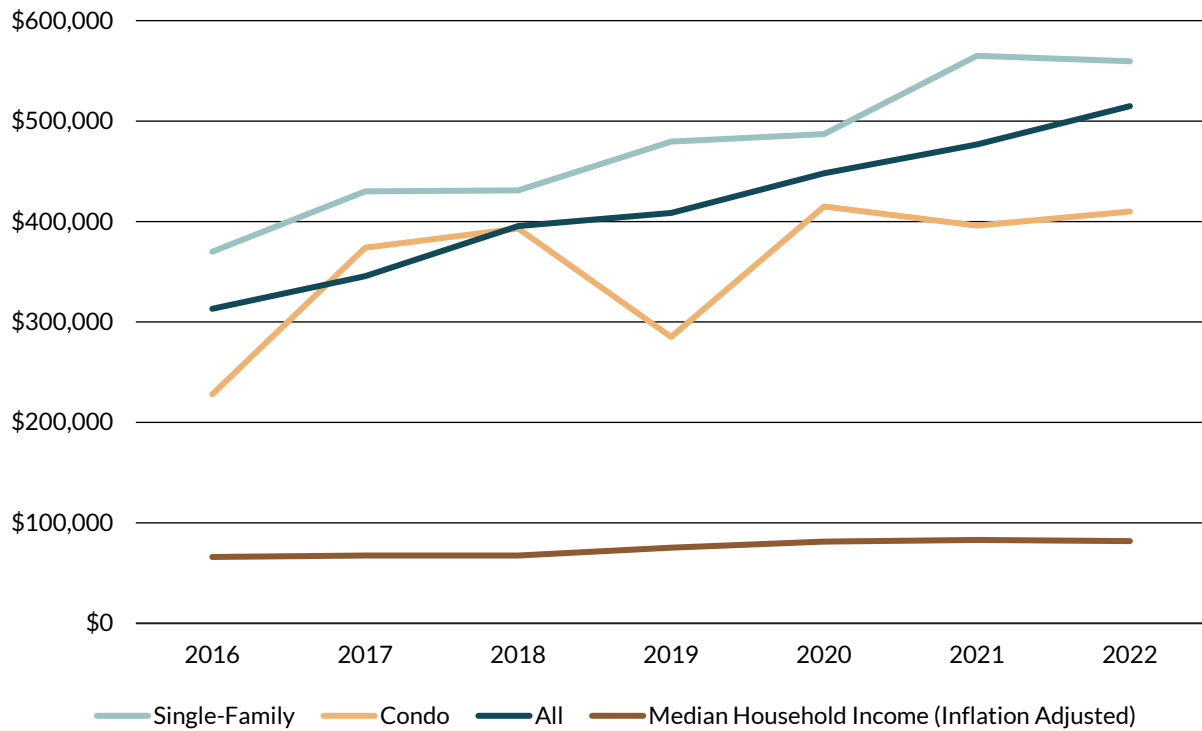


From 2016 to 2022, the median sales price of single-family properties rose by 27 percent, while inflation-adjusted median incomes rose by 24 percent, signaling a widening gap between the cost of housing and what residents can afford to pay. The 2022 median sales price of single-family properties was \$559,500 for a single-family home and \$410,000 for condominium properties.

OWNERSHIP

MEDIAN SALES PRICE IN REVERE, 2016-2022

Source: Massachusetts Association of Realtors, ACS S1901



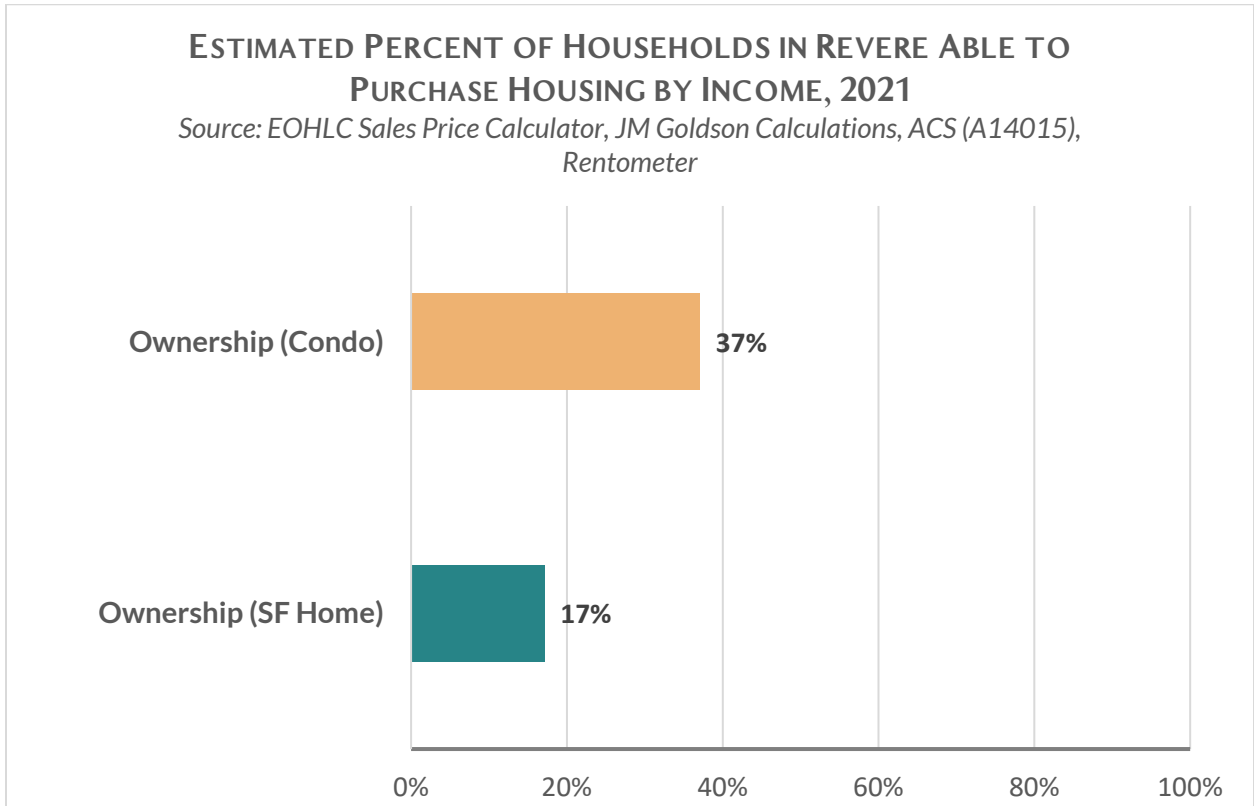
Source: Massachusetts Association of Realtors. "Town Data." *Massachusetts Association of Realtors*, 2023. <https://www.marealtor.com/market-data/>

In 2016, the median sales price for a single-family home was \$356,250. This was affordable for 20 percent of households earning approximately \$120,000 each year. In 2022, that figure was \$587,250, affordable for households earning approximately \$190,000 annually, decreasing to 17 percent.¹⁹

¹⁹ JM Goldson Calculations, using MA Association of Realtors Cost Data (2016 and 2022), ACS Five-Year Tables from 2016 and 2022 (A14001).



Only an estimated 17 percent of households in Revere earn a sufficient income to purchase a home without becoming cost-burdened.



Source: EOHLC Sales Price Calculator, JM Goldson calculations using FY2024 Revere property tax rate; assumes the 30-year fixed mortgage, 10% downpayment, 6.63% interest rate, condo fees of \$175/month, household of two.

- A median-income household in Revere (\$73,041) would need to more than double their income (to \$178,876 annually) in order to afford a median single-family home in Revere (\$559,000).
- A median-income household in Revere (\$73,041) would need to nearly double their income (to \$135,347 annually) in order to afford a median condo in Revere (\$410,000).
- An affordable home price for a median-income household (\$73,041) would be \$232,800.
- An affordable home price for a household of two earning 80 percent of the Area Median Income (\$94,800) would be \$266,800.

RENTALS

Renters in Revere tend to be lower income.



Seventy-one percent, or 6,660 renting households fall into HUD's Low- or Moderate-Income category, earning less than 80 percent of the Area Family Median Income, or HAMFI (less than \$118,450 for a family of four). 41 percent, or 3,840 of renting households fall into the Extremely Low-Income category (earning less than \$44,500 for a family of four).

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	1,230	3,840	5,070
Household Income >30% to <=50% HAMFI	1,275	1,620	2,895
Household Income >50% to <=80% HAMFI	1,840	1,200	3,040
Household Income >80% to <=100% HAMFI	1,265	885	2,150
Household Income >100% HAMFI	3,585	1,820	5,405
Total	9,195	9,360	18,555

Source: Department of Housing and Urban Development, "Consolidated Planning/CHAS Data," 2021, *Department of Housing and Urban Development*. <https://www.huduser.gov/portal/datasets/cp.html>



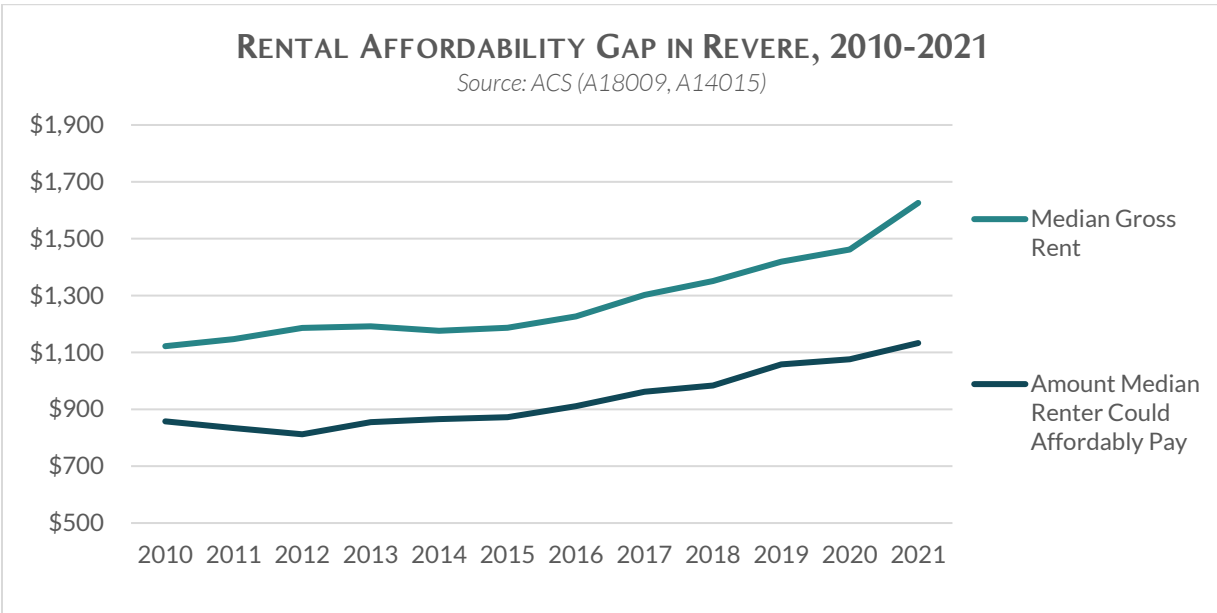
Median Renter Households face increasing difficulties affordably renting in Revere.

The median gross rent in Revere grew by 45 percent over the last twelve years, with a single-year increase of 11 percent between 2020 and 2021. The cost of a median one-bedroom rental was about \$2,250/month in November 2023²⁰. The median renter household income is \$45,322, presenting an affordability gap of \$1,117 per month.

²⁰ Source: Rentometer, "Last 12 Months Analysis, Revere MA." 2023, *Rentometer*. www.rentometer.com



The gap between Revere's median gross rent and what the median renter can affordably pay is widening.²¹



Source: U.S. Census Bureau, "2021 5-Year American Community Survey: A18009, A14015," 2021, U.S. Census Bureau. <https://data.census.gov/cedsci/>.



Forty-three percent of households in Revere are housing cost-burdened, paying 30 percent or more of their income for housing.

The 30 percent threshold is a general affordability guideline that suggests households should spend no more than 30 percent of their gross income toward housing costs, including rent or mortgage payments, utilities (for renters), property taxes, and homeowners' insurance. This rule of thumb is widely used by lenders, housing professionals, and others as a benchmark for assessing the affordability of units and eligibility of buyers and renters.

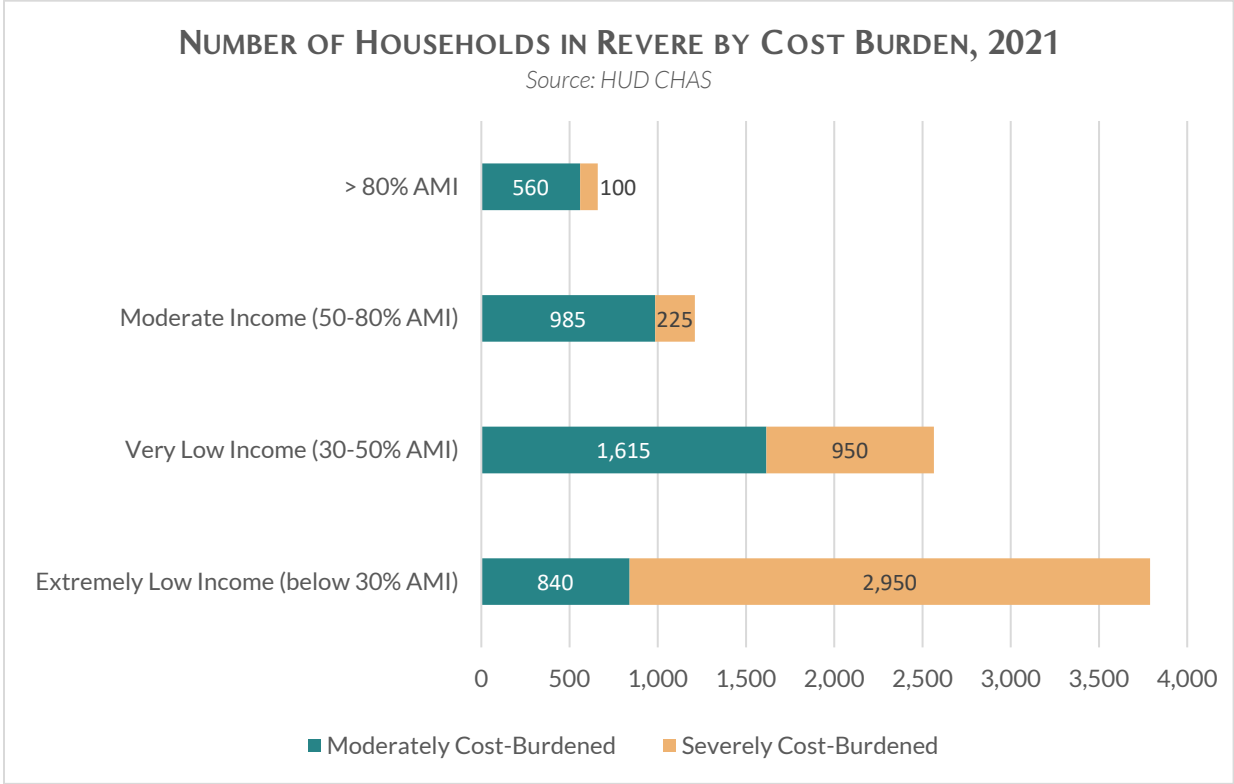


Source: Department of Housing and Urban Development, "Consolidated Planning/CHAS Data," 2021, Department of Housing and Urban Development. <https://www.huduser.gov/portal/datasets/cp.html>

²¹ Affordability is defined by HUD as housing in which "the occupant is paying no more than 30 percent of gross income for housing costs, including utilities."



The largest severely cost-burdened income group is comprised of residents with extremely low incomes (ELI) below 30 percent of the Area Median Income, with close to 3,000 severely cost-burdened ELI households counted in 2021.



Source: Department of Housing and Urban Development, "Consolidated Planning/CHAS Data," 2021, Department of Housing and Urban Development. <https://www.huduser.gov/portal/datasets/cp.html>

The share of cost-burdened, extremely low-income owners and renters in Revere increased by 10 percent over the last decade.²²



HUD CHAS data indicates that the total cost-burdened population in Revere decreased between 2010 and 2020. However, the increase in extremely low-income, cost-burdened households, as well as a widening affordability gap suggests that the decrease could be attributed to displacement, rather than increased affordability.

²² U.S. Department of Housing and Urban Development, "Consolidated Planning/CHAS Data," 2021, U.S. Department of Housing and Urban Development. <https://www.huduser.gov/portal/datasets/cp.html>

Other costs, such as food, transportation, and childcare can also contribute to affordability. For example, according to 2023 Department of Labor data, the median yearly cost for center-based childcare for a toddler was \$25,646 (in 2023 dollars)²³

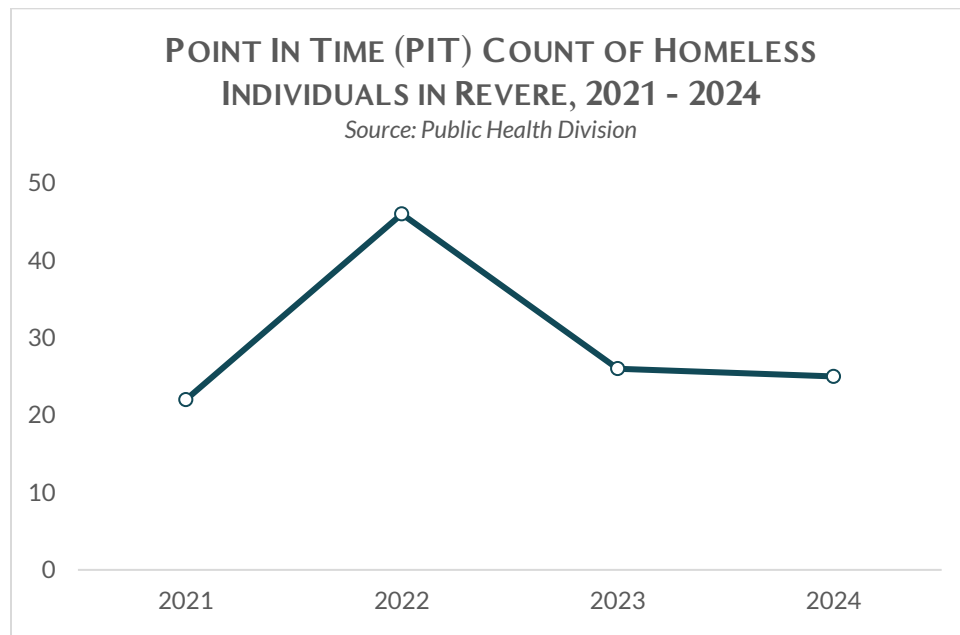
Some residents working commonly held jobs would need to work many more hours each week to afford rent in Revere on their incomes.²⁴

HOURS OF WORK NEEDED EACH WEEK TO AFFORD RENT



Source: JM Goldson calculations from Rentometer data for median-priced 1 bedroom apartment in Revere, with data from Bureau of Labor Statistics, following HUD affordability guidelines.

HOMELESSNESS



Source: Public Health Division, "PIT Counts," 2024, City of Revere.

Revere does not currently host any homeless shelters, though the construction of a 24-bed facility at 84 Arcadia Street in the Oak Island neighborhood was proposed in early 2023. In colder months, the city may also utilize the Rosetti-Cowan Senior Center as a temporary warming shelter for up to 15 people from 7pm to 7am.

²³ Women’s Bureau, “Childcare Prices by Age of Children and Care Setting,” 2023, U.S. Department of Labor, <https://www.dol.gov/agencies/wb/topics/childcare/price-by-age-care-setting>

²⁴ Amount required to cover the median rent for a one-bedroom apartment in Revere, November 2023, paying no more than one-third of one’s income. Source: Rentometer, “Last 12 Months Analysis, Revere MA,” 2023, Rentometer. www.rentometer.com

According to the city's Public Health Division, 25 homeless individuals were identified during the 2024 Point in Time (PIT) count. The increase in 2022 was attributed by the outreach team to the loss of pandemic relief funds, as well as displacement from other areas. The city celebrated the successful transition of seven individuals identified in the 2023 PIT count to housing.

High housing costs have been statistically identified to contribute to homelessness. Researchers from the University of Washington found through linear regression a high correlation between increases in gross rent and the rate of homelessness in a city and region. Eastern Massachusetts is no different, with high rents and a relatively inelastic supply of housing contributing to a homelessness crisis.²⁵

The Commonwealth of Massachusetts's Department of Transitional Assistance provides shelter for homeless families with children. In November 2023, there were between 51 and 200 families enrolled in Revere, according to Emergency Assistance (EA) Placement Data. Over half of EA shelters are hotels or motels in local communities.²⁶

²⁵ Colburn, Gregg, and Aldern, Clayton Page, "Homelessness is a Housing Problem," 2022, *University of California Press*.

²⁶ Department of Transitional Assistance, "Emergency Assistance Placement Data," 2023, *Commonwealth of Massachusetts*.
<https://www.mass.gov/info-details/emergency-assistance-ea-family-shelter-resources-and-data>

GENTRIFICATION AND DISPLACEMENT



Nearly half (45 percent) of households in Revere live with a HUD-designated housing problem: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or a cost burden greater than 30%.

Additionally, one in four homes (26 percent) faced a severe housing problem (as defined by HUD): incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or a cost burden greater than 50%. A significant proportion of this may be attributed to cost burden.²⁷



As the median household income rises, some cost-burdened households may be leaving Revere.

The number of cost-burdened households declined by 1,895 between 2010 and 2020.²⁸ At the same time, Revere's median household income increased by 21 percent, while the Greater Boston area median household income grew by only 8 percent, suggesting an influx of higher income households.



The share of households earning over \$100,000 annually grew exponentially, while low- and moderate-income households held steady.²⁹

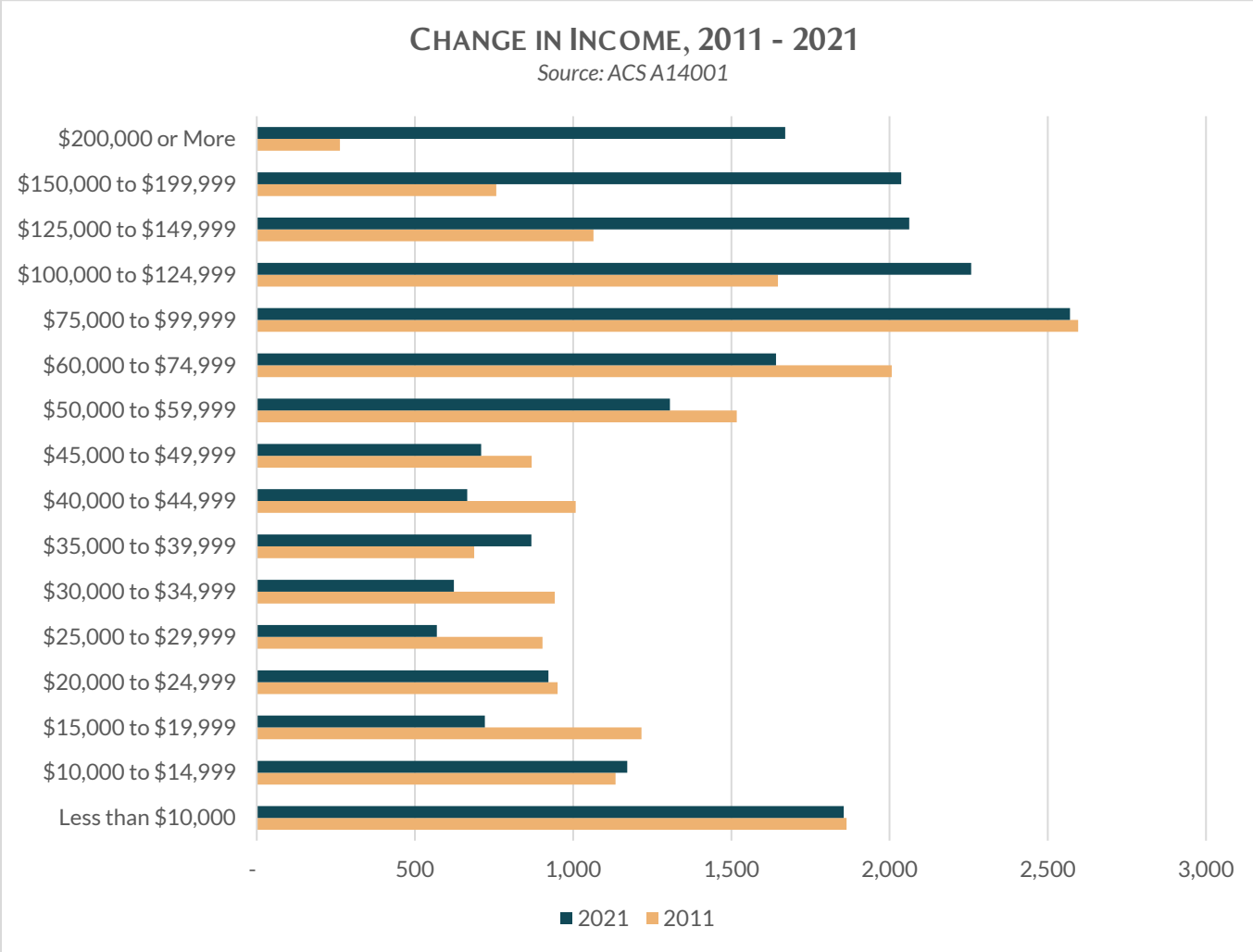
The median income in Revere grew from \$49,759 to \$73,041, from 2010 to 2021.³⁰

²⁷ U.S. Department of Housing and Urban Development, "Consolidated Planning/CHAS Data," 2020, *U.S. Department of Housing and Urban Development*. <https://www.huduser.gov/portal/datasets/cp.html>

²⁸ U.S. Department of Housing and Urban Development, "Consolidated Planning/CHAS Data," 2020, *U.S. Department of Housing and Urban Development*. <https://www.huduser.gov/portal/datasets/cp.html>

²⁹ U.S. Census Bureau, "2021 5-Year American Community Survey Table: A14001," 2021, *U.S. Census Bureau*, <https://data.census.gov/>

³⁰ U.S. Census Bureau. 2021. "2021 5-Year American Community Survey Table: S1901," 2021, *U.S. Census Bureau*. <https://data.census.gov/>



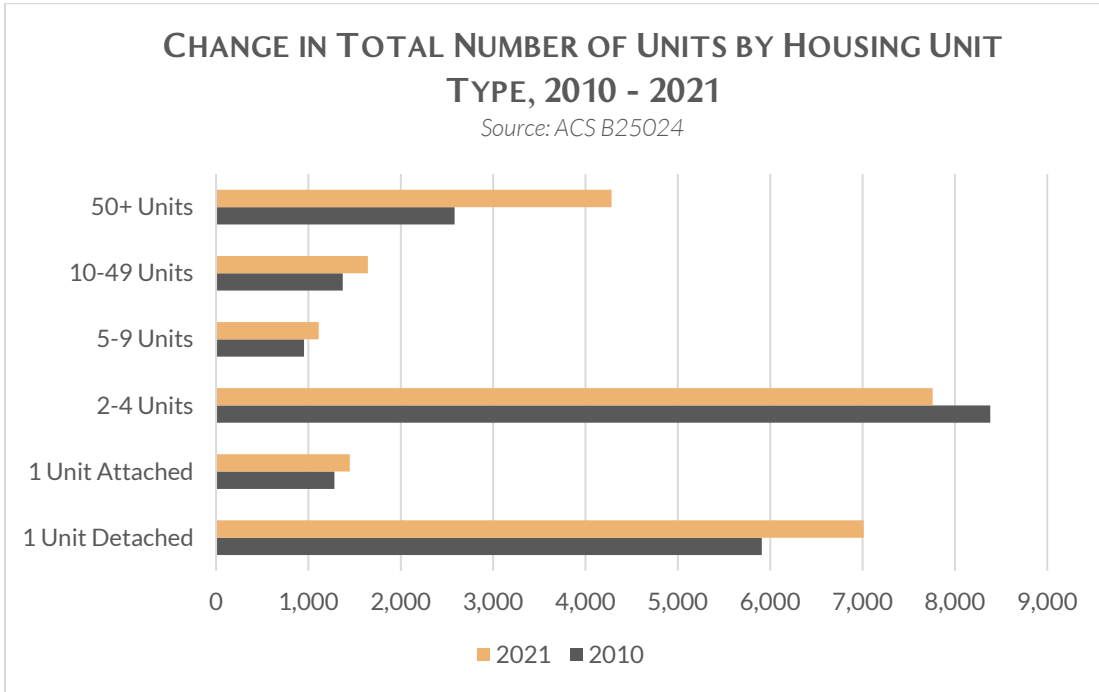
Source: U.S. Census Bureau. "2021 5-Year ACS Tables: A14001", 2021, U.S. Census Bureau. <https://data.census.gov/>



Census data shows that the raw number of higher earning households in Revere grew in the past decade, while low- and moderate-income households declined slightly, or stayed relatively the same, suggesting that higher-income households have moved to Revere.



The share of two to nine family homes, a type of housing commonly called the “Missing Middle” decreased between 2010 and 2021, from 45 percent of Revere’s housing stock to 38 percent. At the same time, the portion of homes in a building with ten or more units increased from 19 percent to 24 percent.³¹ The share of single-family homes (30 percent) held steady.



Source: U.S. Census Bureau. “2021 5-Year ACS Tables: B25024”, 2021, U.S. Census Bureau. <https://data.census.gov/>

³¹ U.S. Census Bureau, “2021 5-Year American Community Survey Table: B25024,” 2021, U.S. Census Bureau. <https://data.census.gov/>



Existing "Missing Middle" housing in Revere. Source: Google Maps, Massachusetts Housing Partnership.



The loss of naturally affordable ‘Missing Middle’ housing and a decline in middle and low-income families, particularly cost-burdened households, could point to ongoing gentrification and displacement in Revere.

Missing Middle housing is often defined as “a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.”³² These house-scale buildings can typically be found as duplexes, triplexes, cottage courts, and multiplexes in a community. The region’s triple-deckers are one such example of local Missing Middle housing.

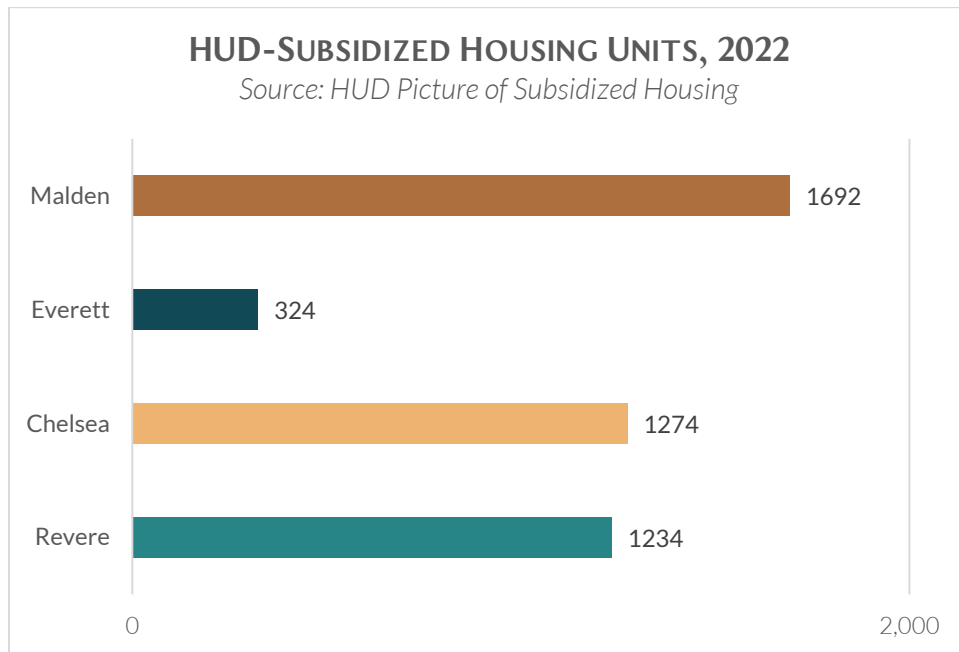
³² Opticos Design, “What is Missing Middle Housing?” 2023, Opticos Design, <https://missingmiddlehousing.com/about>

EXISTING AFFORDABLE HOUSING STOCK



Affordable housing at 525 Beach Street and 571 Revere Street. Source: Google Maps.

Affordable housing occurs in a variety of forms: Naturally Occurring Affordable Housing (NOAH) is often the most common and is typically supplemented by subsidized housing, supported by municipal, state, and federal agencies, and supportive housing, often including on-site services for residents, such as persons with disabilities or transitioning from homelessness.



Source: Department of Housing and Urban Development, "Picture of Subsidized Households," 2022, Department of Housing and Urban Development, <https://www.huduser.gov/portal/datasets/assthsg.html>

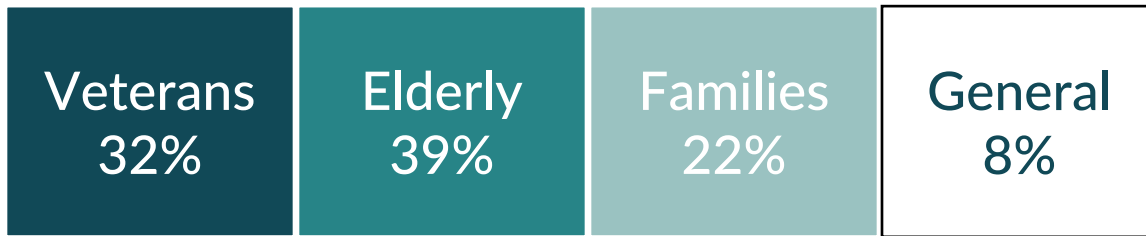
Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)



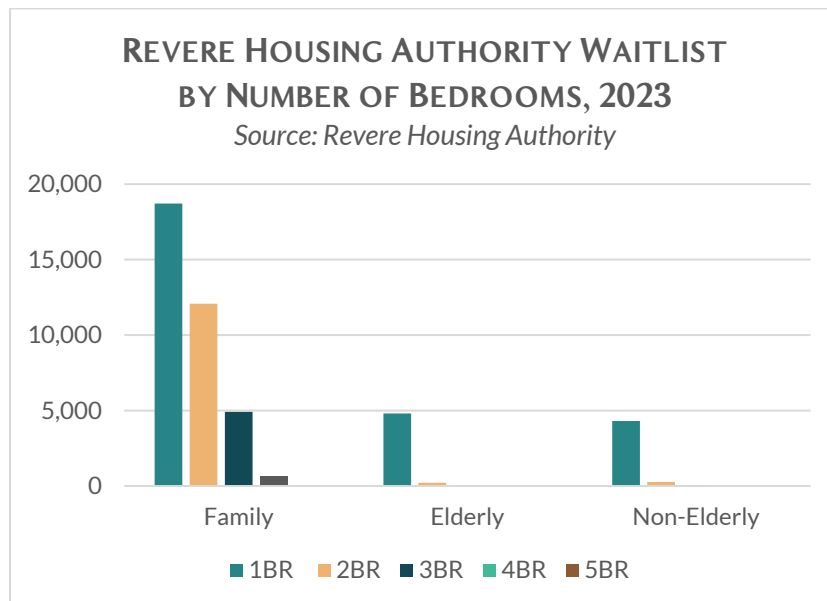
Properties managed by the Revere Housing Authority. *Source: Google Maps.*

The Revere Housing Authority administers a varied portfolio of federal and state-subsidized properties, with some facilities designed specifically for veterans and the elderly. Currently, there are 897 units managed by the Authority. There are also several privately managed affordable housing developments in Revere, such as 571 Revere Street, 525 Beach Street, and One Beach Street. In sum, these total 1,728, or about 7 percent of the homes in Revere.

DISTRIBUTION OF REVERE HOUSING AUTHORITY UNITS



Source: Revere Housing Authority



Source: Revere Housing Authority

NATURALLY OCCURRING AFFORDABLE HOUSING



Districts with naturally occurring affordable housing in Revere. *Source: Google Maps.*

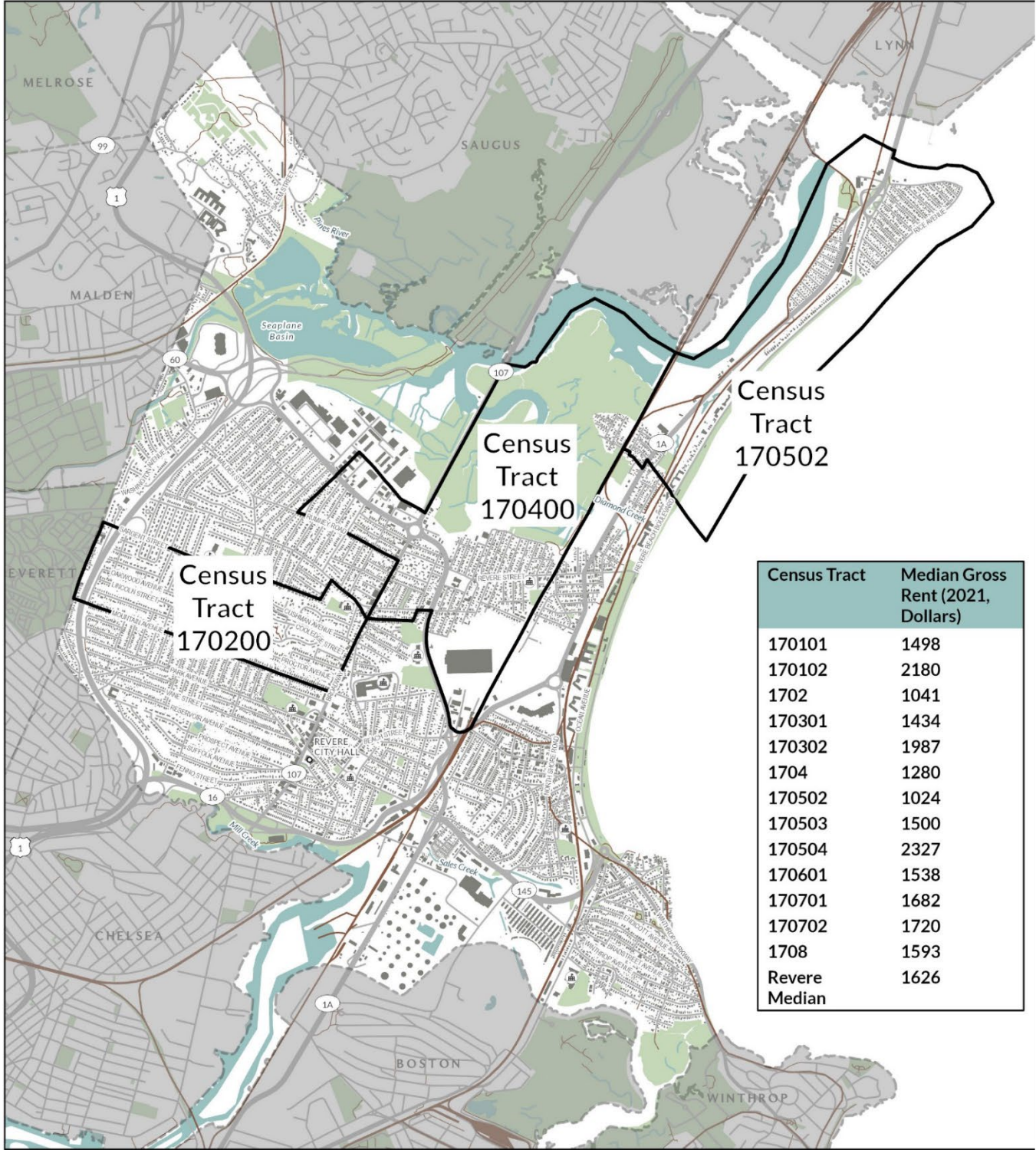
Naturally occurring affordable housing, or NOAH, is difficult to track, as by definition it exists outside of subsidized housing inventories. These units are typically "naturally" affordable because of their age or location.³³ This affordable housing typology is vital for low- and moderate-income households, and often the largest share of affordable housing in a community.³⁴

An analysis of median household income and median gross rents revealed that seven of the thirteen census tracts in Revere offered median rents lower than the city's median rent of \$1,626. In only one census tract, 1705.03, an area between Revere Beach and North Shore Road, renters were putting less than one-third of their income toward rent (27 percent).

Census data can help to show neighborhoods with naturally occurring affordable homes. These places, shown in the subsequent map, warrant further exploration of affordability preservation opportunities.

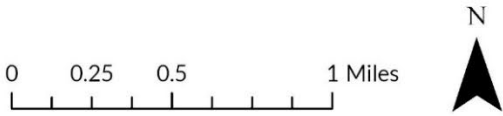
³³ Mulbry, Rachel, "We Can Preserve and Improve Naturally Occurring Affordable Housing," 2021, *City of Philadelphia*.
<https://www.phila.gov/2021-05-19-we-can-preserve-and-improve-naturally-occurring-affordable-rental-housing/>

³⁴ Kling, Steve, "Preserving the Largest and Most At-Risk Supply of Affordable Housing," 2021, *McKinsey & Company*.
<https://www.mckinsey.com/industries/public-sector/our-insights/preserving-the-largest-and-most-at-risk-supply-of-affordable-housing>



Census Tract	Median Gross Rent (2021, Dollars)
170101	1498
170102	2180
1702	1041
170301	1434
170302	1987
1704	1280
170502	1024
170503	1500
170504	2327
170601	1538
170701	1682
170702	1720
1708	1593
Revere Median	1626

Census Tract - Potential
 Naturally Occurring Affordable Housing (NOAH)



Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

SUBSIDIZED HOUSING INVENTORY

Though some new affordable units are planned, the expiration of existing subsidized units and the continued development of market-rate housing is expected to lower the city's Subsidized Housing Inventory (SHI) percentage in the coming years.

For inclusion on the Subsidized Housing Inventory (SHI), affordable housing units must meet the requirements as defined under M.G.L. Chapter 40B, sections 20-23. The SHI includes housing units:

- In rental housing developments that have at least 25 percent of units reserved by an affordability restriction for households earning at or below 80 percent of the AMI, or 20 percent of the units reserved for households earning at or below 50 percent AMI³⁵;
- That are ownership and reserved by a deed restriction for households earning at or below 80 percent AMI;
- With an affordability term of at least 30 years (except under specific circumstances for units created through a home rehabilitation program);
- That are affirmatively and fairly marketed in accordance with a state-approved marketing plan; or,
- That receive some form of government subsidy from specific public agencies including MassHousing, MassDevelopment, EOHLC, and others.

This list excludes naturally occurring units, which do not meet these requirements and are subject to housing cost escalations as determined by the market.

As of July, 2023, Revere's SHI included 1,728 units, comprising 7 percent of Revere's total year-round housing units. Of these affordable units, 99 percent were classified as affordable rentals, with only one affordable ownership unit reported.

Spatially, most state and federal subsidized housing properties are located in the southern half of the city. Revere's public housing consists of predominantly moderate and larger density structures, though there are fourteen scattered sites comprising 69 units. Most units are located in state-designated Environmental Justice (EJ) neighborhoods.

³⁵ Note that both affordable and market-rate units qualify for counting on the SHI in rental developments meeting these conditions.

Future Affordability

About half of Revere's SHI portfolio, or 899 units, are perpetually deeded as affordable. The other 829 units will expire by 2055. In the short-term, 208 affordable units, or 12 percent of the existing total, will expire by 2025. However, the city may elect to use municipal funds to prevent these units from losing their deed-restricted affordability.

Currently, Revere would need to add at least 718 units to achieve the Commonwealth's target of ten percent of housing units on the SHI. As more market-rate homes are developed, their addition to the overall housing unit inventory will increase the number of affordable homes needed to achieve the ten percent requirement.

The contribution of 138 affordable housing units from upcoming development will add to Revere's SHI. However, these affordable units from planned, permitted, and under construction projects will be joined by several thousand market-rate homes, diluting any potential gains. Below is a rough projection of Revere's SHI and unit count two to three years into the future, solely for housing production planning purposes.

Projected Subsidized Housing Inventory (SHI)

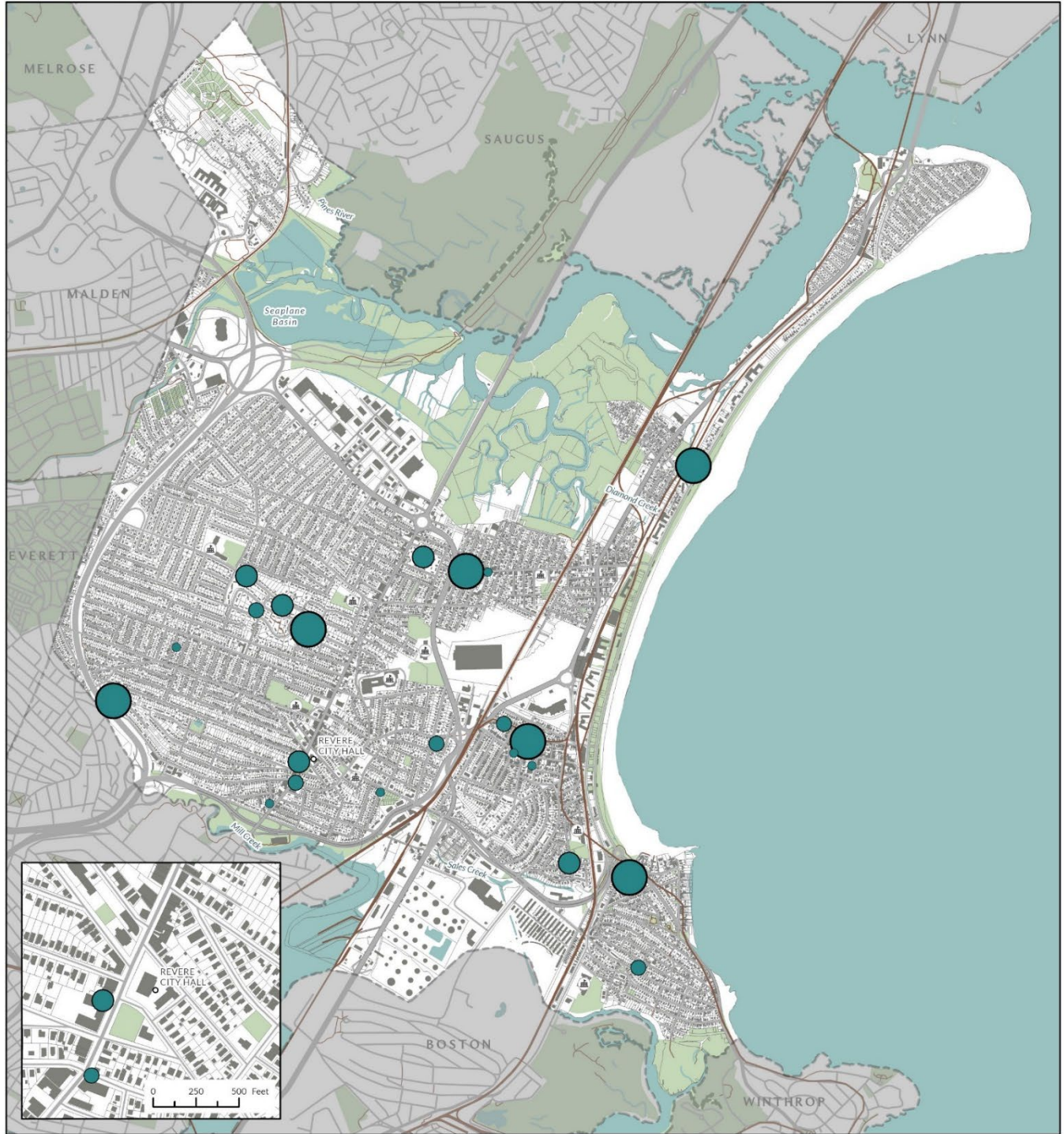
<i>Phasing</i>	<i>Total Units</i>	<i>Affordable Units</i>	<i>SHI Percentage</i>
Current (as of 2024)	24,459	1,728	7.06%
Projected (est. 2027)	28,356	1,658	5.85%

Note: Projection assumes full buildout and that expiring affordable units are not preserved.

CITY OF REVERE - SUBSIDIZED HOUSING INVENTORY

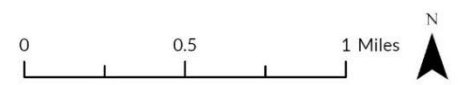
Prepared by JM Goldson LLC

J M GOLDSON



- Schools
 - Buildings
 - Parcels
 - Trails
 - Water bodies
 - Open space
- | Total SHI Units | Symbol |
|-----------------|--------|
| 1 - 24 | |
| 25 - 45 | |
| 46 - 100 | |
| 101 - 284 | |

Note: The SHI locations are approximate. There are an additional 97 SHI-listed homes rental units under DDS and DMH subsidies that are not shown due to confidential locations, and 54 scattered units that could not be located.



Sources: MassGIS, MassDEP, MAPC Trailmap, Massachusetts Executive Office of Housing and Livable Communities (EOHLC)

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

SUMMARY

As household sizes continue to grow in Revere, there may be a slight discrepancy between the size of existing housing units and the size of most households in Revere. While the number of households of one person or four-plus people has grown, most of the existing housing stock contains two or three bedrooms. These are perhaps too large for one-person households and not quite large enough for growing households of four or more.

The gap between Revere's median income and the income required to afford housing has widened in recent years, both for rental and ownership housing. Whereas the median household income in 2021 was \$73,081, residents would need to bring in approximately \$60,000 more than the median each year to afford the average condominium, and \$100,000 more each year to afford a mortgage on the average single-family home.

There are also significant affordability challenges for renters. In 2021, there was a roughly \$500 gap between the amount a median renter household in Revere could affordably pay and the median rent of \$1,626.

While the number of cost-burdened households has decreased, the increase in housing costs and growth in ELI cost-burdened households suggests a more troubling trend: the displacement of some of Revere's low-income households, and increased cost burdens being placed on the least well-off households.

New affordable housing stock represents about three percent of the total housing units constructed in the last five years, as well as three percent of the homes currently under construction, according to the city. At the current pace, Revere remains below the 10 percent goal set by the Commonwealth, and another 208 affordable units are set to expire by the end of 2025. In the immediate future, 48 affordable units have been permitted by the city, and 72 are expected to be approved. If the city does not preserve the 208 expiring units, there would still be a net loss of 88 affordable homes in Revere.

CHAPTER 6: DEVELOPMENT CONSIDERATIONS

Many factors influence the feasibility of housing production, from geographic limitations to regulations that shape development and land use. This chapter reviews environmental constraints, infrastructure constraints, and regulatory barriers.

KEY FINDINGS

ENVIRONMENTAL

- Revere has about 700 acres of protected open space, which comprises over 17 percent of the total land area and wetlands comprise about 28 percent of the total land area.
- About 45 percent of Revere's land area is included in FEMA flood risk zones, where there is a recurring risk of flooding.
- The Executive Office of Energy & Environmental Affairs (EEA) lists 525 remediated and current sites and reportable releases in Revere.
- While not located in Revere, the nearby Saugus Wheelabrator trash incinerator poses serious air quality risks for nearby residents.

SOCIAL

- Most of Revere's total land area is designated by the Commonwealth as an Environmental Justice (EJ) neighborhood, determined by median household income, English-language proficiency, and BIPOC population. EJ neighborhoods are designated because of historical and current disproportionate impacts from environmental hazards. These hazards can include pollution from factories, power plants, and other sources, as well as exposure to lead, pesticides, and other harmful substances. As a result, EJ communities are more likely to experience health problems, such as asthma, cancer, and other chronic diseases.

INFRASTRUCTURE

- Revere Water and Sewer serves 11,480 municipal sewer connections in the city, with 10,710 being residential. The Town also has 10,730 residential water services. Eighteen properties are known to use an onsite septic system. Revere participates in the Massachusetts Water Resources Authority (MWRA) for both water and sewer.
- Households may utilize private water systems with authorization from the Water and Sewer Department. MassDEP's well database has inventoried eight wells in Revere.
- Revere recently completed a water main improvements project to replace aging infrastructure, installing 1.5 miles of new water mains. The replacement of an additional three miles is planned in phases throughout 2024 and 2025. There are currently 103 miles of water mains in the city.
- Ridership on the MBTA Blue Line (rapid transit), which stops at three stations in the city, is near 80 percent of pre-pandemic figures, though, as one of the lower ridership rapid transit routes, capacity remains. A commuter rail station within walking distance of the Wonderland MBTA station has been contemplated, and \$5 million in funding has been secured for this purpose.

- School enrollment in Revere has grown 60 percent since 1990.

REGULATORY

- Single family development is permitted by-right in Revere, with two-family homes permitted on lot-size and frontage-compliant sites in the RB zone—which comprises most of Revere. A lot being situated in the FEMA-designated one-hundred-year floodplain also constraints two-family development.
- However, the average lot size in the largest residential district (RB) is 5,729 sq. ft., meaning that two-family development in most of the RB district is functionally prohibited.
- The absence of viable pathways within the zoning code for “missing middle” development could be contributing to the decline in two to four family homes observed in the previous chapter on Housing.
- Sixty-seven percent of residential parcels are non-compliant with minimum lot size and frontage requirements. The largest zoning district, (RB, 43 percent of Revere’s land area), has average frontages and lot sizes that are significantly smaller than those required in the district regulations. When existing development patterns are denser than zoning allows, it creates situations known as “non-conforming” development, which limits how properties can be improved. This indicates Revere zoning is overly restrictive when considering the extant development patterns of Revere’s neighborhoods.
- While Accessory Dwelling Units are permitted by-right in certain residential districts, restrictions exist disallowing boarders and lodgers, requiring owner occupancy, eliminating eligibility for duplexes and townhomes, and mandating the unit be within the existing principal structure.
- The city will need to update its Accessory Dwelling Ordinance per 2024 *Affordable Homes Act* provisions.
- Half of Revere is zoned as residential, with 46 percent of all land allowing by-right development of single-family homes.
- Apartment dwellings are allowed by-right on only 6.3 percent of Revere's land area.
- Revere does not have an inclusionary zoning ordinance that would mandate the creation of more subsidized housing.
- Revere's floodplain overlay district ensures that development within FEMA-designated flood hazard area protects sand dunes, is oriented landward of the reach of mean high tide, and provides adequate drainage paths to guide floodwaters, depending on the level of flood risk.
- Revere does not currently have any Local Historic Districts (per MGL c.40C).
- Lodging and boarding houses are allowed only by special permit.
- Manufactured housing is not permitted.
- The Revere city Council is the Special Permit Granting Authority (SPGA), approving projects that are not permitted by-right in Revere. Neighboring communities, such as Everett and Malden, delegate this responsibility to their respective Planning Boards.
- On-site parking is required for mixed-use, transit-oriented development, with the exception of Accessory Dwelling Units (ADUs) within one-half mile of an MBTA station.

REGULATORY BARRIERS AND CONSIDERATIONS

This section includes key regulatory barriers that may serve to constrain housing production. While zoning is often thought of as the primary regulatory constraint, environmental regulations also influence how and where a place may grow.

ENVIRONMENTAL CONSIDERATIONS



Neighborhoods adjacent to wetlands and coastal areas, such as North Revere, Point of Pines, Oak Island, and Revere Beach, are predominantly located near Wetland Resource Areas, and often require Conservation Commission and state (MEPA) approval for housing development.³⁶

Wetlands in Revere are protected by state law (M.G.L. Chapter 131, Section 40), and Title 16 of the Revere Code of Ordinances. Applicants wishing to perform work adjacent to protected wetland areas are charged with proving that they will not adversely impact the city's coastal and freshwater wetlands and adjacent areas. After a hearing, Revere's Conservation Commission will issue or deny a permit for the proposed activity. As a large portion of Revere is or is adjacent to a wetland, this will continue to affect housing development in the city. Approval under the Massachusetts Environmental Policy Act (MEPA) may also be required.



Revere's floodplain district includes FEMA-designed special flood hazard areas, with additional building requirements determined by flood hazard zone.³⁷

- **Zone VE:** All new construction is required to be located landward of median high tide. Alteration of sand dunes is prohibited.
- **Zones AO and AH:** Adequate drainage paths must be provided around structures on slopes.
- **Zone A:** A registered professional engineer must demonstrate that any proposed encroachment will not result in an increase in flood levels during a one-hundred-year flood.

³⁶ Revere Conservation Commission, "Conservation Commission," 2023, *City of Revere*, <https://www.revere.org/departments/conservation-commission>

³⁷ City of Revere, "Code of Ordinances: Title 17 – Zoning, Chapter 17.46 – FLOODPLAIN DISTRICT REGULATIONS," 2023, *City of Revere*, https://library.municode.com/ma/revere/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.46FLDIRE



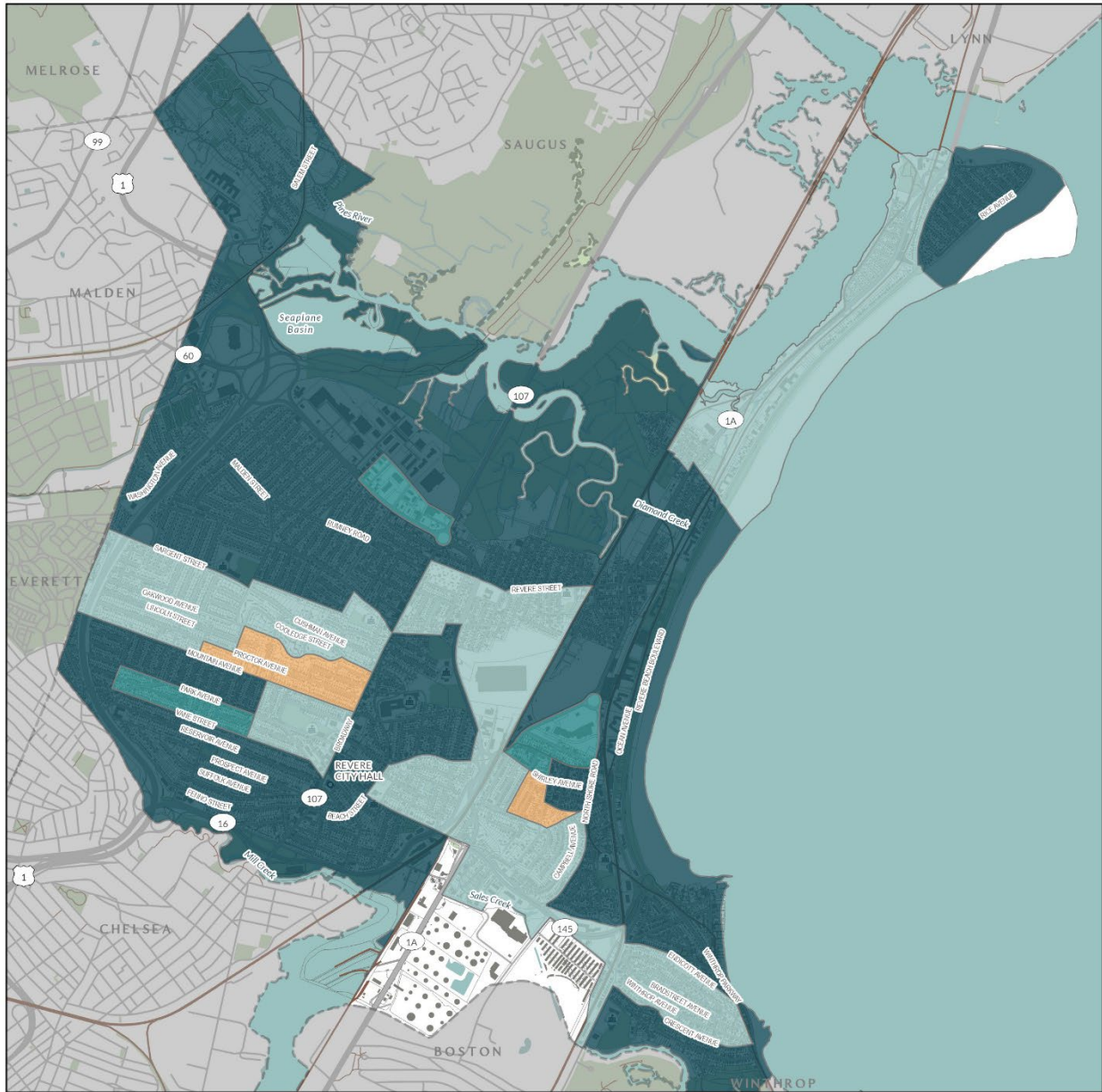
The Executive Office of Energy & Environmental Affairs (EEA) lists 525 sites and reportable releases in Revere. Many have been remediated through the Massachusetts Contingency Plan (MCP) and are now considered clean.³⁸

Sites and reportable releases include locations reported to MassDEP since the mid-1980's where a release of oil or other hazardous material has occurred. Brownfields, by comparison, are properties whose redevelopment may be hampered by known contamination and may be eligible for certain incentives to aid with redevelopment and remediation. Most sites listed have been remediated.

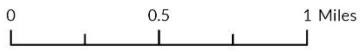
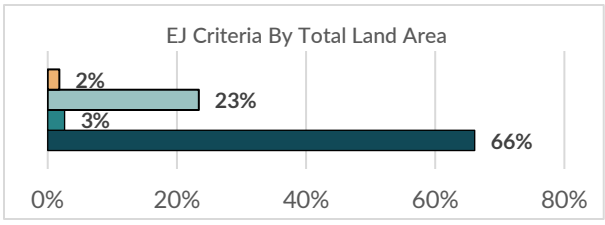
³⁸ Executive Office of Energy & Environmental Affairs, "Waste Site & Reportable Releases Information," 2023, *Commonwealth of Massachusetts*, <https://eeaonline.eea.state.ma.us/portal#!/search/wastesite/results?TownName=REVERE>

CITY OF REVERE - ENVIRONMENTAL JUSTICE NEIGHBORHOODS
Prepared by JM Goldson LLC

J M GOLDSON



- Schools
 - Buildings
 - Parcels
 - Trails
 - Water bodies
 - Open space
- Environmental Justice Criteria**
- Minority
 - Minority and English isolation
 - Minority and income
 - Minority, income and English isolation



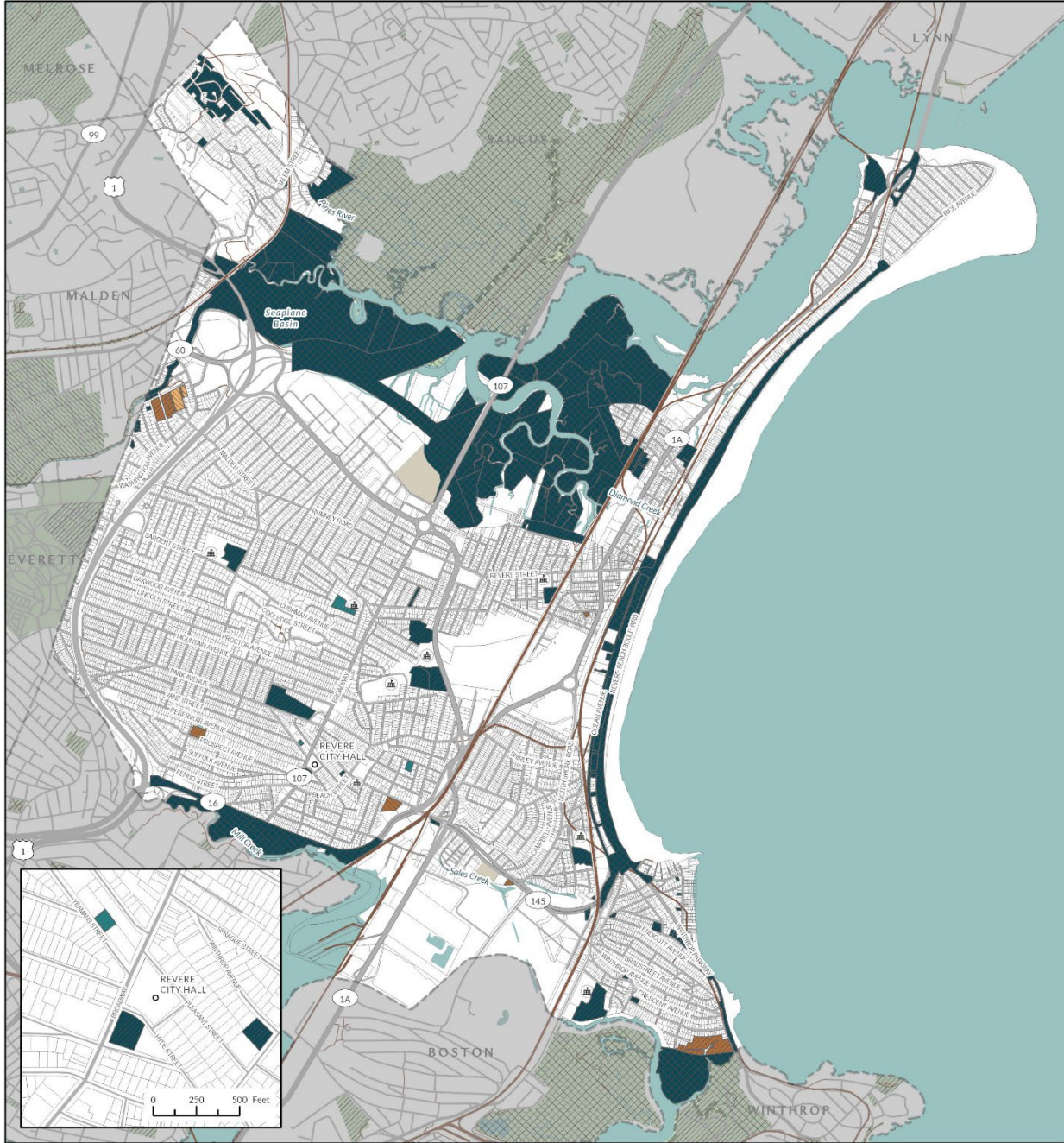
Sources: MassGIS, MassDEP, MAPC Trailmap



Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

CITY OF REVERE - PROTECTED OPEN SPACE
Prepared by JM Goldson LLC

J M G O L D S O N

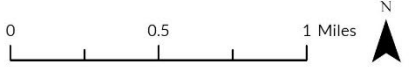


- Schools
- Buildings
- Parcels
- Trails
- Water bodies
- Open space

- Ownership**
- State
 - Municipal
 - Private Nonprofit
 - Unknown
 - MassDEP Known Brownfields

- Level of Protection**
- In Perpetuity
 - Limited
 - None
 - Unknown

Note: 'Limited' is defined by MassGIS as land protected by functional or traditional use.

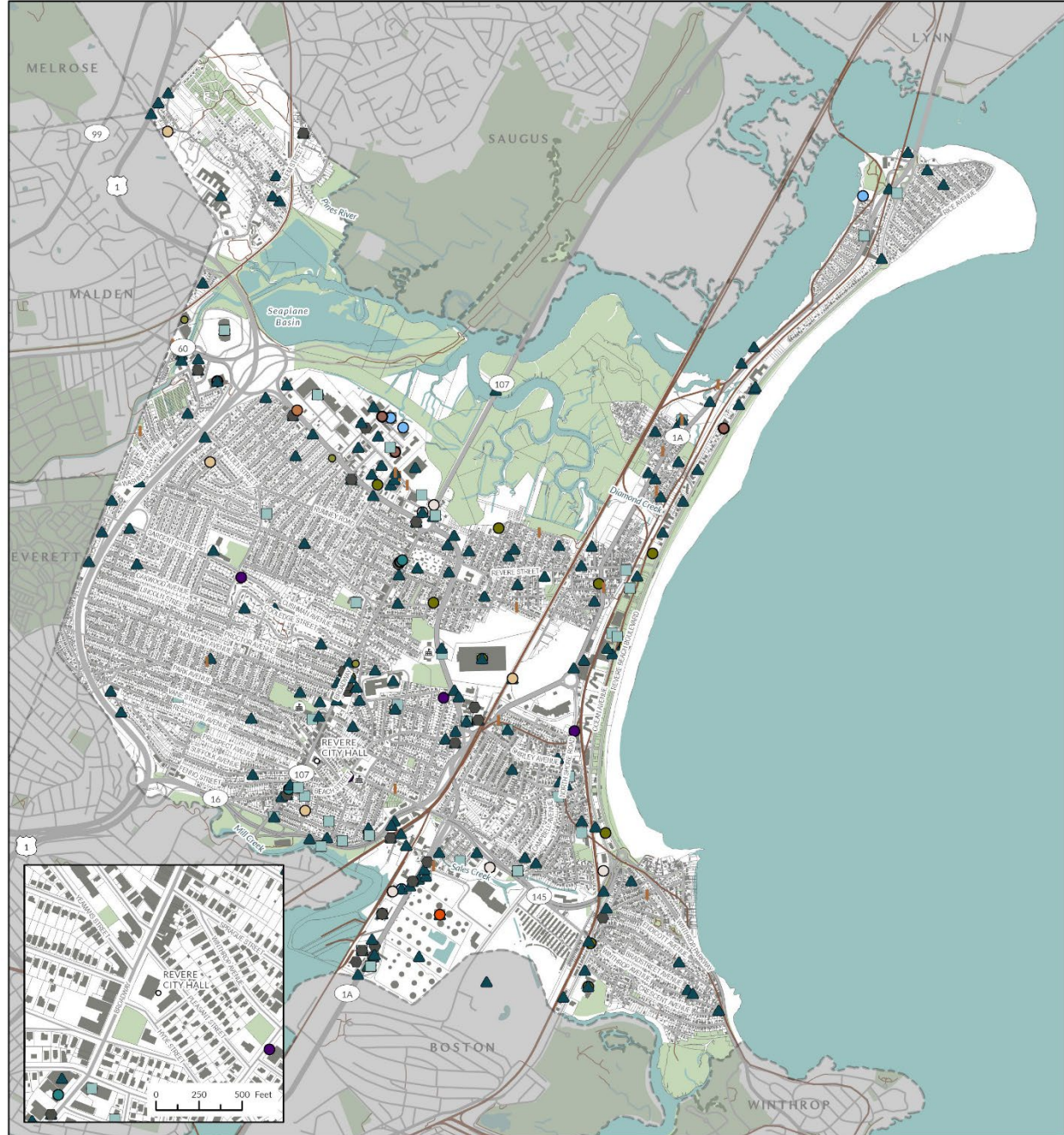


Sources: MassGIS, MassDEP, MAPC Trailmap

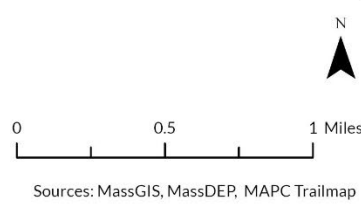
Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

CITY OF REVERE - COMPLIANCE STATUS OF WASTE SITES & REPORTABLE RELEASES J M GOLDSON

Prepared by JM Goldson LLC



- Schools
- Buildings
- Parcels
- Trails
- Water bodies
- Open space
- DEP No Further Action (DEPNFA)
- Downgradient Property Status (DPS)
- Not a Disposal Site (DEPNDS)
- Pending No Further Action (PENNFA)
- Permanent Solution with Conditions (PSC)
- Permanent Solution with No Conditions (PSNC)
- Release Tracking Number (RTN) Closed
- Response Action Outcome (RAO)
- Statement Retracted (SMTRET)
- Temporary Solution (TMPS)
- Tier 1
- Tier 1D
- Tier 2
- Unclassified
- Utility-related Abatement Measure (URAM)
- Waiver Completion Statement (WCSPRM)



Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

INFRASTRUCTURE CONSIDERATIONS



Revere has a robust water and sewer system, though aging infrastructure is a concern. In 2024 and 2025, Revere will replace over three miles of the city's water distribution infrastructure.

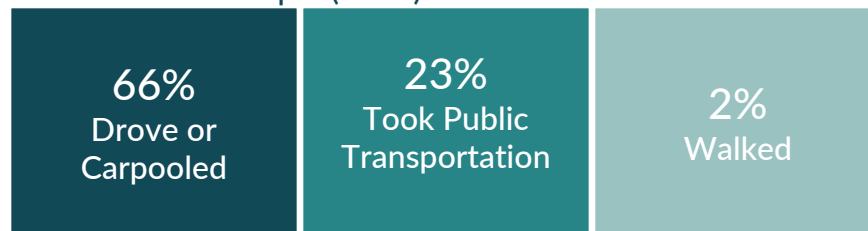
According to the Revere Department of Water and Sewer, there are 103 miles of water mains serving the city. The city is also working to replace lead service lines, removing more than 250 in the past three years. The approximately 100 remaining lead service lines are anticipated to be replaced by the end of 2024.

Currently, the Revere Water and Sewer Department provides water service to over 60,000 residents in the city. Drinking water is sourced from the Massachusetts Water Resources Authority (MWRA).



U.S. 1, and Routes 16, 60, and 1A are the primary arterial highways and roads serving the city.

Commuter Mode Split (2021)



Source: U.S. Census, "5-Year American Community Survey: A09005," 2021, U.S. Census Bureau. <https://data.census.gov/>



Revere is served by twelve MBTA bus routes. The MBTA's Better Bus Project will increase frequencies to every fifteen minutes or better for the 110 and 116 buses.³⁹

Currently, Revere is served by three rail rapid transit stations on the MBTA's Blue Line, which travels to Logan Airport and downtown Boston, terminating at Bowdoin Station.

Wonderland, the northern terminus of the Blue Line, is served by a series of bus lines:

- 110: Wonderland Station to Wellington Station: an east-west route to Medford and the Orange Line.
- 116/117: Maverick to Wonderland, serving central Revere and Chelsea.
- 119: Northgate Shopping Center to Beachmont Station.
- 120: Orient Heights to Maverick.

³⁹ Massachusetts Bay Transportation Authority, "Revised Bus Network Map", 2022, Massachusetts Bay Transportation Authority, <https://cdn.mbta.com/sites/default/files/2022-11/2022-11-3-bnrd-revised-bus-network-map-7-mb.pdf>

- 411: Jack Satter House to Malden Center Station.
- 424: Eastern Avenue & Essex Street to Wonderland Station.
- 426: Central Square, Lynn to Haymarket or Wonderland Station.
- 439: Nahant to Wonderland Station via Lynn Central Square.
- 441/442: Marblehead to Wonderland via Lynn Central Square.
- 445: Salem Depot to Wonderland via Lynn Central Square.

The MBTA's Better Bus Project, which includes the Bus Network Redesign initiative, will increase route frequencies in Revere. Key changes in Phase One for Revere (scheduled for December 2024) will include headway increases on the 110 and 116 routes to every fifteen minutes.



As of 2024, ridership on the Blue Line is about 80 percent of October 2019 levels, signaling resilient post-pandemic rail transit ridership in Revere.

In the same period, MBTA ridership on the Red Line had recovered to 37 percent, the Orange Line to 51 percent, and the Green Line to 56 percent.⁴⁰ For future rail capacity and connectivity to the North Shore and Boston, an infill Commuter Rail station is contemplated within walking distance of Wonderland Station, with \$4 million in federal funding, with an additional \$1 million in state dollars, secured for a feasibility study.



Between 2018 and 2022, fatal and non-fatal bicycle and pedestrian crashes were concentrated along busy arterials, such as Squire Road, Broadway, Revere Beach Parkway, and the North Shore Expressway.⁴¹

New bicycle and pedestrian infrastructure is contemplated, such as an east-west route between Revere Beach and the Northern Strand rail trail, creating a safer active transportation connection.



With growing enrollment, a new high school is increasingly needed.

In 2018, Revere sent a Statement of Interest (SOI) to the Massachusetts School Building Authority (MSBA) highlighting a growing need for capacity for high school students. The former Wonderland Dog Track site was selected as the site for a new high school with construction slated to begin soon.

⁴⁰ TransitMatters, "Data Dashboard: Recover," 2023, *TransitMatters*, <https://dashboard.transitmatters.org/>

⁴¹ Massachusetts Department of Transportation, "IMPACT Crash Query and Visualization," 2022, *Massachusetts Department of Transportation*. <https://apps.impact.dot.state.ma.us/cdp/home>

ZONING

Zoning is the regulatory side of land use planning. Zoning regulates which uses are permitted on the parcel, where a structure can be placed on a parcel, how tall a structure can be, how much parking is required, how much open space or landscaping must be provided, and what types of signage are allowed. These regulations directly shape the built environment and the distribution of uses across the community and significantly affect housing production.

In Revere, zoning restrictions are out of balance with current demographic, housing, and ecological needs, favoring low-density development that is both land and resource intensive. Dimensional regulations are dissimilar to existing parcels. Many are noncompliant and their uses are restricted by the current zoning code.

Zoning can be used to equitably channel growth. Revere’s zoning code limits incremental “missing middle” development by prohibiting three, four, five, and six-family structures, despite clear evidence that they have meaningfully contributed to the city’s rich fabric in the past and that they can contribute to affordability in the present and future.

Similarly, Accessory Dwelling Units (ADUs) are prohibitively regulated. Strict provisions preventing boarders or lodgers bans on detached accessory structures, and a restriction on constructing ADUs on two-family properties (which comprise a majority of the city) will continue to significantly limit the effectiveness of the 2022 policy.

The lack of an Inclusionary Zoning (IZ) policy for new development prevents the city from ensuring that affordable housing is included in new multifamily development. An IZ ordinance was contemplated but failed in a 2022 vote by the city Council. In peer communities, Malden requires that developments of eight or more units set aside at least 15 percent of units for households earning 80 percent of Area Median Income (AMI), while Everett requires 15 percent affordability for projects of ten units or more. The city does assess a Community Improvement Trust fee for three percent of the cost of the nonconforming portion of a project, but these funds are not restricted to affordable housing.

The procedural pathway by which special permits are approved by the city Council is dissimilar to surrounding communities as well. Malden and Everett delegate the granting of special permits to their Planning Boards, while Chelsea has designated the Zoning Board of Appeals as their Special Permit Granting Authority.

A zoning code that enables structures on existing lots to incrementally grow in intensity, and that aids small property owners in avoiding unnecessary visits to the Zoning Board of Appeal due to nonconformity, could substantially aid the development of affordable housing in the city. For large scale developments, discretionary approvals by elected officials and lack of an inclusionary zoning ordinance could impede and complicate housing affordability initiatives.

RESIDENTIAL ZONING DISTRICTS



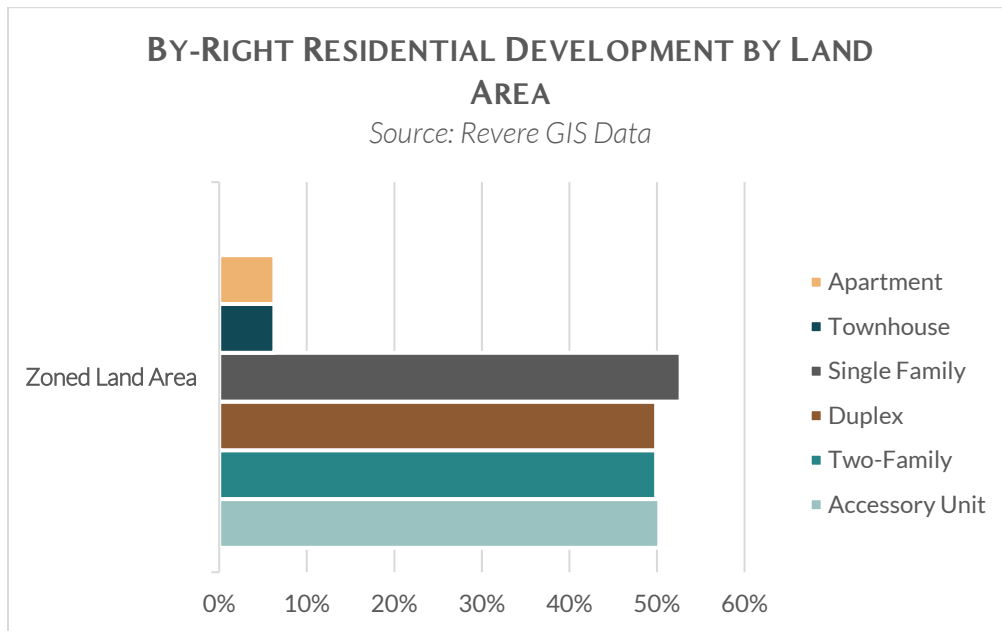
Two family homes in Revere. Source: Google Maps.

Over half of Revere is zoned for single-family residential by-right.



Fifty-two percent of Revere’s land is under one of their ten base residential zoning districts. Three commercial districts (General Business, Neighborhood Business, and Light Industrial) also allow for residential development. One- and two-family residences are permitted by right in the General Business and Neighborhood Business Districts.

In the zoning code, developments more dense than Accessory Dwelling Units (ADUs), duplexes, or townhouses are classified as apartments. This category is quite broad, covering triplexes to one-hundred-unit buildings.



Source: City of Revere, "GIS Data," City of Revere.

Two-family construction is limited in Revere by one constraint: for the most part, lots that are both less than 6,000 square feet and located within the one-hundred-year flood plain are limited to single-family dwelling construction. The average lot size in the RB district is 5,729.46 square feet, potentially limiting two-family development in central areas of the RB zone.



Existing moderate-density buildings in Revere. Source: Google Maps.

Moderate-density building types are missing from housing types allowed in Revere’s Zoning Code.



Often called the “missing middle,” moderate-density homes such as triple-deckers and four-, five-, and six-family homes are not currently allowed by right in Revere’s zoning code, creating a gap between two-family structures and any higher-density development. Multifamily structures over three units are allowed by right in the GB, NB, RC, RC1, RC2, and RC3 districts, collectively about seven percent of land area in the city.



Revere’s largest zoning district (RB) covers 43 percent of the city’s land area. While two-family home construction is permitted, it is limited to parcels outside of the floodplain district and larger than 6,000 square feet. The average lot size in RB is 5,729 square feet.

Revere Residential Zones Dimensional Requirements

Zoning District	Minimum Sq. Ft.	Max Height	Max. Stories	FAR	Total Town Land Area Zoned (%)
RA	6000	30*	2½*	—	3%
RA1	8000	35*	2.5	—	4%
RB	8000	35*	2½*	—	43%
RB1	8000	35*	2 ½	—	0.3%
RC	10000	50	5*	1	0.3%
RC1	25000	120	*	3	1%
RC2	25000	140	*	3	1%
RC3	10000	35	3	—	0.1%
PDD1*	130000	180*	18	2	2%
PDD2	3 acres*	200*	200*	1.6	2%

*Denotes additional district and dimensional specification.



COMMERCIAL AND MIXED-USE DISTRICTS

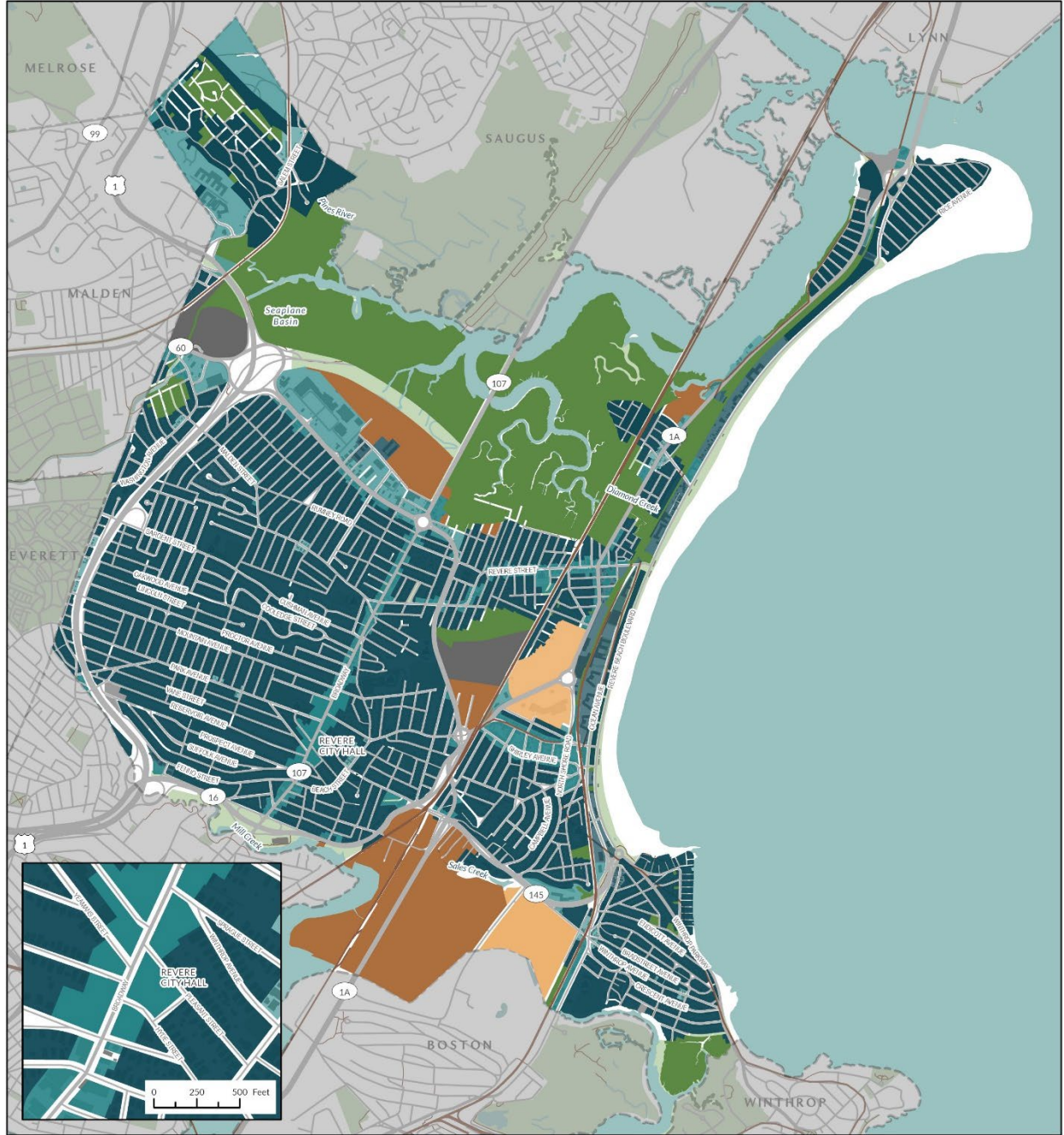


Multi-family residential development is permitted by right in the GB, NB, RC, RC1, RC2, and RC3 districts. Together, these districts comprise about seven percent of the city.

- The Central Business (CB) and Highway Business (HB) districts do not permit residential development by-right, though apartments are permitted by special permit in both districts.
- Neighborhood Business and General Business occupy portions of several key corridors, such as Broadway, Revere Street, and Squire Road.
- The Light Industrial district, consisting of a few relatively small segments primarily at Point of Pines and along U.S. 1 at the southwestern edge of the city, permits only single-family residential uses.
- Mixed-use development is primarily enabled by the city's Overlay Districts. Accessory uses incidental to conforming principal building uses are permitted, which could involve a combination of office, retail, and a one- or two-family dwelling in the NB or GB districts.

CITY OF REVERE - ZONING
Prepared by JM Goldson LLC

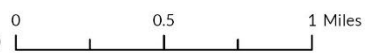
J M GOLDSON



- ZONING
- Residence A
 - Central Business (CB)
 - Conservation and Open Space (CD)
 - General Business (GB)
 - General Business 1 (GB1)
 - Highway Business (HB)

- Industrial Park (IP)
- Limited Industrial (LI)
- Neighborhood Business (NB)
- Planned Development District 1 (PDD1)
- Planned Development District 2 (PDD2)
- NA
- Residence A1 (RA1)

- Residence B (RB)
- Residence B1 (RB1)
- Residence C (RC)
- Residence C1 (RC1)
- Residence C2 (RC2)
- Residence C3 (RC3)
- Technology Enterprise District (TED)



Sources: MassGIS, MassDEP, MAPC Trailmap, City of Revere, MA, Public GIS website

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

OVERLAYS



Revere's zoning provisions include several overlays that affect housing. These exist to encourage the production of considered master-planned development in several key areas:

- **Floodplain Overlay District:** Within the RB and RB1 districts, lots of less than 6,000 square feet and within the one-hundred-year FEMA-designated floodplain are limited to single-family homes.
- **Suffolk Downs Overlay District:** Intended to focus the large-scale redevelopment of the former Suffolk Downs thoroughbred racing facility, with a mix of uses, including townhomes and apartment dwellings.
- **Wonderland Transit-Oriented Development Overlay District:** Located within the RC2 district, intended to foster commercial and residential development as approved by the Revere Beach Design Review Board.
- **Overlook Ridge Overlay District:** Limited to Revere's Overlook Ridge and intended to promote "high-quality mixed-use projects." Condominium or apartment dwellings are permitted up to eight stories, though up to ten with a special permit from the city council.
- **Green Street Smart Growth:** This 40R Smart Growth District allows mixed-use development with apartments, offices, retail, and other commercial uses in a small district in the southern part of Revere with a maximum building height of 60 feet.
- **Shirley Avenue Smart Growth** This district permits mixed-use multifamily by-right adjacent to the Revere Beach MBTA stop with a maximum building height of up to 60 feet.

ACCESSORY DWELLING UNITS



Accessory dwelling units are permitted by-right in the RA, RA1, RB, and RB1 Districts. Together, these comprise a little over 50 percent of land area in Revere, though some regulations limit production.

Also called granny flats, accessory dwelling units (ADUs) are typically a small additional home, either inside the principal structure, or a standalone accessory structure.

ADUs in Revere are highly regulated, prohibiting boarders, requiring that the accessory unit be located within the principal structure, disqualifying two-family properties, and excluding separate ownership (i.e., condominiums). To date, 21 ADUs have been constructed in Revere since the Accessory Dwelling Ordinance was approved in 2022. By February of 2025, Revere will need to update its ADU Ordinance to comply with state regulations.



Homes with accessory dwelling units (ADUs) in Cambridge and Danvers. *Source: Google Maps.*

INCLUSIONARY ZONING

Notably, Revere does not have an Inclusionary Zoning Ordinance.

Inclusionary Zoning is a tool that ensures that a portion of units in a new development are reserved as affordable. Nearby communities, such as Chelsea, Everett, Lynn, Salem, and Boston all have a form of inclusionary zoning.

PLANNED UNIT DEVELOPMENTS



Planned Unit Developments are allowed by special permit, granted by the city Council, RC2, HB, TED, PDD1, and PDD2 districts. Collectively, they are allowed by special permit in 20 percent of the city.

While traditional development patterns are often characterized by incremental development on a parcel-by-parcel scale, some contemporary practices involve larger developments with dimensions negotiated between a developer and a municipality. These projects can range from a subdivision of single-family homes or townhomes, a cluster-type development with multifamily buildings, or a more urban mixed-use neighborhood.

Projects such as Waterfront Square, Overlook Ridge, and the Suffolk Downs development utilized the Planned Unit Development, or PUD, approach to development.

SITE PLAN REVIEW



Site plan review is required for all new construction over 1,000 square feet of building area, far more restrictive than in neighboring communities.

Site plan review is conducted by the Site Plan Review Committee (SPRC). This committee consists of staff, such as the city planner, engineer, and superintendent of public works, and meets weekly in city Hall. The committee reviews the design and layout of proposed projects, such as the aesthetics, potential impacts on traffic circulation and the environment, and proposes mitigation with project proponents.

RESIDENTIAL SITE PLAN REVIEW IN PEER COMMUNITIES

Malden	Everett	Saugus	Lynn	Chelsea
Limited to projects in Residential Incentive Overlays in Malden Center.	Limited to developments of 6 units or more, or over 5,000 square feet.	Limited to projects with gross floor area of more than 3,000 square feet.	Required for all projects, save one- or two-family detached homes.	Applies to four or more units. (Minor Site Plan for projects less than 8,000 square feet).

Source: Malden, Everett, Saugus, Lynn, and Chelsea zoning ordinances.

PARKING REQUIREMENTS



Revere has minimum parking requirements for multifamily development in transit-oriented areas. This may contribute to more expensive housing costs and lower rates of housing production. A single unit of structured parking has been found to add an average of \$50,000 to per-unit development costs.⁴²

The Wonderland Transit-Oriented Development Overlay District and Suffolk Downs Overlay Districts both require at least one space per bedroom unit. Malden's parking requirements are similar: one space per bedroom, from single-family buildings to multifamily construction.

Seeking to mitigate traffic impacts without inducing additional congestion, the City of Everett utilizes a Transportation Demand Management (TDM) ordinance, which reduces parking obligations for developers that score highly on key mitigations, such as subsidized MBTA passes, shuttle programs, and bike share investments. For example, a development that may have been required to provide 97 parking spaces is enabled by their TDM agreement to reduce that requirement to 50 spaces.

Off-Street Parking Requirements in Residential Districts

Use	Minimum Off-Street Spaces Required:
Dwelling, single-family	2
Dwelling, two-family	4
Dwelling, apartment	2.0/unit ^{*+-}
Dwelling, duplex	2
Dwelling, townhouse	2
Lodging house, rooming house	1/rentable room
Planned unit development	2.0/unit [*]
Accessory Dwelling Unit (ADU) [*]	1 ^{**}

*Indicates additional specification

**Zero spaces are required within one-half mile of an MBTA transit station for ADUs.

+ Except permitted on parcel that is part of a contiguous develop containing at least ten acres. In the HB district, the off-street parking requirement shall be 1.5 spaces per one bedroom unit, 1.75 spaces per two bedroom unit and 2 spaces per unit for three or more bedrooms.

- n the GB, RC1 and RC2 districts the off-street parking requirement shall be 1.5 spaces per one bedroom unit, 1.75 spaces per two bedroom unit and 2 spaces per unit for three or more bedrooms.

⁴² Hoyt, Hannah and Schuetz, Jenny, "Parking Requirements and Foundations are Driving Up the Cost of Multifamily Housing," 2020, Brookings Institution. <https://www.brookings.edu/articles/parking-requirements-and-foundations-are-driving-up-the-cost-of-multifamily-housing>

SPECIAL PERMITS

Special permits in Revere are granted by the city Council.



In Malden and Everett, the Planning Board serves as the Special Permit Granting Authority. Everett’s members consist of city staff, while Malden’s are appointed. Saugus and Lynn, like Revere, give that role to their elected municipal representatives. In Chelsea, the Zoning Board of Appeals is responsible for special permits.

Revere’s Zoning Board of Appeals (ZBA) also plays a significant role in the permitting of new homes. Projects that may require a zoning variance (for, for instance, not meeting lot size or frontage requirements), may receive a variance from the ZBA upon determination of a sufficient hardship warranting relief, or to appeal a decision made by a building inspector or other administrative official.

SPECIAL PERMIT GRANTING AUTHORITY



ZONING CONFORMITY



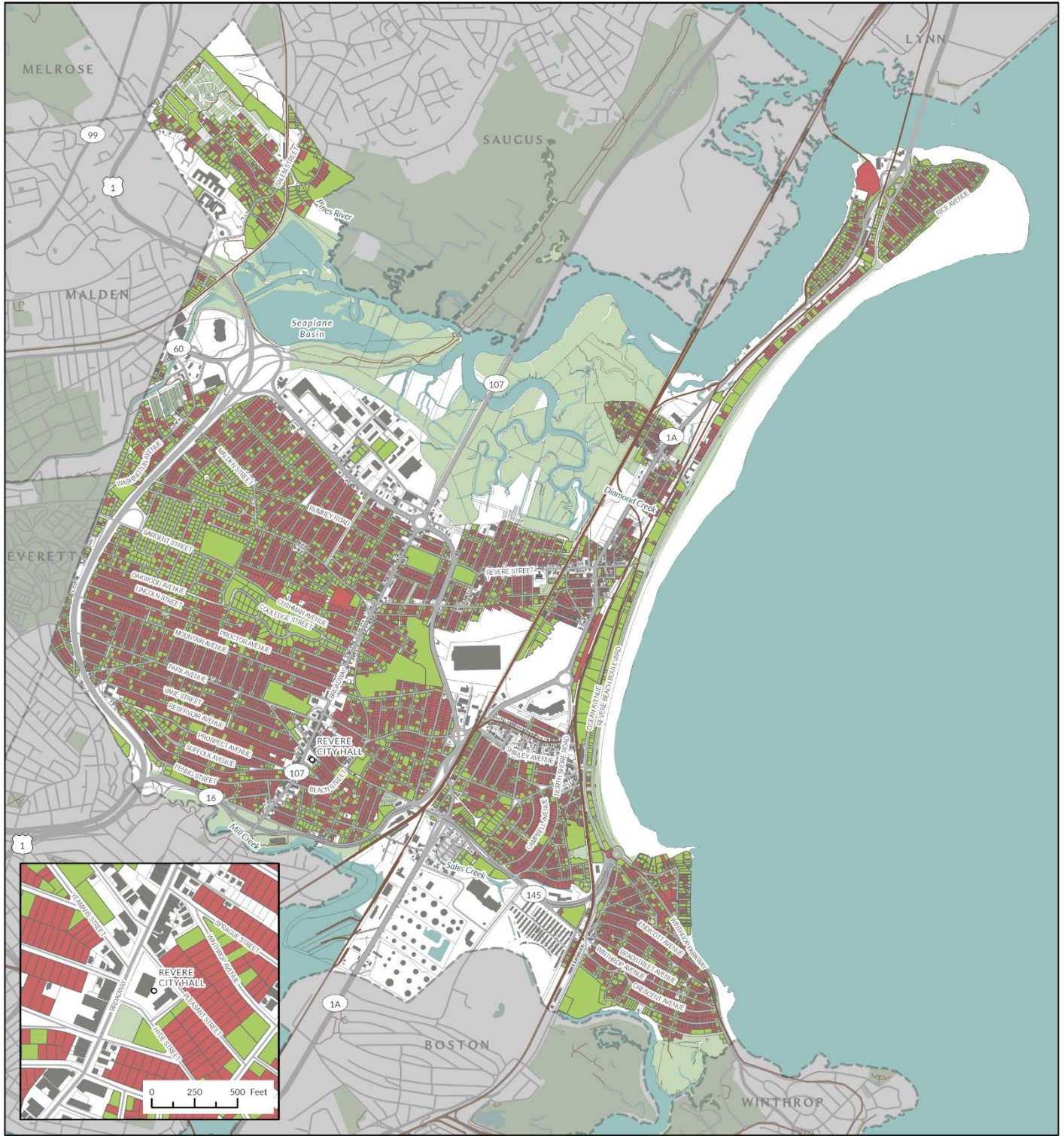
About 68% of the residential parcels in Revere are non-conforming to existing zoning regulations regarding minimum frontage and lot size dimensional requirements.

Zoning conformity is a data-based way to analyze the efficacy of a zoning district: whether the existing buildings conform with the regulations set on paper. Often, when dimensional regulations differ from the built environment, they can lead to excessive procedural hurdles for projects that may not otherwise require administrative review and can limit investment in private property. Overly restrictive zoning provisions can also cause new development that is out of context with existing patterns of neighborhoods – homes that are larger and appear to overshadow pre-existing homes on small lots. Overly restrictive zoning provisions can also limit infill development opportunities that reinforce existing neighborhood development patterns and provide smaller, more compact housing options.

In Revere’s largest zoning district, RB, only about ten percent of parcels comply with both minimum lot size and frontage requirements. Conversely, about 70 percent of parcels are non-compliant with both the 80-foot frontage requirement and 8,000 square foot minimum lot size. In all residential zoning districts, only 11 percent of lots comply with various dimensional requirements. A little over 67 percent of all residential lots are non-compliant with both frontage and minimum lot sizes.

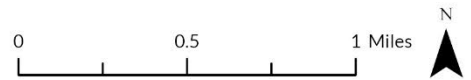
CITY OF REVERE - RESIDENTIAL ZONING DISTRICTS FRONTAGE ANALYSIS J M GOLDSON

Prepared by JM Goldson LLC



Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

- Schools
- Buildings
- Parcels
- Trails
- Water bodies
- Open space
- Compliant
- Non-compliant



Sources: MassGIS, MassDEP, MAPC Trailmap

CITY OF REVERE - RESIDENTIAL ZONING DISTRICTS FRONTAGE ANALYSIS J M GOLDSON

Prepared by JM Goldson LLC



Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

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- Buildings
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- Compliant
- Non-compliant



Sources: MassGIS, MassDEP, MAPC Trailmap

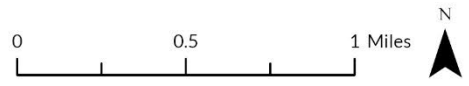
CITY OF REVERE - RESIDENTIAL ZONING DISTRICTS LOT SIZE ANALYSIS

J M GOLDSON

Prepared by JM Goldson LLC



- Schools
- Buildings
- Parcels
- Trails
- Water bodies
- Open space
- Compliant
- Non-compliant



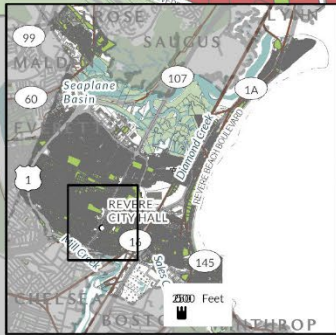
Sources: MassGIS, MassDEP, MAPC Trailmap

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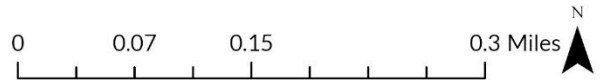
CITY OF REVERE - RESIDENTIAL ZONING DISTRICTS LOT SIZE ANALYSIS

J M GOLDSON

Prepared by JM Goldson LLC



- Schools
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Sources: MassGIS, MassDEP, MAPC Trailmap

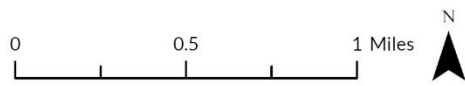
Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

CITY OF REVERE - RESIDENTIAL ZONING DISTRICTS DIMENSIONAL COMPLIANCE J M GOLDSON

Prepared by JM Goldson LLC



- Schools
- Buildings
- Parcels
- Trails
- Water bodies
- Open space
- Non-compliant Frontage, Non-compliant Lot Size
- Non-compliant Frontage, Compliant Lot Size
- Compliant Frontage, Non-compliant Lot Size



Sources: MassGIS, MassDE

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

Average Frontage per Zoning District

Zoning District		Average Frontage	Frontage Requirement	Difference (Actual vs. Required)
RA	Residence A	79.22 ft.	60 ft.	+19.22 ft.
RA1	Residence A1	126.22 ft.	80 ft.	+46.22 ft.
RB	Residence B	76.34 ft.	80 ft.	-3.66 ft.
RB1	Residence B1	94.62 ft.	70 ft.	+24.62 ft.
RC	Residence C	310.69 ft.	100 ft.	+210.69 ft.
RC1	Residence C1	94.65 ft.	100 ft.	-5.35 ft.
RC2	Residence C2	220.27 ft.	100 ft.	+120.27 ft.
RC3	Residence C3	80.17 ft.	100 ft.	-19.83 ft.

Average Lot Size per Zoning District

Zoning District		Average Lot Size	Lot Size Requirement	Difference (Actual vs. Required)
RA	Residence A	4,902.19 sq. ft.	6,000 sq. ft.	-18%
RA1	Residence A1	11,722.35 sq. ft.	8,000 sq. ft.	+47%
RB	Residence B	5,729.46 sq. ft.	8,000 sq. ft.	-28%
RB1	Residence B1	8,522.57 sq. ft.	8,000 sq. ft.	+7%
RC	Residence C	31,742.50 sq. ft.	10,000 sq. ft.	+217%
RC1	Residence C1	10,310.38 sq. ft.	25,000 sq. ft.	-59%
RC2	Residence C2	19,636.06 sq. ft.	25,000 sq. ft.	-21%
RC3	Residence C3	3,568.10 sq. ft.	10,000 sq. ft.	-64%

Summary: Frontage and lot size compliant parcels

Zoning District		Frontage Compliant, Lot Size Non-Compliant	Frontage Non-Compliant, Lot Size Compliant	Both Non-Compliant	Both Compliant
RA	Residence A	23.94%	3.10%	58.59%	14.37%
RA1	Residence A1	20.85%	12.06%	37.69%	29.40%
RB	Residence B	17.46%	2.68%	69.93%	9.93%
RB1	Residence B1	20.41%	2.04%	6.12%	71.43%
RC	Residence C	8.33%	0.00%	0.00%	91.67%
RC1	Residence C1	9.23%	0.00%	75.38%	15.38%
RC2	Residence C2	30.49%	1.22%	46.34%	21.95%
RC3	Residence C3	15.00%	0.00%	85.00%	0.00%
Total					
Percentage of Total Parcels		18.06%	3.02%	67.50%	11.42%

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

SUMMARY

At first glance, Revere’s zoning allows for two-family construction by-right across over forty percent of the city. However, floodplains and minimum lot size restrictions severely hamper by-right two-family construction in the RB District, which makes up 43 percent of the city’s land area. Similarly, an ADU ordinance enables their construction, though the feasibility may be limited by restrictions on lodgers, detached structures, and two-family lots. These by-right development constraints, in addition to a comparatively low threshold for site plan review, may present significant hurdles and limits to the development of abundant, affordable housing in Revere.

Parking regulations may be an obstacle, too. Current regulations in transit-oriented districts may not account for future mode shares, particularly in a municipality where nearly one in four residents took transit to work in 2021. Everett’s Transportation Demand Management Ordinance demonstrates an alternative program for managing parking and traffic congestion, rewarding developers that make multimodal transportation investments with a lower on-site parking burden.

The lack of Inclusionary Zoning may also constrain the creation of affordable housing units in Revere. A 2022 initiative stalled in difficult political conditions. Malden, Everett, and Chelsea have successfully implemented various forms of inclusionary zoning in their development codes.

Finally, climate change, particularly the resiliency needs of many coast-adjacent neighborhoods may be the most powerful development constraint. As sea levels rise, and storm surges become more intense, parts of Revere that were once inhabitable will become nonviable for future housing.

CHAPTER 7: IMPLEMENTATION CAPACITY AND RESOURCES

This chapter describes local and regional capacity and resources for the implementation of affordable housing initiatives, including local and regional housing organizations and funds. Revere has several nonprofit developers, federal assistance programs, and city and regional agencies that facilitate housing initiatives and assist residents in finding and maintaining housing.

KEY FINDINGS

- The City of Revere provides housing assistance to 897 units of affordable housing owned and managed by the Revere Housing Authority and distributes housing choice vouchers. Revere does not offer homeownership assistance programs. Instead, it guides residents to state resources that offer first-time homebuyer downpayment assistance, and housing stability funds through the Massachusetts Housing Partnership, Mass Housing, and the Executive Office of Housing and Livable Communities.
- Revere has recently proposed to address housing issues through zoning strategies such as encouraging accessory dwelling units and exploring inclusionary zoning. The city has also established an office of short-term rentals that regulates the legal operation and registration of short-term rentals in the city, protects the safety of renters and residents, ensures that the primary use remains residential, and ensures that short-term rentals will not be a detriment to the character and livability of the surrounding residential neighborhood.
- The city is in the process of pursuing several housing strategies to promote development of affordable housing such as partnering with private developers, regional partnerships, and identifying developable city and state-owned property for housing construction.

LOCAL CAPACITY AND RESOURCES

REVERE HOUSING AUTHORITY

The Revere Housing Authority (RHA) has provided housing assistance to low-income residents since 1946. RHA administers assistance through the management of HUD programs such as Low Rent Public Housing and the Housing Choice Voucher Program – Section 8 and State programs such as State Public Housing and the Massachusetts Rental Voucher Program. These programs are income-based, and the eligibility guidelines are set by HUD or DHCD, respectively. RHA's mission is to provide stable, quality affordable housing for low- and moderate-income persons; to deliver these services with integrity and mutual accountability, and to create living environments that serve as catalysts for the transformation from dependence to economic self-sufficiency. RHA currently manages 897 units of affordable housing supported by state and federal funds.

REVERE PLANNING BOARD

The nine members of the Revere Planning Board meet on the second Tuesday of each month. Duties of the Planning Board include enforcing the rules and regulations governing the subdivision of land within the City of Revere in accordance with M.G.L. Ch. 41, Sec 81. The Planning Board also makes recommendations to the city Council with respect to amendments to the Revere Revised Zoning Ordinance and Official Zoning Map.

REVERE AFFORDABLE HOUSING TRUST FUND

Revere's Affordable Housing Trust Fund was established in July 2021 to carry out the functions specified in Massachusetts law (MGL Chapter 44, Section 55C). The governing body of the Revere Affordable Housing Trust Fund, the Affordable Housing Trust Board's purpose is to pursue and approve projects that achieve the housing trust fund's goals of:

- Increasing the affordability of existing market-rate housing, through rental assistance and/or first-time homebuyer programs.
- Encourage and/or finance the development of "missing middle" affordable housing opportunities - smaller-scale projects that are naturally affordable and can also be deed-restricted and placed on the Affordable Housing Inventory.
- Encourage the preservation and/or creation of deed-restricted affordable housing for residents at or below 80% of Area Median Income (AMI), through education and advocacy, as well as through direct funding and executing these efforts.
- Encourage and support first-time homebuyers who are Revere residents looking to stay in the city, through education, funding programs, and other resources.

The AHTF's goal is to effectively use funds granted by the city and other sources to impact, improve, and increase the stock of affordable housing in the city. With all housing stakeholders, our partners, the residents, rental agents, and property developers, the AHTF works to ensure affordability for future generations in Revere. The Trust is funded by an annual 10 percent free cash allocation from the city's General Fund.

As of July 2024, The Trust held \$647,454.27 in its funds. On January 11, 2023, the Affordable Housing Trust Board established the Fundraising Subcommittee.⁴³ Revere Affordable Housing Trust Fund members have discussed the possibility of establishing an Affordable Homeownership Project as a "first priority and an actionable goal" for the AHTF highlighting the possibility of a potential partnership with Habitat for Humanity.⁴⁴ Unlike many other municipalities with a housing trust fund, Revere is unable to count on funding allocated through the Community Preservation Act (CPA). CPA funding, raised through a property tax surcharge with variable state matching, is a common source of funding for affordable housing projects in municipalities throughout Massachusetts, but Revere has not adopted this legislation.

Current projects for the AHTF include:

- Exploring the development potential of a small vacant city Owned Tax Title site at Suffolk Ave to construct a two-family home which would be sold as affordable. The AHTF is working with Habitat for Humanity to do the Site Feasibility Study;
- Funded \$100,000 in support of the mixed-income condo development at 133 Salem Street;
- Funded the HPP and AHTF Action Plan;
- Planning for an RFP for an aging in place/critical home repair program in the Spring of 2024; and,

⁴³ Journal Staff, Affordable Housing Trust Fund Board Meets, Revere Journal, August 16, 2023, <https://reverejournal.com/2023/01/18/affordable-housing-trust-fund-board-meets/>

⁴⁴ Journal Staff, AHTF Discusses Possible Partnership with Habitat, Revere Journal, April 19, 2023, <https://reverejournal.com/2023/04/19/ahtf-discusses-possible-partnership-with-habitat/>

- Launching a pilot First Time Home Buyer Down Payment Assistance Program (\$25,000 total) with an earmark from EOHLC, and matching funds from the Trust.

REVERE HOUSING COALITION

The Revere Housing Coalition (RHC) is a Revere resident-led voluntary group of housing advocates. According to its mission statement, the group believes that housing is a human right, and it works to advocate for fair, affordable, and diverse housing to meet the needs of people of different incomes, abilities, household types, and stages of life. The Revere Housing Coalition was a member of Mayor Arrigo's Inclusionary Zoning Advisory Council.

REVERE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The mission of the Department of Planning & Development is to create an environment in the City of Revere that is conducive to attracting, retaining, and growing businesses and residential population, thereby strengthening and revitalizing its neighborhoods and stabilizing and transforming the physical, social, civic and economic environment of its community. The Department provides planning support, technical assistance, coordination, and advisory services to City officials, boards, committees, and all residents on issues involving land use planning, zoning, economic development, open space land preservation, smart growth, and historic preservation.

The department currently has eight staff, including the Chief of Planning and Community Development, an Open Space and Environmental Planner, a Transportation Coordinator, a Business Liaison and Director of the Signage and Storefront program, a Chief Planner that is also the Zoning Coordinator and Flood Plain Administrator, a Community Development Program Manager, a Community Development Planner, and an Administrative Assistant. For a municipality of its size, Revere has a smaller planning department than comparable communities like Chelsea and Everett.

REVERE HOUSING STABILITY OFFICE

The Revere Housing Stability Office was created to assist tenants and landlords in navigating complicated housing issues, resources, and external agencies but is no longer staffed. Instead, to provide residents with housing stability services, the city is working with Housing Families, a non-profit based in Malden that addresses challenges of housing equity and provides additional well-being programs and services to support clients on their journeys toward stable, permanent housing. Housing Families is also contracted to provide support for a paralegal who sits in Revere city Hall two days a week, as well as some support for a housing attorney who is available for consultation and legal services as needed.

Funding for this partnership was secured through the American Rescue Plan Act (ARPA). Coming out of the pandemic, ARPA has been a one-time source of funding, and the allocations that support this partnership are due to end in June of 2024. Housing Families has been able to see an average of 10 to 15 clients a week; this success is providing the framework and desire to make the partnership a staple of the Health and Human Services department. Funding to continue this partnership is currently being pursued.

COMMUNITY IMPROVEMENT TRUST FUND

The Community Improvement Trust Fund (CITF) was established to provide mitigation funds to the City of Revere for projects where the applicant requested a special permit or variance to increase the intensity of use beyond that permitted by right. Funds received through a development can then be

allocated to improvements of infrastructure and public facilities that are directly impacted by the project. All expenditures of the CITF must be approved by a majority vote of the Revere city Council. CITF funds may also be appropriated to support affordable housing initiatives and economic development activities in accordance with the City of Revere's economic development plan.

REVERE "FREE CASH" ACCOUNT

The AHTF utilizes a percentage of the city's certified "Free Cash" as a sustained source of funding.⁴⁴ In 2024, the Trust received \$366,597 in "Free Cash" from the city's General Fund. "Free Cash" is a term commonly used to describe money that accrues to a municipality from three distinct sources: unanticipated free cash from the previous year, actual receipts that exceed revenue estimates shown on tax recapitulation sheets, and unspent amounts of money in municipal budget line items. In other words, a municipal budget is based on the anticipated expenses necessary to run the city revenues, funded by anticipated revenues from all sources such as property taxes, fees, grants, and other sources of income. When a fiscal year ends and the city spends less than expected or receives more money than expected, or a combination of both, "Free Cash" is the result. While it is encouraging that the Trust utilizes Free Cash as a sustained source of its revenue, this is a highly variable figure, subject to significant changes over time.

MASS. GENERAL HOSPITAL - DETERMINATION-OF-NEED PROGRAM

During its April 2023 meeting, the AHTF Board discussed possible funding sources, noting a grant from the Mass. General Hospital from its determination-of-need program.⁴⁵ The Mass General Hospital Determination-of-need program has decided to fund programs with an affordable housing priority. The strategy is to leverage existing and new shared funding pools to support the acquisition, production, and preservation of deed-restricted affordable housing. Revere would be eligible to apply for this funding if the program reopens applications, or if further hospital investments warrant an additional DON process.

THE NEIGHBORHOOD DEVELOPERS (TND)

The Neighborhood Developers is a local, non-profit organization, dedicated to creating and preserving affordable housing, as well as services to community members. TND completed the 51-unit 571 Revere Street development in 2021, and the 30-unit 525 Beach Street building in 2015, and the 39-unit One Beach project in 2016. In the future, the organization intends to continue pursuing affordable development opportunities in the community, such as through the all-affordable 110 Ocean project, which will bring 56 subsidized homes to the Revere Beach neighborhood.

REGIONAL CAPACITY AND RESOURCES

NORTH SUBURBAN CONSORTIUM

The North Suburban Consortium (NSC) is a group of eight communities that collectively apply for and administer federal HOME funds. The NSC is composed of Arlington, Chelsea, Everett, Malden, Medford, Melrose, Revere, and Winthrop, and is led by the City of Malden. The NSC Board is composed of representatives from each community appointed by the municipality's chief executive. HOME programs are open to income-eligible residents or homebuyers in any of the eight NSC communities, and to any developer wishing to build affordable units in an NSC community. The City of Revere through the NSC offers First-Time Home Buyer Down-Payment Assistance to new homeowners. All approved applicants are eligible to receive up to \$7,500 for a zero percent interest, no monthly payment, five-year term loan, which is completely forgiven after the five years, unless the house is sold within that period, in which case a pro-rata repayment is required. Eligible applicants must have received a certificate from a Home Buyer Counseling Workshop as well as meet income and housing qualifications.⁴⁵ Through the NSC, the City of Revere also offers rehabilitation loans to income-eligible homeowners to correct health and safety issues on a deferred payment loans plan. The consortium also provides support to developers to construct large-scale affordable housing.

METROPOLITAN AREA PLANNING COUNCIL (MAPC)

The Metropolitan Area Planning Council (MAPC) is the regional planning agency serving the people who live and work in the 101 cities and towns of Metropolitan Boston. It was established in 1963, MAPC is a public agency created under Massachusetts General Law Chapter 40B Section 24. Revere is one of the 21 municipalities that make up the Inner Core Committee (ICC) within the MAPC. The ICC is a forum to explore issues of mutual concern and foster joint action. The ICC is MAPC's largest subregion, representing the largest number of municipalities of any subregion: about 51 percent of the MAPC region's population - over 1.6 million residents. As some of the most urban and populous communities within the MAPC planning area, ICC cities and towns deal with a host of unique challenges, such as finite developable land, issues of neighborhood change and gentrification, limited affordability, congestion, and public transit capacity limitations, to name a few. The ICC meets regularly to discuss these and other topics, share best planning practices, and explore opportunities for regional collaboration.⁴⁶

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES – HOUSING BOND BILL (2024)

In August 2023, Governor Maura Healey signed the Affordable Homes Act into law. The Act added a variety of housing provisions that will aid in housing affordability and production for the city, from \$1.6 billion to modernize public housing, \$1.83 billion for housing production and preservation, and \$1.1 billion for affordable housing production. The bill also created a new Homeownership Tax Credit for homes affordable to first-time homebuyers at up to 120 percent AMI, and legalized the production of Accessory Dwelling Units (ADUs) by-right in any single-family zoning district.

⁴⁵ Revere 311, <https://reverema.qscend.com/311/knowledgebase/article/540>

⁴⁶ Metropolitan Area Planning Council, Inner Core Committee, Accessed 11/22/23, <https://www.mapc.org/get-involved/subregions/icc/>

SUMMARY

Revere has strong partnerships that help offer important housing resources to community members. Their partnerships with the North Shore Consortium and the MAPC open opportunities to homeownership programs, and their partnership with Housing Families provides essential housing stability resources to community members facing housing insecurity. There remain gaps where the City of Revere could offer more resources.

The AHTF could benefit significantly from the city's passing of the Community Preservation Act (CPA). This would provide annual redistributive funding to acquire, create, preserve, and support affordable housing in Revere. The AHTF would also benefit from an inclusionary zoning ordinance.

The city's capacity to implement housing initiatives and production goals is also hindered by limited staffing in the Department of Planning and Community Development. Compared to nearby Chelsea Revere's department has less staff capacity; Chelsea's Department of Housing and Community Development Department employs 12 staff members, while the city's Permitting and Land Use Planning Department, employs three positions.

If Revere were to increase the number of planning staff, pass the CPA, and pass an Inclusionary Zoning ordinance, the city would be much more empowered to meet the growing need for affordable housing.

ACRONYMS

ACS	US Census Bureau’s American Community Survey, Five-Year Estimates
ADA	Americans with Disabilities Act
ADU	Accessory Dwelling Unit
AMI/AMFI	Areawide Median Family Income set by HUD (household of four)
ARPA	American Rescue Plan Act
AUL	Activity and Use Limitation designation, monitored by the DEP
BIPOC	Black, Indigenous, and People of Color
CHAS	Comprehensive Housing Affordability Strategy
CPA	State of Massachusetts Community Preservation Act (MGL Chapter 44B)
CPC	Community Preservation Committee
DEP	Massachusetts Department of Environmental Protection
EA	Emergency Assistance
EEA	Executive Office of Energy & Environmental Affairs
EJ	Environmental Justice
EPA	U.S. Environmental Protection Agency
ELI	Extremely Low Income
EOHLC	Executive Office of Housing and Livable Communities
FEMA	Federal Emergency Management Agency
FY	Fiscal Year(s) (July 1-June 30)
HPP	Housing Production Plan
HUD	United States Department of Housing and Urban Development
LMI	Low/Moderate- Income (at or below 80 percent AMI)
MACRIS	Massachusetts Cultural Resources Information System
MAPC	Metropolitan Area Planning Council
MassDEP	Massachusetts Department of Environmental Protection
MassDOT	Massachusetts Department of Transportation
MassGIS	Massachusetts Bureau of Geographic Information
MBTA	Massachusetts Bay Transportation Authority
MSBA	Massachusetts School Building Authority
MGL	Massachusetts General Laws
MLS	Multiple Listings Service (central real estate database)
MSA	Metropolitan Statistical Area
MWRA	Massachusetts Water Resources Authority
NHESP	Massachusetts Natural Heritage and Endangered Species Program
RHA	Revere Housing Authority
RHC	Revere Housing Coalition
NOAH	Naturally Occurring Affordable Housing
SHI	Massachusetts Subsidized Housing Inventory
SOI	Statement of Interest
STR	Short-Term Rental
VLI	Very Low Income
YTD	Year to Date
40B	Comprehensive Permit, per MGL Chapter 40B, §20-23
40R	Smart Growth Overlay District Act, per MGL Chapter 40R

DATA SOURCES

This plan utilizes data from the U.S. Census, American Community Survey Five-Year Estimates (ACS), U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), the Revere Department of Planning and Community Development, city assessors' data, city website information, and Rentometer, as well as projections from the University of Massachusetts at Amherst Donahue Institute (UMDI), and Massachusetts Department of Transportation (MassDOT).

The U.S. Census counts every resident in the United States by asking ten questions, whereas the ACS provides estimates based on a sample of the population for more detailed information. It is important to be aware that there are margins of error (MOE) attached to the ACS estimates, because the estimates are based on samples and not on complete counts.

KEY DEFINITIONS

This list of key definitions is intended to assist the reader and is not intended to replace applicable legal definitions of these terms. The following definitions are for key terms used throughout the document, many of which are based on definitions in statutes and regulations.

Area Median Income (AMI) – the median gross income for a person or family as calculated by the United States Department of Housing and Urban Development, based on the median income for the Metropolitan Statistical Area. For FY2024, the HUD area median family income (AMFI) for the Boston-Cambridge-Quincy MA HUD Metro FMR Area was \$148,900.⁴⁷ AMI is also referred to in the document as median family income (AMFI).

Black, Indigenous, and People of Color (BIPOC) – Pronounced “bye-pock,” this is a term specific to the United States, intended to center the experiences of Black and Indigenous groups and demonstrate solidarity between communities of color. It acknowledges that people of color face varying types of discrimination and prejudice. Additionally, it emphasizes that systemic racism continues to oppress, invalidate, and deeply affect the lives of Black and Indigenous people in ways other people of color may not necessarily experience. Lastly and significantly, Black and Indigenous individuals and communities still bear the impact of slavery and genocide.⁴⁸

Cost-Burdened Household – a household that spends 30 percent or more of its income on housing-related costs (such as rent or mortgage payments). Severely cost-burdened households spend 50 percent or more of their income on housing-related costs.

Environmental Justice - Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, concerning the development, implementation, and enforcement of environmental laws, regulations, and policies. Fair treatment means that no population bears a disproportionate share of negative environmental consequences resulting from industrial, municipal, and commercial operations or from the execution of federal, state, and local laws; regulations; and policies. Meaningful involvement requires effective access to decision-makers for all, and the ability in all communities to make informed decisions and take positive actions to produce environmental justice for themselves.⁴⁹

Household – all the people, related or unrelated, who occupy a housing unit. It can also include a person living alone in a housing unit or a group of unrelated people sharing a housing unit as partners or roommates. Family households consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. Nonfamily households consist of people who live alone or who share their residence with unrelated individuals.

Family Household – Family households consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people.

Non-Family Household – Non-family households consist of individuals living alone and individuals living with roommates who are not related by birth, marriage, or adoption.

⁴⁷ U.S. Department of Housing and Urban Development. FY 2024 Income Limits Summary. <https://www.huduser.gov/portal/datasets/il/il2021/2021summary.odn> (accessed August 2021).

⁴⁸ BIPOC definition from Seattle YWCA <https://www.ywca.org/blogs/ywca/wed-04062022-0913/why-we-use-bipoc#:~:text=BIPOC%20stands%20for%20Black%2C%20Indigenous,solidarity%20between%20communities%20of%20color.>

⁴⁹ U.S. Department of Energy, Office of Legacy Management, "What is Environmental Justice" <https://www.energy.gov/lm/what-environmental-justice>

Income Thresholds – the U.S. Department of Housing and Urban Development (HUD) establishes income thresholds that apply to various housing assistance programs. These thresholds are updated annually and are categorized by household size. Revere is part of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area.

Extremely Low-Income (ELI) – the FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to an individual or family whose annual gross income is the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline. The FY2021 ELI income limit for a household of one is \$28,200 and for a household of four is \$40,250.

Very Low-Income (VLI) – an individual or family whose annual gross income is at or below 50 percent AMI. The FY2021 VLI income limits for a household of one is \$47,000 and for a household of four is \$67,100.

Low/Moderate income (LMI) – an individual or family whose annual gross income at or below 80 percent of the Area Median Income (AMI).⁵⁰ The FY2021 LMI income limits for a household of one is \$70,750 and for a household of four is \$101,050.

Labor Force – all residents within a community over the age of 16 who are currently employed or *actively* seeking employment. It does not include students, retirees, discouraged workers (residents who are not actively seeking a job) or those who cannot work due to a disability.

Missing Middle – a term coined by planner and architect Daniel Parolek, describing small and moderately-sized housing types (such accessory units, duplexes, triplexes, townhomes, and cottage courts) that blend well with neighborhoods that primarily consist of single-family homes.

Naturally Occurring Affordable Housing (NOAH) – NOAH refers to residential rental properties that are affordable but are unsubsidized by any federal program. Their rents are relatively low compared to the regional housing market. NOAH properties are typically Class B and Class C rental buildings or complexes built between 1940 and 1990. Rents are lower-ranging, affordable to low- and moderate-income households. NOAH units are the most common affordable housing in the United States.⁵¹

Non-Family Households – Non-family households consist of individuals living alone and individuals living with roommates who are not related by birth, marriage, or adoption.

Open Space – land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and saltwater marshes and other wetlands, oceans, rivers, streams, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve, and/or land for recreational use.

Short-Term Rental - A short-term rental is typically defined as a rental of any residential home unit or accessory building for a short period of time. This generally includes stays of less than a month (30 days), but the maximum length can vary depending on the state and jurisdiction in which the rental is located

⁵⁰ For purposes of MGL c.40B, moderate income is defined as up to 80 percent AMI.

⁵¹ NOAH Impact Fund. <https://noahimpactfund.com/impact-investing-affordable-housing-minnesota/what-is-noah/#:~:text=NOAH%20stands%20for%20Naturally%20Occurring,to%20the%20regional%20housing%20market.>

APPENDICES

REVERE SUBSIDIZED HOUSING INVENTORY

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES CH40B SUBSIDIZED HOUSING INVENTORY

Revere

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
2617	Cushman & Coolidge	260 Cushman Ave.	Rental	49	Perp	No	HUD
2618	Harris Street	Harris St.	Rental	45	Perp	No	HUD
2619	Pomona, Rose, Broadway	Pomona, Broadway, Hutchinson Sts.	Rental	100	Perp	No	HUD
2620	n/a	Constitution Ave./ Cooledge/ Raymond/ Adams	Rental	284	Perp	No	EOHLC
2621	Alfred C. Liston Towers	Dolphin/ Wave Aves	Rental	103	Perp	No	EOHLC
2622	Carl Hyman Towers	50 Walnut Ave.	Rental	106	Perp	Yes	EOHLC
2623	n/a	Cushman Ave/ Proctor Ave.	Rental	36	Perp	No	EOHLC
2624	n/a	Garfield Street/Elliott Rd	Rental	46	Perp	No	EOHLC
2625	n/a	Adams Court	Rental	60	Perp	No	EOHLC
2626	n/a	47, 51-53,55-57 Nahant Ave	Rental	24	Perp	No	EOHLC
2627	n/a	Scattered	Rental	45	Perp	No	EOHLC
2628	104 Broadway	104 Broadway	Rental	4	2037	No	HUD
2630	Beachmont Apartments	95 Crescent Av/154 Bradstreet Av	Rental	40	2031*	No	HUD
2631	Broadway Tower	250 Broadway	Rental	92	2024*	No	EOHLC MassHousing
2633	14 Victoria St.	14 Victoria St.	Rental	16	2032	No	HUD
2636	Revere Elderly Housing	235 Revere St.	Rental	107	2026	No	HUD

7/28/2023

Revere
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This data is derived from information provided to the Executive Office of Housing and Livable Communities (EOHLC) by individual communities and is subject to change as new information is obtained and use restrictions expire.

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES CH40B SUBSIDIZED HOUSING INVENTORY

Revere

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
2637	Revere House	420 Revere Beach Blvd.	Rental	266	2037*	No	HUD
2639	DDS Group Homes	Confidential	Rental	71	N/A	No	DDS
4601	DMH Group Homes	Confidential	Rental	26	N/A	No	DMH
6725	Prospect House	28 Spring Avenue	Rental	110	2031	No	HUD MassDevelopment
7885	291 Revere St	291 Revere St	Ownership	1	perp		HUD
9147	Jarvis St	Jarvis st	Rental	2	2023	NO	EOHLC
9499	Revere HOR Program	scattered sites	Rental	9	2021-2026	NO	EOHLC
10065	1 Beach Street	1 Beach Street	Rental	39	2045	NO	EOHLC
10066	525 Beach Street	525 Beach Street	Rental	30	2033	NO	EOHLC
10067	TND Homes I	14-16 Nahant Street, 17 Walden Street, 56-60 Highland Avenue	Rental	17	2055	NO	EOHLC
Revere Totals				1,728			
						Census 2020 Year Round Housing Units	24,459
						Percent Subsidized	7.06%

7/28/2023

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This data is derived from information provided to the Executive Office of Housing and Livable Communities (EOHLC) by individual communities and is subject to change as new information is obtained and use restrictions expire.

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COMMUNITY ENGAGEMENT AGGREGATED SUMMARY

OVERVIEW

Through two community forums, as well as a community survey, the Revere community was invited to provide input to support this plan. The first forum was held on January 31, 2024, at Rumney Marsh Academy, and included a presentation of the Housing Needs Assessment, a Q&A, and an interactive activity for attendees. The survey was open from November 2023 through February 2024, providing an asynchronous, online means of contributing to the housing plan for Revere residents. Input from these two means of engagement was analyzed and shared with the steering committee, and then used to create the draft goals and strategies. In turn, these were shared by the consultant team at a virtual forum on June 4, 2024, with the feedback that was gathered used to refine the goals and strategies in the final plan. In total, there were 298 participation points for this plan, with 261 survey responses, 29 attendees at the first forum, and eight at the second.

KEY FINDINGS

- In the first forum, participants noted the high cost of housing, lack of affordable housing, and displacement as the top issues for housing in the city. For solutions, they suggested more opportunities for homeownership, climate resilient strategies and green infrastructure, and building more housing near transit.
- In the survey, 64% of Revere homeowners said that they would not be able to purchase the home they live in today, citing high prices. Mortgage and rent costs, as well as property taxes, were rated as chief reasons that a resident might leave Revere in the survey.
- Survey takers rated the lack of starter homes and high housing costs as the two most pressing housing challenges that the city faces.
- In the second forum, reviewing the plan's draft goals and strategies, all but one attendee (of eight total), rated the draft goals and strategies positively. Two attendees provided comments on adding an affordable housing overlay. There were also comments on ensuring that the strategies assisted middle-income households in Revere and combating gentrification from transportation improvements.

SELECTED SAMPLE OF PARTICIPANT QUOTATIONS

"Build affordable housing next to T station and bus stops."

"Expensive market/ not enough housing for low income working families."

"For folks that are in the middle, there are no resources available to me to try to stay above water."

COMMUNITY FORUM #1 SUMMARY

Prepared by JM Goldson 2/11/24

OVERVIEW

On January 31, 2024, JM Goldson and the City of Revere hosted a Community Forum for the Revere Housing Production Plan (HPP) update. The event took place at Rumney Marsh Academy from 6:00 to 8:00 pm and saw 29 attendees. Consultant team members from JM Goldson led a presentation in the auditorium, and then city staff from the Department of Planning & Community Development and members of the HPP Committee facilitated interaction with poster boards in the adjacent atrium.

This Community Forum was the first of two that will be held during the process of creating the HPP. The goal of this event was to introduce the project to the community and conduct engagement to help inform the Vision, Goals, and Strategies in the HPP. Materials for the event were presented in English, Spanish, Portuguese, and Arabic; live interpretation services were available.



Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

KEY FINDINGS

- The top issue facing housing in Revere noted by participants, by far, was the high cost of housing. Other issues highlighted included a lack of affordable housing and funding, keeping up with population growth, and displacement.
- Key opportunities for Revere in this process noted by participants included redevelopment and renovations/additions of older buildings and owner-occupied housing, focusing on climate resilient strategies and green infrastructure, creating more opportunities for homeownership, and building more housing, particularly near transit.
- When describing their hopes for the HPP, participants honed in on greater affordability in the future, actionable strategies, the adoption of Inclusionary Zoning and support for greater funding, and more flexibility around requirements that hinder affordable and mixed-income development.

PARTICIPANTS

- The first two interactive boards asked attendees their age, their connection to Revere, their housing status, the length of their affiliation with Revere, and the precinct in which they live.
- Participants were most likely to be homeowners between the ages of 35 and 64 that have lived in Revere for less than 10 years.
- Nearly half of the participants were under 18 years of age.



COMMUNITY FORUM FORMAT

The Community Forum was designed to share information about how the HPP process works, as well as listen to concerns and hopes from community members. The project team facilitates the Community Forum through the use of interactive poster boards, some of which were designed to share information, and some of which were designed to collect open responses following certain question prompts. Information shared included statistics about demographics and housing in Revere, as well as the purposes of HPPs and the project timeline. Interactive stations invited participants to share demographic information about themselves, what they thought were the top challenges concerning housing in Revere, what opportunities they saw for housing in Revere, and what hopes they had for this planning process. Participants were provided with sticky dots or sticky notes and writing utensils to indicate their responses, depending on whether the question was open-response or quantitative.

REVERE’S HOUSING CHALLENGES

When asked "What do you think are the most pressing housing challenges in Revere, even if you have not personally experienced them?" participants highlighted the high cost of housing, lack of affordable housing and funding, and displacement effects.

Housing Challenges: Key Themes	Count
Expensive/Unaffordable	14
Not enough Affordable Housing/Lack of funding	6
Displacement	2

REVERE'S HOUSING OPPORTUNITIES

When asked "What do you think are the biggest housing opportunities in Revere? What creative ideas do you have for housing in the city?" participants brought up redevelopment and renovation of underused areas and buildings, pathways to homeownership and opportunities like ADUs, and building more housing in general, particularly with transit access.

Housing Opportunities: Key Themes	Count
Redevelopment & Renovation	5
Climate Resiliency, Sustainability, & Green Infrastructure	4
Transit Oriented Development	3
Pathways to Homeownership	3
Build more Housing	3

REVERE'S HOUSING HOPES

When asked "What do you hope this HPP will include?" participants keyed in on increasing affordability in the future, actionable strategies, support for Inclusionary Zoning and greater funding, and more flexibility in regulations that could help reduce costs and produce more abundant affordable housing.

Housing Hopes: Key Themes	Count
Affordability in the Future	8
Actionable Strategies	6
Support for Inclusionary Zoning and More Funding	3
More Zoning Flexibility to Reduce Costly Requirements	3



Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

COMMUNITY SURVEY SUMMARY

PREPARED BY JM GOLDSON LLC, MARCH 2024

OVERVIEW

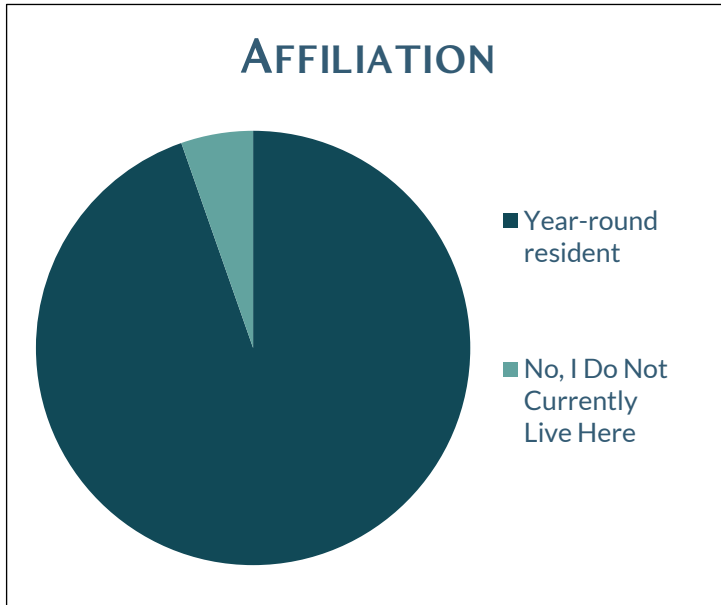
The Revere Housing Production Plan included a community survey as part of the engagement process. The survey was open from November 2023 to February 2024 and received 261 responses from members of the community. Both renters and homeowners responding to the survey indicated that housing costs are extending beyond their reach; nearly half of renting respondents indicated that they could not afford the average rent, and nearly two-thirds of homeownership respondents indicated that they could not afford to purchase a home at the median sales price. Renters and homeowners shared different responses to questions about Revere's housing challenges and their perception of home quality, with homeownership respondents prioritizing market rate housing options, and limiting development to avoid traffic impact. Renting respondents tended to identify a lack of housing options that fit their needs, a lack of knowledge about municipal housing programs, and energy inefficiency in their homes. Nearly half of homeownership respondents indicated that they did not have trouble covering housing costs, but a full quarter of renting respondents indicated that they had struggled to cover their costs in at least six of the preceding 12 months. Many respondents indicated that their home was not suitable for those with mobility challenges.

KEY FINDINGS

<p>0.26% One quarter of one percent of Revere's residents participated in the survey.</p>	<p>64% Most homeowners said that they would not be able to purchase their home at current prices.</p>	<p>A lack of starter homes and a lack of market-rate options were selected most often as the most pressing housing challenges in Revere.</p>	<p>66% Survey respondents said it was important for them to stay in Revere for the next ten years.</p>
<p>44% Percent of respondents that said they would not consider building and renting out a small apartment.</p>	<p>52% Percent of survey respondents between 45 and 74 years of age.</p>	<p>64% Survey respondents who identified as women.</p>	<p>The high cost of housing and concerns about the pace and character of development were repeatedly mentioned by respondents.</p>
<p>74% Percent of homeowners that expected their home to meet their needs for the next decade. Less than half (49 percent) of renters indicated the same.</p>		<p>62% Survey respondents who have lived in Revere for over 10 years.</p>	<p>Nearly half (46 percent) of non-resident respondents don't live in Revere primarily because they are happy where they are. A similar proportion of non-residents work for the city but live elsewhere.</p>
<p>20% Percent of survey participants who identified as Hispanic (or of Spanish/Latin descent).</p>	<p>The most cited reasons that respondents indicated influenced their likelihood to leave Revere in the next 10 years were housing costs (mortgage, rent, and property taxes) and concerns about safety and crime.</p>	<p>54% Percent of homeowners that indicated that their homes were energy efficient. For renters, the response was reversed, with 60 percent saying that their apartments were not energy efficient.</p>	

WHO TOOK THIS SURVEY?

The following section summarizes the demographic trends in the Revere Housing Production Plan survey, with some charts comparing respondents' demographic data to overall demographic data for Revere.

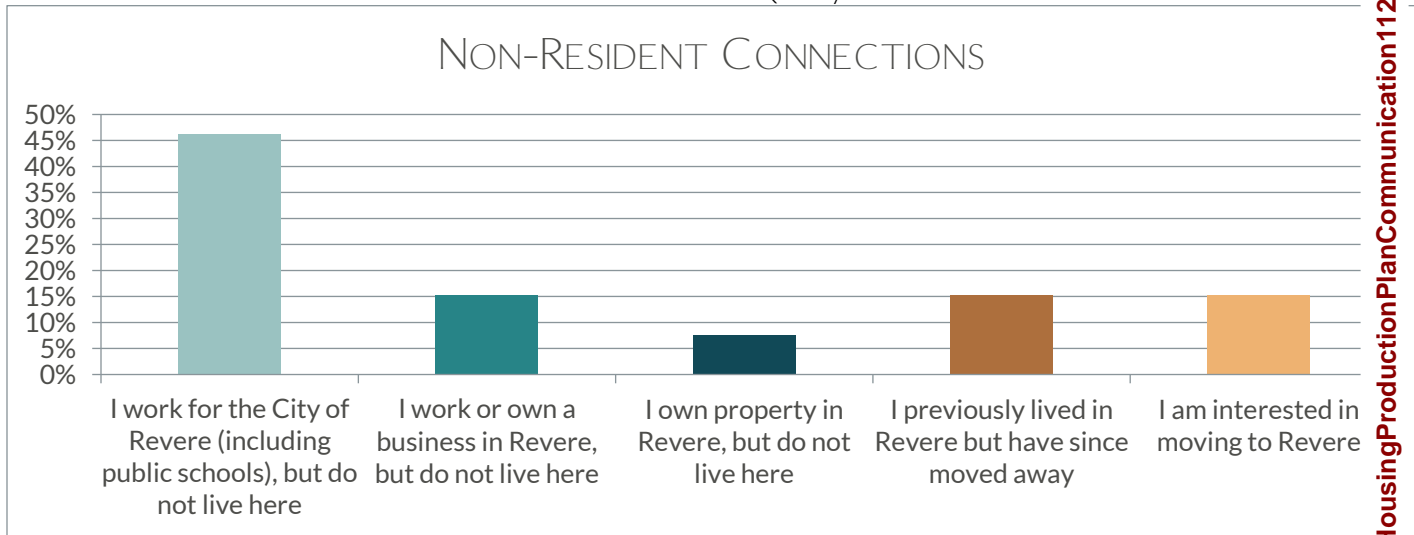


Affiliation & Residency

Most survey respondents were year-round residents in Revere, though a small percentage (5.4 percent), were not year-round residents. Year-round residents tended to have lived in the community for decades, with 76 percent of survey participants having lived in Revere for at least 21 years.

Non-Residents

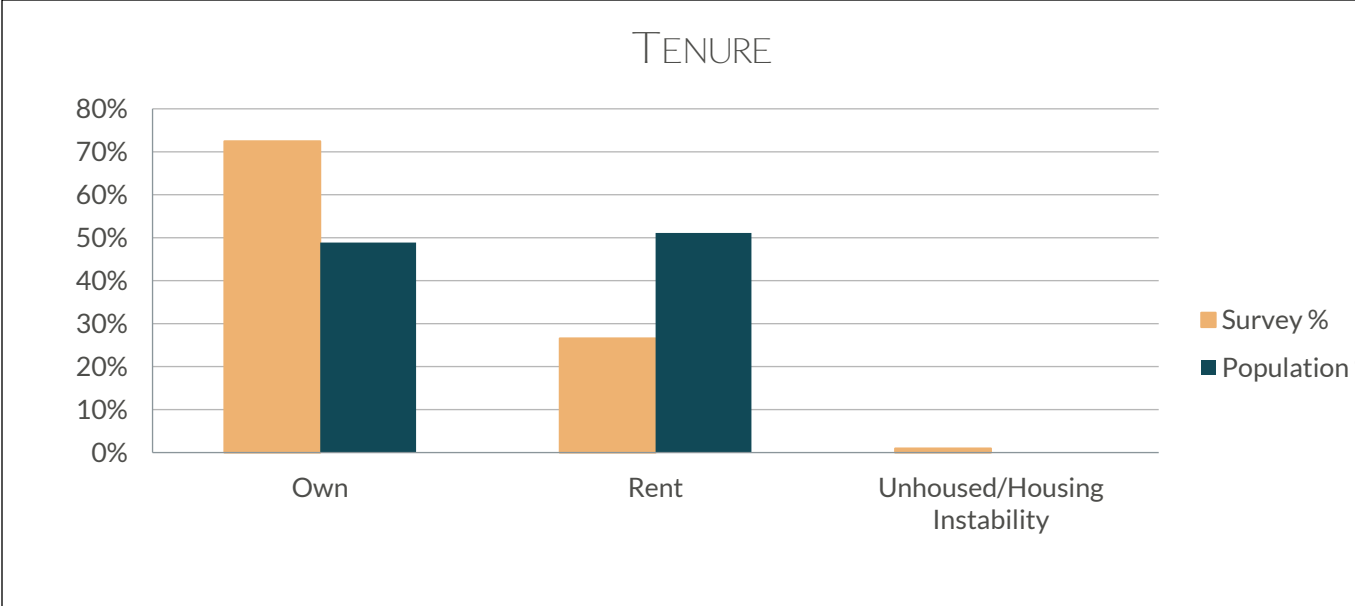
Nearly half (46 percent) of non-resident respondents indicated that they worked for the City of Revere. Non-resident respondents indicated that they mostly lived in neighboring communities from Quincy to Wakefield.



Tenure

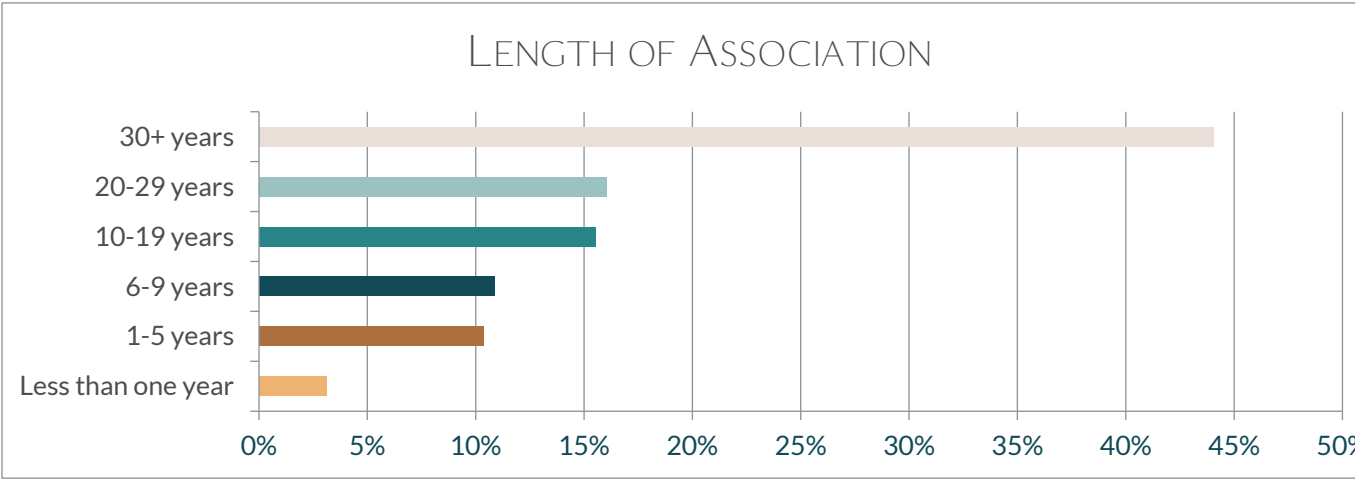
Tenure refers to a resident's homeownership status - that is, whether they are a renter or homeowner in the community. Revere's housing units are almost evenly split between renter-occupied units and owner-occupied units, but the survey overrepresented homeowners by nearly a three-to-one margin, with 73 percent of respondents indicating that their household owned their home.

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)



Length of Association

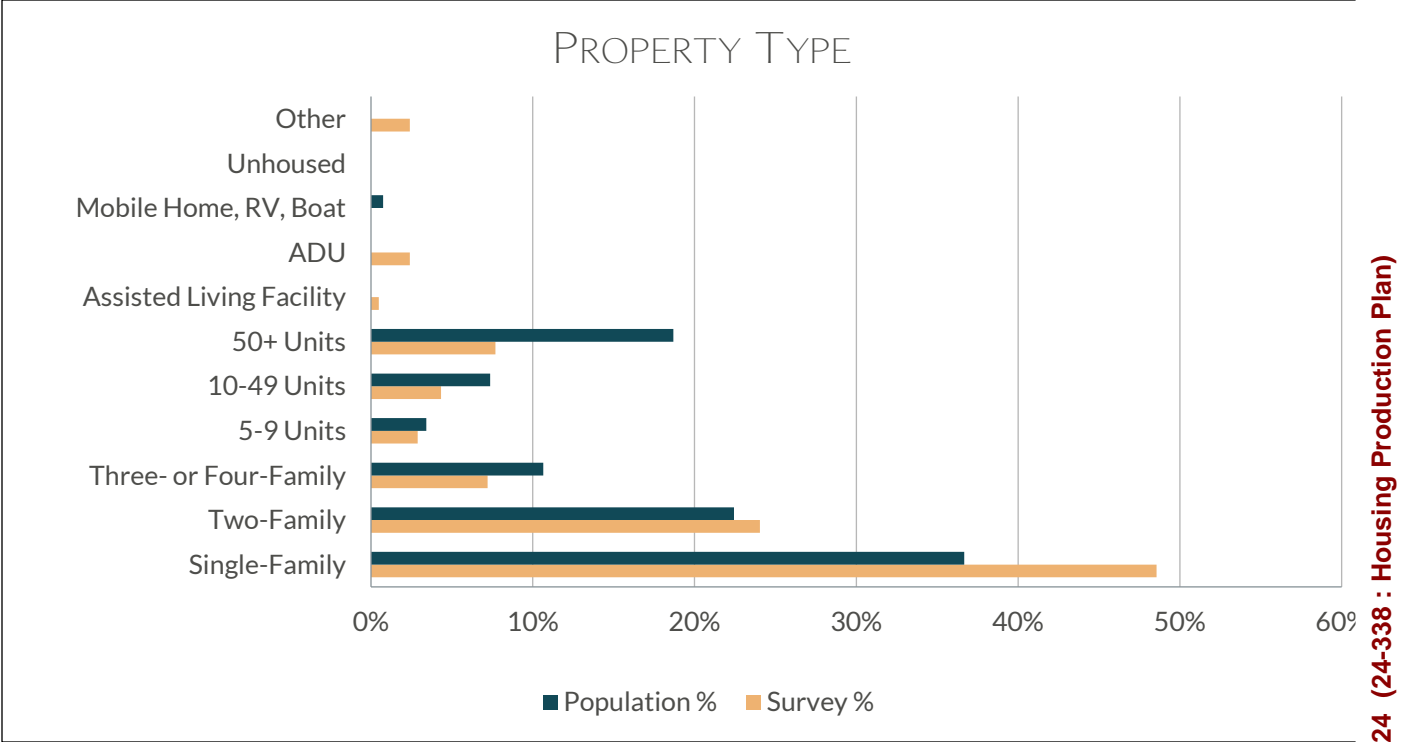
Almost half (44 percent) survey respondents had been associated with Revere for at least 30 years. Over two-thirds (68 percent) of renting respondents indicated that they had been associated with Revere for over a decade.



Property Type

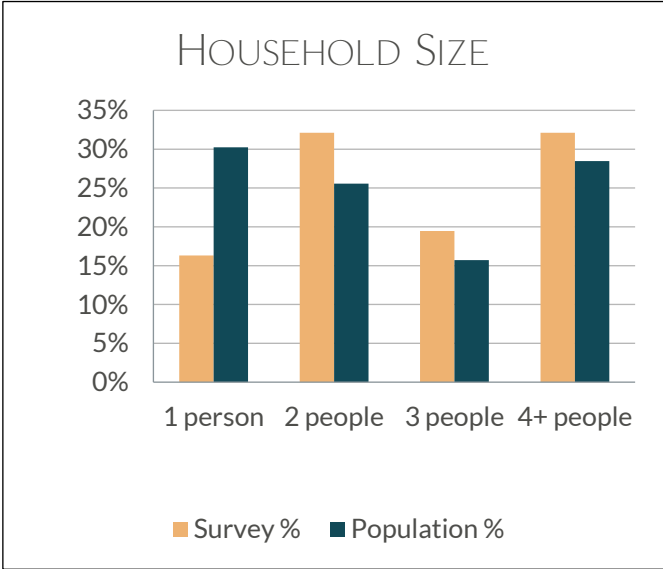
Just over one third (37 percent) of Revere's homes are found in single-family detached or attached structures, but nearly half (49 percent) of respondents lived in single-family homes. Residents living in large buildings with fifty or more units were underrepresented by about half.

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)



Household Makeup & Housing Characteristics

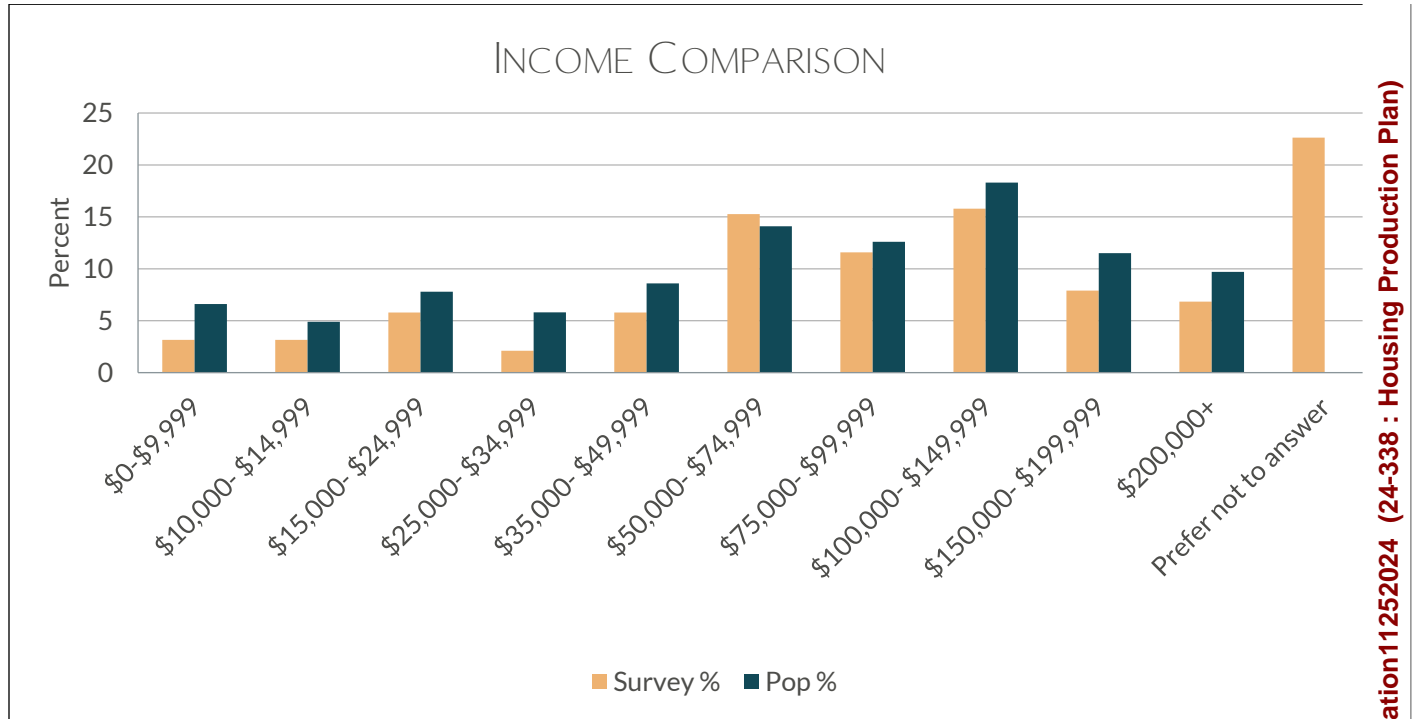
The majority (58 percent) of Revere's homes have two or fewer bedrooms, and a similar amount of households (56 percent) of Revere's households have two or fewer people. The metric was reversed for survey respondents, of which 58 percent lived in homes with three or more bedrooms, and 52 percent had more than three people in their household.



Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

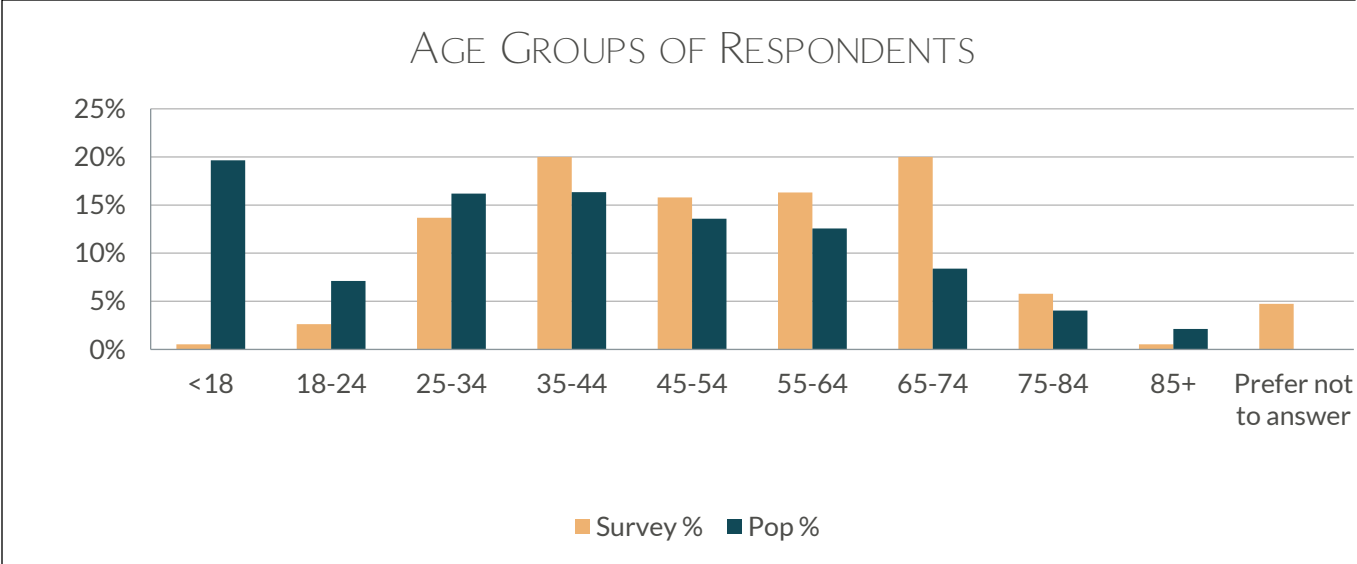
Income

Over one-fifth (23 percent) of respondents declined to share their household income. This makes accuracy in assessing representation of income brackets extremely difficult. Most (54 percent) respondents that included this information indicated their household income as over \$75,000.



Age

The voices of Revere's younger residents are not statistically reflected in the results of this survey. People 18 and under represent roughly twenty percent of Revere's population, while the majority (57 percent) of survey respondents were above the age of 35. The chart on the following page demonstrates the discrepancy between the city's population and those who responded to this survey.



Gender



A significant majority (64 percent) of survey respondents identified as female, with 25 percent identifying as male, and 0.5 percent as non-binary. The Census Bureau counts 49.5 percent of Revere's population as female, and 50.5 percent as male.

Race



According to Census data, about 38 percent of Revere's population identifies as Hispanic or Latinx, though self-identified Hispanic/Latinx survey respondents only comprised 20 percent. Black and African-American residents were also underrepresented, with the city's population representing 5 percent of residents, but only 0.5 percent of survey respondents. Those that identify as white make up 46 percent of Revere's population, but comprised 56 percent of survey respondents.

Educational Attainment and Employment Status



A majority of survey respondents had a Bachelor's degree or higher, while a majority (68 percent) of Revere residents over 25 have not received a college degree. A majority of survey respondents were employed full-time, and 17 percent responded that they were retired.

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

SURVEY TOPICS

What originally drew you to Revere?

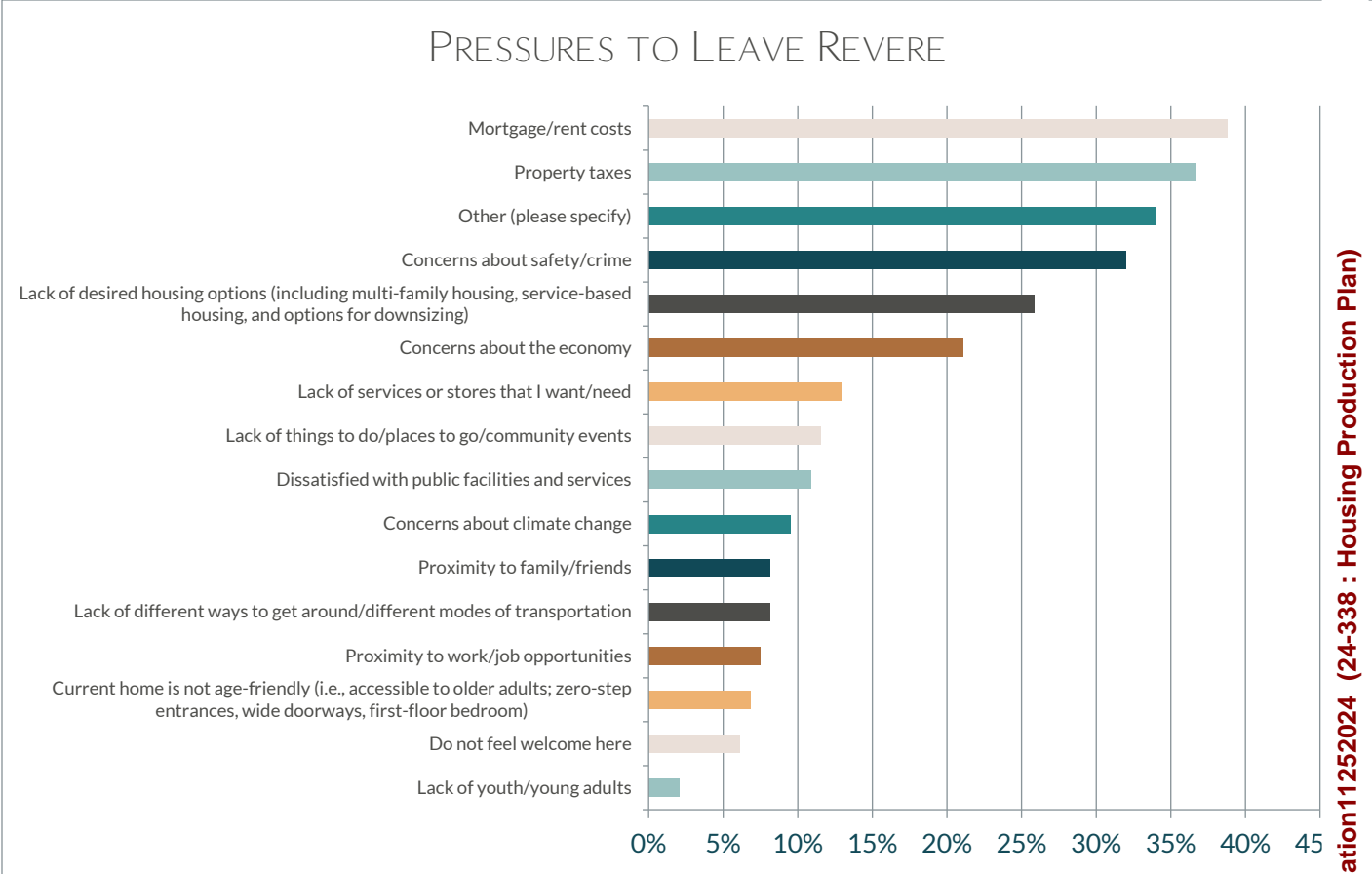
Respondents cited a variety of reasons that they originally moved to Revere. The most cited reason (at 30 percent) was proximity to the ocean. Similarly cited were proximity to family or friends (at 29 percent), housing options in their price range (at 28 percent), and available transportation options (at 27 percent).

What Keeps Non-Residents from Moving In?

When non-resident respondents were asked what keeps them from living in Revere full-time, the most common answer (46 percent) was that they were happy where they lived already. The two next most common answers were a high cost of housing (38 percent) and a lack of desired housing options (23 percent).

Remaining in or Leaving Revere

Just less than one third (31 percent) of respondents indicated that they were not likely to move out of Revere in the next decade. A similar amount (30 percent) were unsure. Those that were unsure if they would leave, or indicated that they were likely or very likely to leave mostly indicated high housing costs (39 percent), property taxes (37 percent), and concerns about safety or crime (32 percent). Respondents that filled in their own answer indicated pressures of population growth on infrastructure, and the most mentioned word was "traffic."



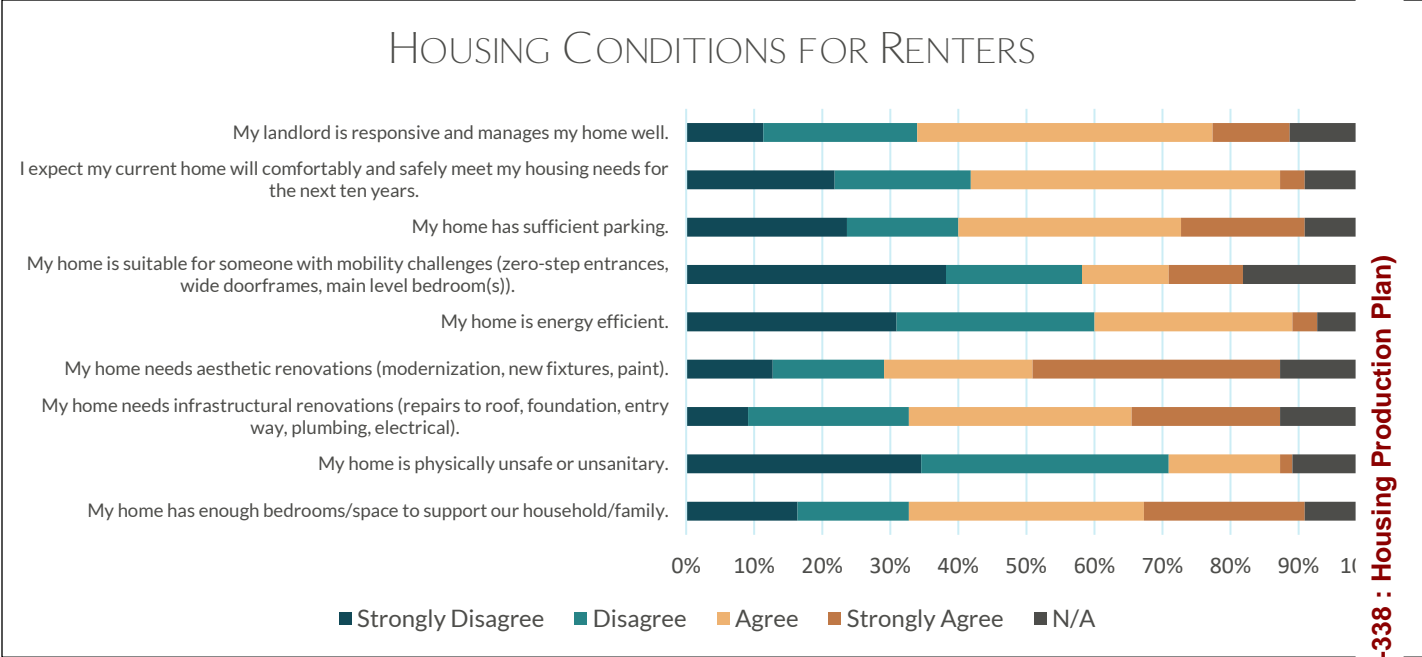
Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

Housing Program Participation

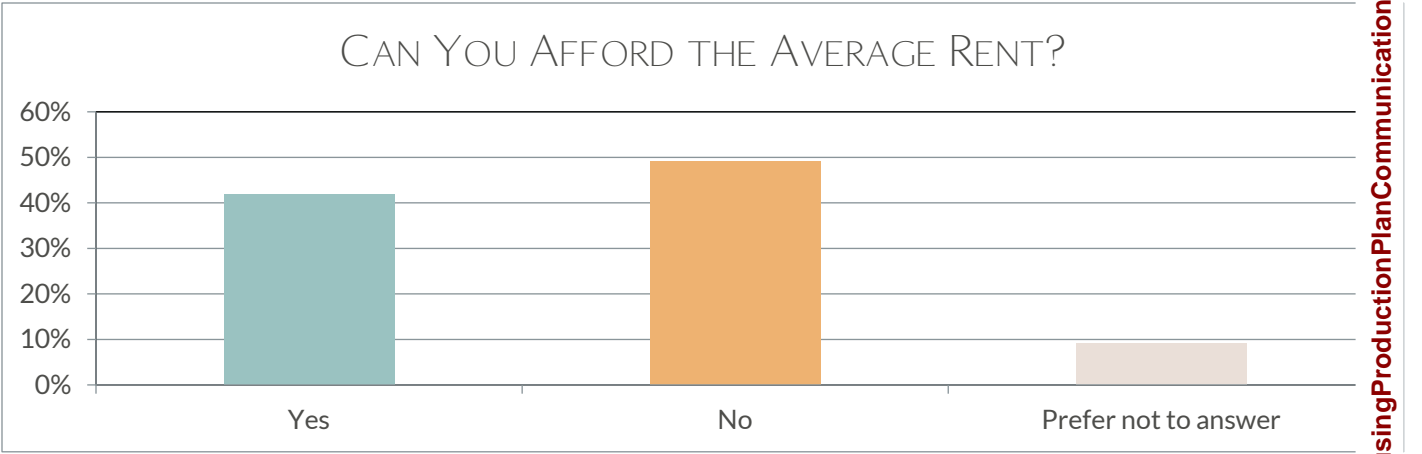
The vast majority (88%) of survey respondents have not participated in housing programs in Revere. Four percent of respondents shared that they were Revere Housing Authority residents. Two percent responded that they participate in the Housing Choice Voucher Program. Those that indicated that they had participated in housing programs before suggested that more, year-round assistance with applications would be helpful. More assistance for Revere's unhoused population was also requested.

Housing Conditions for Renters

While most renters agreed that their landlord was responsive and managed their home well, and that they had sufficient parking, they also called out needs for accessibility and aesthetic renovations, as well as a lack of energy efficiency.



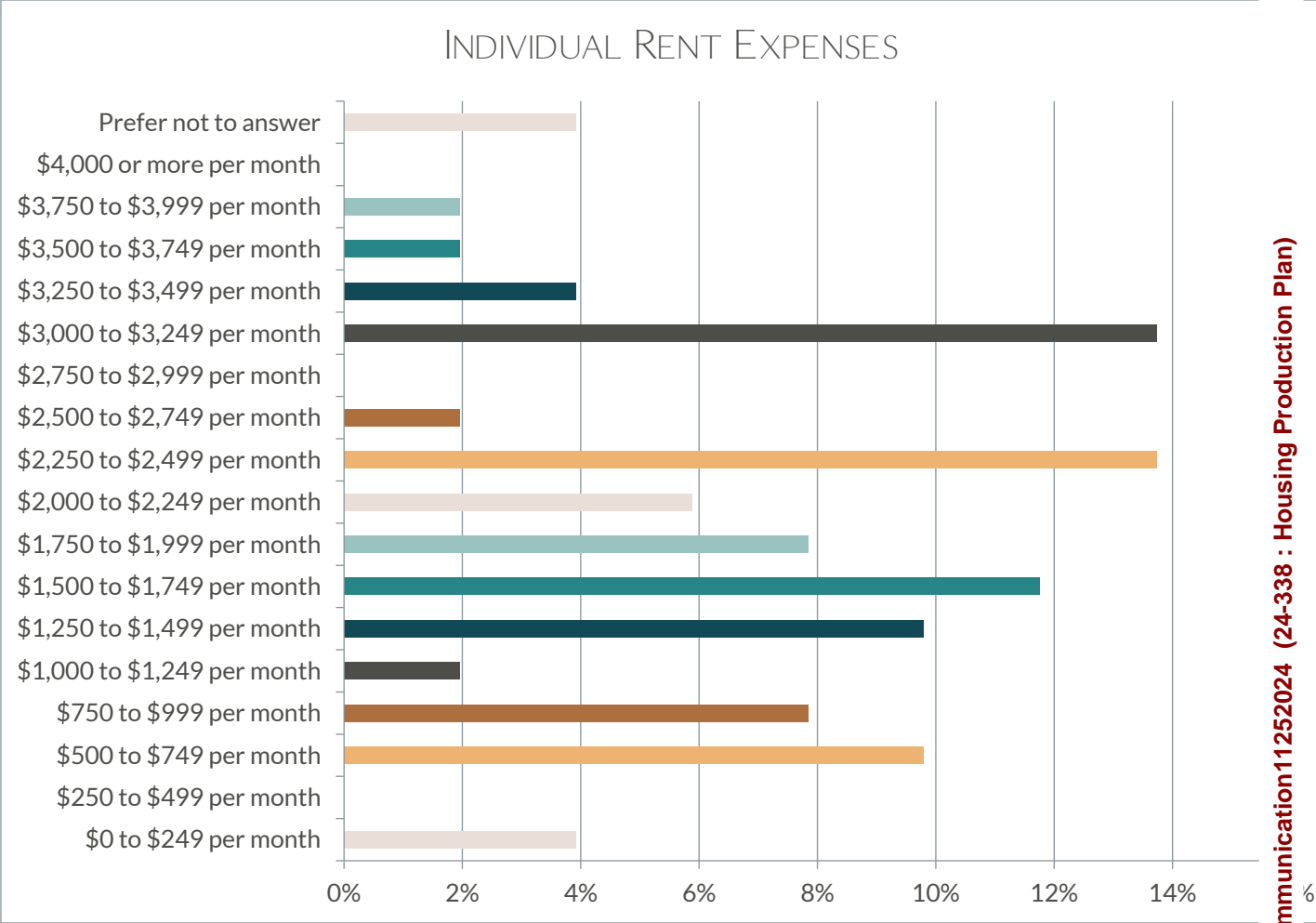
A second question for renters, highlighting housing costs, asked them the following: "According to the 2021 American Community Survey, the average rent for an apartment in Revere was \$1,626. If you were to sign a lease today, would you be able to afford this price?"



Rent Costs

Rent costs reported by respondents were distributed, showing a broad sample of renters at different housing costs.

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

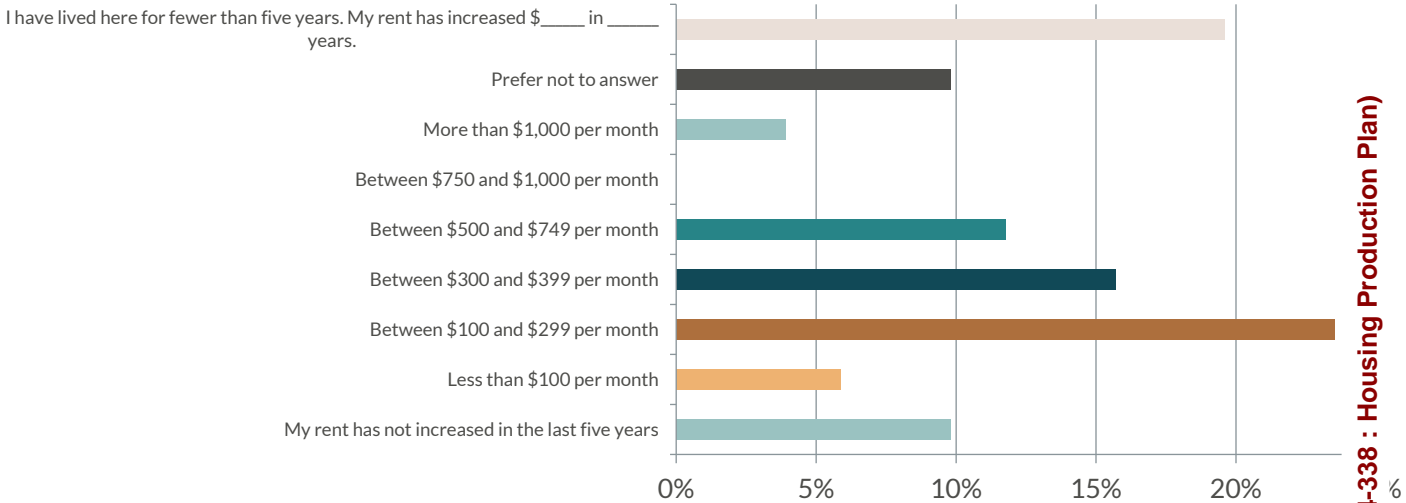


Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

Rent Increases

Renters were also asked how much their rent had increased within the past five years. These responses were also distributed, but 39 percent indicated that their rent had increased less than \$299 per month during that timeframe. Respondents that had lived in Revere for less than five years indicated that their rents had increased in significantly different amounts, from an increase of \$100 in two years to an increase of \$1,200 in four years.

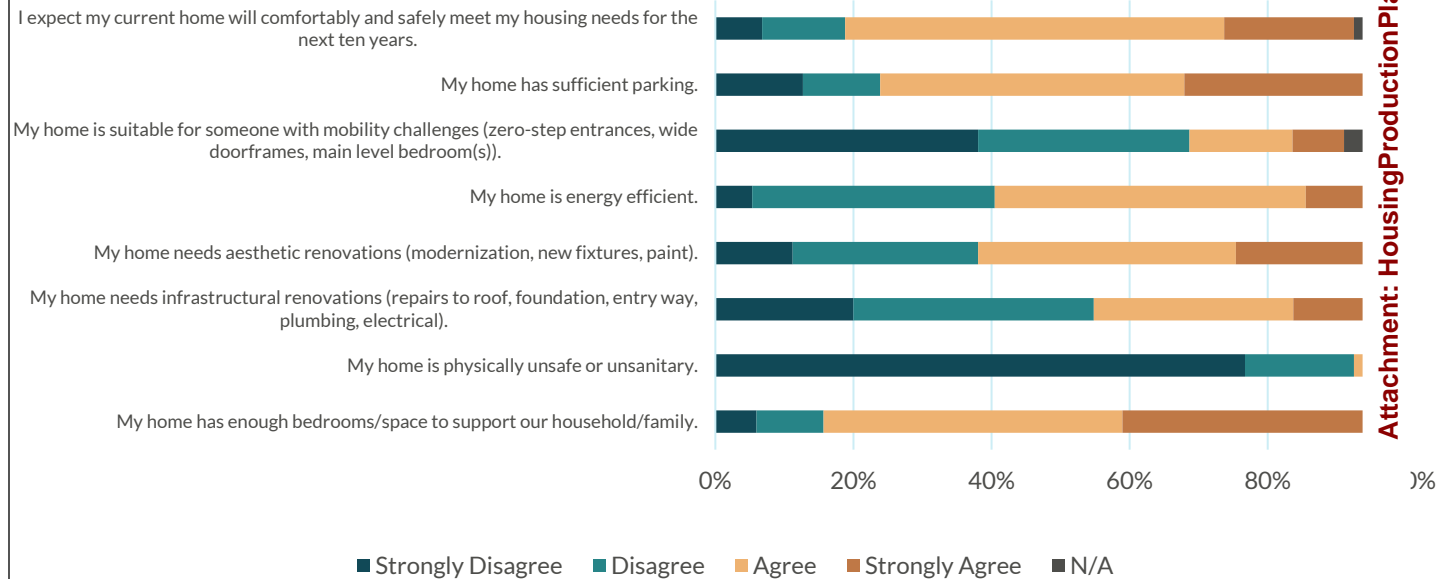
HOW MUCH HAS YOUR RENT INCREASED IN THE LAST FIVE YEARS?



Housing Conditions for Homeowners

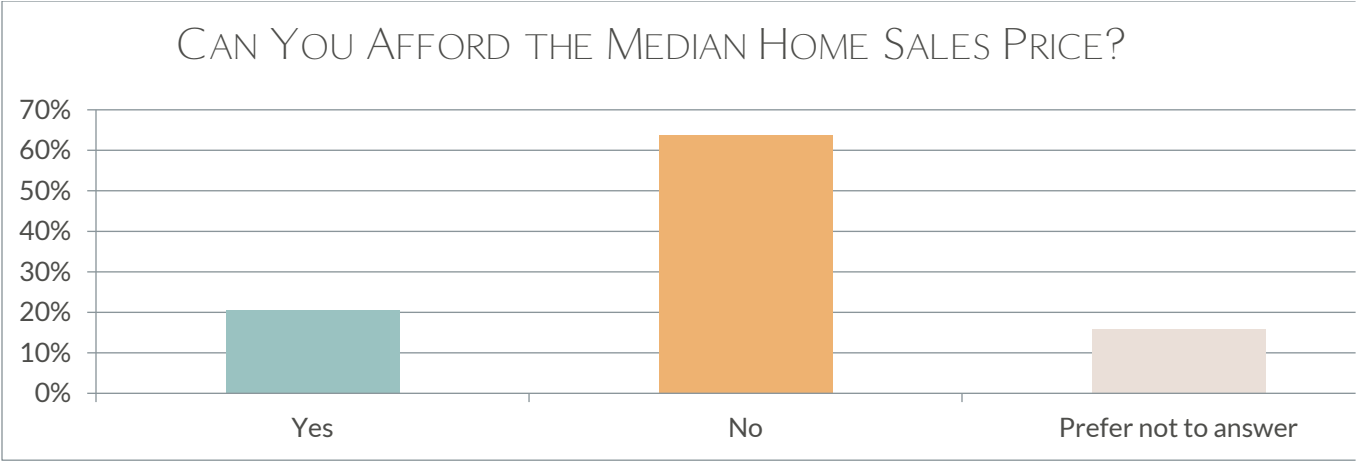
Homeowners strongly agreed that they had sufficient bedrooms in their home for their families, and the vast majority indicated that their home was physically safe and sanitary. They mostly disagreed, however, that their home was suitable for someone with mobility challenges, similar to the results indicated by renters.

HOUSING CONDITIONS FOR HOMEOWNERS



Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

Homeowners were also asked whether they would be able to afford to move to Revere today, given current prices. Like the renters, most indicated that they would not be. The question asked respondents to answer based on given home sales prices if they were homeowners, and given condo sales prices if they were condo owners.



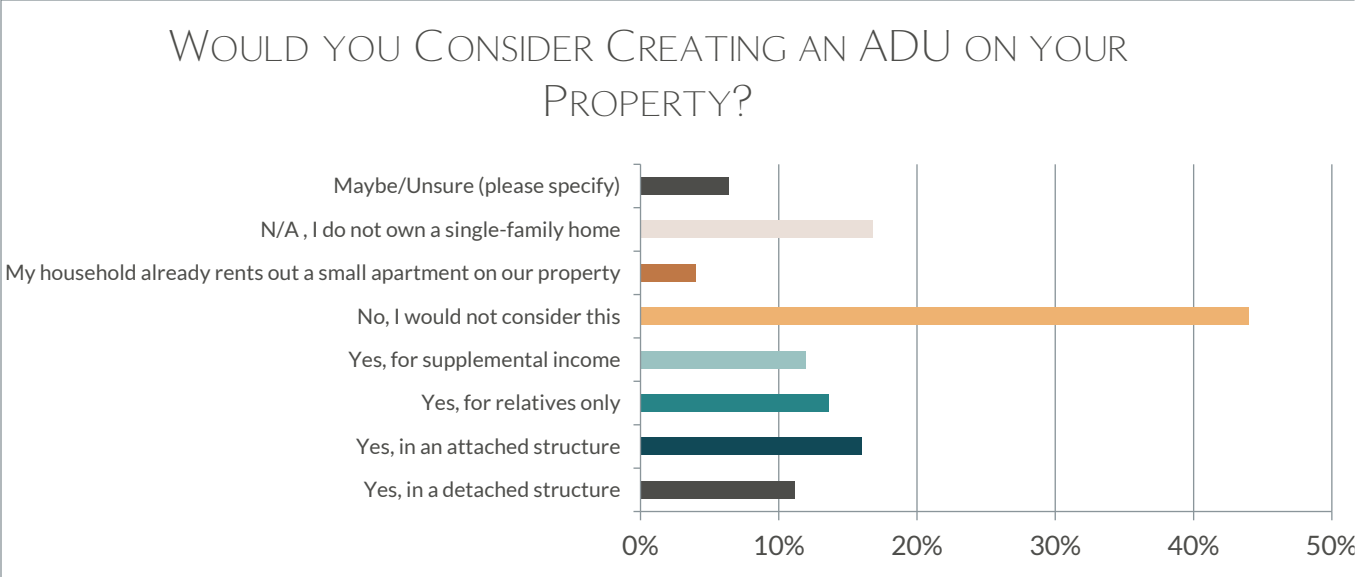
Covering Housing Costs

Most renters (65%) responding to a question about how often they've struggled to afford rent in the past year indicated that they had struggled to cover their housing costs in at least one month. One quarter (24 percent) of renting respondents indicated that they had struggled to afford rent at least half of the months in the past year. Nearly half (43 percent) of homeownership respondents indicated that they had not struggled to cover housing costs, with 18 percent indicating that their mortgage had been paid off.

Accessory Dwelling Units

Respondents were asked whether they would consider building and renting an accessory apartment on their home (if they owned their home). Almost half (44 percent) replied that they would not consider building an accessory unit. One response indicated that they didn't believe that the city would support homeowners to build ADUs, and signaling a potential opportunity for outreach and support.

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

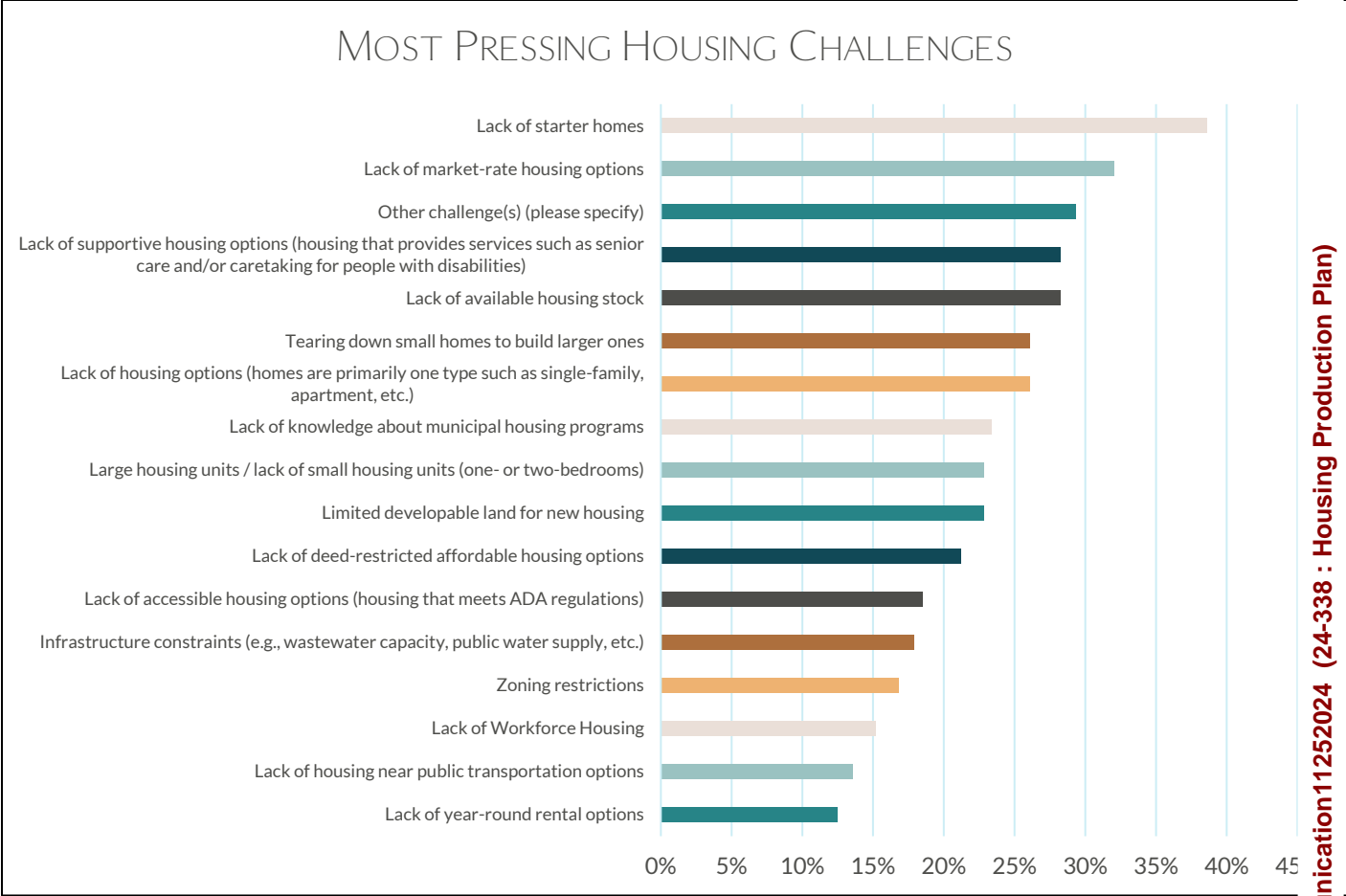


Housing Challenges

The lack of starter homes and lack of market-rate housing options were the most commonly identified challenges to housing in Revere. Those that selected "Other challenge(s)" mentioned high housing costs; lack of housing options for seniors, veterans, and those with disabilities; not enough ownership opportunities; a perceived unfairness in the tax burden on homeowners being higher than that on those living in condos or apartments; pressures of population growth; NIMBYs; the impacts of development on infrastructure and traffic; and lack of support for single-family to multi-family conversion, first-time homebuyers, and middle-income residents ineligible for subsidized housing.

Among renters, the top three housing concerns were a lack of diversity in housing options (most units were seen to be of a single type), lack of knowledge about municipal housing programs, and a lack of smaller housing units (one to two bedrooms). Responses from renters were significantly less hostile to the pace and character of development in Revere than were the responses from homeowners.

Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)



Attachment: HousingProductionPlanCommunication11252024 (24-338 : Housing Production Plan)

Housing Opportunities

Respondents were also given the opportunity to call out housing opportunities for Revere. A condensed summary of their suggestions is included below:

Incentive Programs:

- For weatherization and efficiency in <4 unit buildings;
- For ADU construction to support seniors with caregivers; and,
- For homeownership seniors seeking safety and accessibility improvements.

city-catalyzed Funding:

- Bolster funding for the Affordable Housing Trust Fund to pioneer efforts in permanently affordable housing options, such as co-ops, deed-restrictions, condos, and community land trusts;
- Prioritize the creation of affordable housing within market rate developments through state and federal funding; and,
- Allow the city to operate as a non-profit developer to sell new units at below-market rate to qualified families. The city could also pursue rights of first refusal for certain types of properties, to facilitate subsidized below-market resale to qualified families.

city-led Housing Stabilization:

- Municipal aggregation programs for energy;
- Rent stabilization or rent control; and,
- Anti-displacement policies in areas prioritized for development.

Homeownership Opportunities:

- Seek more condo development, rent-to-own, and condo conversions; and,
- Financial support programs for first-time homebuyers.

Location-based Opportunities:

- Locate new housing near transit, to use the Wonderland High School project to create a housing village in the area; and,
- Redevelop shopping centers for mixed-use neighborhoods and buildings, in areas like the Northgate Shopping Center. Between the Post Office and BJs can be reimagined for housing.

Targeted Support:

- Provide more housing options for older adults, including 50+ communities, for older residents who want to remain in Revere; and,
- Seek to expand housing options for Section 8 voucher holders, and prioritize effective and timely communication with these residents about their options.

Regulatory Opportunities:

- Explore taxes or surcharges on market rate developments to support affordable housing funding. This may include PILOT (Payment in Lieu of Taxes) to support the Affordable Housing Trust Fund, or funding for shelters and halfway homes; to make another attempt at Inclusionary Zoning;
- Prioritize the mixing of uses within neighborhoods, so that residents that don't own cars or don't want to drive can have safe and easy access to services;
- Permit more 3-bedroom apartments to retain medium-sized and large families in Revere;
- Focus on the mixing of uses within individual developments, particularly along the beach;
- Revise development standards in the city center to prioritize density and open space; and,
- Revise two-family requirements, including setback requirements, to allow owners to expand their current houses.

Alignment between Housing and Transportation Policy:

- Make sure the transportation system can handle new development, including adequate parking and transit service.

Increasing Understanding:

- Seek to understand how many single-family homes are renting out rooms without reporting;
- Learn from nearby communities that use policies like Inclusionary Zoning, Overlay Districts, and the Community Preservation Act to support housing; and,
- Facilitate a market and understanding around townhouses and condos for residents that want to live in less energy-intensive housing.

Additional Thoughts

At the close of the survey, participants were able to include additional comments on housing in Revere. A condensed summary of those comments is included below:

Disincentives to Mobility:

- Even though sales prices are high, some seniors avoid selling because they don't feel that even their potential returns would cover the cost of different housing; and,
- The waiting lists for affordable apartments for seniors are significant hindrances, and it feels that there are no affordable apartments to downsize into.

Community Safety and Quality:

- Crime levels were mentioned as a concern;
- Neighborhood cleanups were mentioned as a way to increase home values;
- "Illegal units" were referenced as a concern, as was renting out rooms in both single-family and multi-family homes;
- Green spaces should not be sacrificed for the sake of development; and,
- Lack of connection to community was noted, particularly with relation to underappreciated local businesses and limited community events and culture.

Impacts of Development:

- Roadway capacity, growing traffic, and new development were connected in the comments of several respondents;
- Schools and housing are connected, and adequate staffing should be ensured; and,
- Parking feeling more constricted was noted as a result of recent development patterns.

Renting versus Owning:

- Several comments mentioned concerns that development patterns were overly prioritizing rental units, which were associated with a more transient population and high prices.

Other Opportunities:

- Adding a Commuter Rail station was mentioned as a potential opening of access;
- Policies such as Inclusionary Zoning, a modernized zoning code, and new state and federal resources for affordable housing were mentioned;
- Housing for seniors was mentioned several times; and,
- Non-market solutions like social housing were held as paths forward.

COMMUNITY FORUM #2 SUMMARY

Prepared by JM Goldson LLC June 2024

OVERVIEW

On Tuesday, June 4, 2024, JM Goldson and the City of Revere hosted the second open house for Revere's Housing Production Plan. The event was entirely virtual, hosted via Zoom's webinar platform, and aired on RevereTV. In addition to city staff, the Working Group, and the consultant team, eight individuals participated in the virtual activities, which were designed to gauge community support for the draft goals and strategies for the plan.

KEY FINDINGS

- All but one attendee (eight total) rated all of the draft strategies and goals as "Positively" or "Somewhat Positively."
- Two attendees commented that an affordable housing overlay should be added to the draft strategies.
- One attendee voiced concerns that strategies might not assist middle-income households in Revere. Another expressed concerns about gentrification from transportation improvements.

PARTICIPANTS

- Eight (8) individuals participated in the event.
- The webinar was aired live via Zoom and RevereTV, with a recording available online for residents who did not attend to watch asynchronously.

FORMAT

Consultant Jennifer Goldson began the event by explaining the draft goals and strategies to the public. After the respective goals and strategies were shared, attendees were asked to respond via Zoom poll and post questions in the chat. Following the presentation, there was a brief discussion on additional questions between attendees, the consultant, and city staff.

EVENT SUMMARY

The presentation began by summarizing the work of the project thus far, and defining housing terms, such as affordability and Naturally Occurring Affordable Housing (NOAH). All attendees (eight total) rated the draft goals "Positively" or "Somewhat Positively," and all but one (five of six) replied "Positively" or "Somewhat Positively" to the draft strategies. The one attendee that disfavored the proposals expressed the need for more strategies that assist middle-income families that do not qualify for subsidized housing, but still struggle with affordability. In addition, two attendees asked that an affordable housing overlay be added to the draft strategies.

Demographics of Participants

Prior to sharing the draft goals and strategies, the consultant asked participants via Zoom poll to share their connection to Revere, whether they had attended the first forum, their

age, their housing status, and their racial/ethnic identity. All attendee polling responses are shared in the appendix of this section.

At the time of attendee polling, there were seven participants in attendance. Most attendees (six of seven) had attended the previous community forum. A majority (four of seven) were Revere residents, with the other two respondents who replied writing that they were Revere employees. The age of attendees was evenly split between 18 – 34 (two of seven) and 35-44 (two of seven), with one participant replying that they were in the 55-64 age range. Nearly half of participants (three of seven) were homeowners, while two replied that they were renters. Most participants (four of seven) identified as White, while one participant identified as Hispanic or Latino.

Engagement Thus Far

The consultant presented some of the community engagement in the project thus far, with a particular emphasis on the write-in responses from the “Pressures to Leave Revere” and “Most Pressing Housing Challenges” questions.

Write-in comments on “Pressures to Leave Revere” (50 total) included concerns about overdevelopment (11) and traffic congestion (13). The lack of affordable housing options for seniors wishing to downsize, or struggling with property taxes was the third most frequently mentioned (three).

For “Most Pressing Housing Challenges,” (54 total) respondents wrote about perceptions of overdevelopment (15), with an additional 11 commenters mentioning that the new units tended to be rentals, rather than ownership units, and called for more condos. They also mentioned the high cost of housing (7), and that seniors (four) were having trouble finding affordable accessible homes in Revere to downsize into.

Draft Goals

The consultant then presented the draft goals for Revere’s Housing Production Plan:

1. Preservation
2. Stability
3. Wealth Building
4. Naturally Occurring Affordable Housing Stock (NOAH)
5. Supply
6. Location

After the draft goals were explained, attendees were invited to respond to a poll gauging their reactions. Eight participants responded, with all eight replying “Positively” or “Somewhat Positively.”

One participant wrote their responses to each initiative to the chat. Their thoughts ranged from agreement that the city should preserve existing subsidized units, an observation that stability goals should not be limited to BIPOC residents, the tension between fulfilling the SHI requirement through rental housing and the need to build wealth in the community, and existing zoning regulations that cause in-law apartments to be removed when a property is sold.

Draft Strategies

The consultant then shared the Draft Strategies according to a framework of four categories: Stability, Supply, Subsidy, and Capacity.

Stability

- Purchase Right of First Refusal for current owners of multi-family buildings (NOAH)
- Partner with non-profit and mission-driven developers for purchase and rehab of NOAH
- Support a local Community Land Trust (to offer permanently affordable homeownership)

Supply

- Offer surplus city-owned property (e.g., Central Ave Parking lot)
- Utilize Tax Title Parcels to create affordable housing
- Partner with Revere Housing Authority to redevelop underdeveloped sites
- Reform zoning to support housing production, such as:
 - Reduce minimum lot sizes
 - Permit zero lot line construction
 - Allow by-right 2 and 3 family in all residential districts
 - Adopt Inclusionary Zoning
 - Minimize or eliminate off-street parking requirements near transit
 - Allow single-room occupancy (SRO) for permanent supportive housing
- Transportation Demand Management - require developers to provide active and transit benefits to residents.

Subsidy

- Opportunities to support affordable homeownership:
 - Mortgage down payment assistance program for First Generation Homebuyers
 - Local rent to own program
- Adoption of tax incentives for the development of affordable housing

Capacity

- Adopt the Community Preservation Act to fund:
 - Community Housing
 - Historic Preservation
 - Open Space & Recreation
- Create other revenue streams for the city's housing trust, such as:
 - inclusionary zoning payments

- cell tower payments
- sale of tax foreclosed property
- negotiated developer payment
- Actively pursue state and funding sources to support housing production and strategic growth in beneficial locations

Participants were again asked to rate their agreement with the strategies. Out of six responses, five rated the draft strategies “Positively” or “Somewhat Positively.” One attendee rated them “Negatively” and then voiced their concerns.

The participant was concerned that the strategies did not cover the needs of middle-income people of Revere, who may not earn sufficient income to qualify for traditional housing subsidies. “For folks that are in the middle, there are no resources available to me to try to stay above water,” they said. city staff replied that many of the zoning-focused strategies, such as loosening ADU and small-scale development restrictions, could assist middle-income residents, helping them to build wealth. The participant thanked staff and the consultant for addressing their concerns.

Another participant voiced in the chat interest in adding an affordable housing overlay to the city’s zoning. This idea was mentioned by a Working Group member early on in the Zoom. They also asked about how potential transportation improvements through a suggested Transportation Demand Management (TDM) ordinance might potentially spur gentrification. city staff responded, saying that it was a concern, but that they hoped that some of the stability and subsidy initiatives, which preserve and create additional affordable housing, could mitigate these concerns.

A third participant asked about the project schedule, voicing a potential concern that the city Council would not have sufficient time to review the completed Housing Production Plan. city staff responded that the plan was to share the draft with the city Council and Planning Board in the summer, in order to provide adequate review time before it could be approved in the Fall.

Finally, a participant asked about opportunities to provide further input. The consultant responded that the presentation to the city Council and Planning Board would be a traditional meeting with public comment. city staff also shared their contact information, and said that any additional feedback would be welcome throughout the process.

EOHLC AFFIRMATIVE FAIR HOUSING GUIDELINES

The Commonwealth of Massachusetts has a compelling interest in creating fair and open access to affordable housing and promoting compliance with state and federal civil rights obligations. Therefore, all housing with state subsidy or housing for inclusion on the SHI shall have an Affirmative Fair Housing Marketing Plan. To that end, DHCD has prepared and published comprehensive guidelines that all agencies follow in resident selection for affordable housing units.

In particular, the local preference allowable categories are specified:

- **Current Residents.** A household in which one or more members is living in the city or town at the time of application. Documentation of residency should be provided, such as rent receipts, utility bills, street listing, or voter registration listing.
- **Municipal Employees.** Employees of the municipality, such as teachers, janitors, firefighters, police officers, librarians, or town hall employees.
- **Employees of Local Businesses.** Employees of businesses located in the municipality.
- **Households with Children.** Households with children attending the locality's schools.
- **Veterans:** Any person honorably discharged from the Army, Navy, Marine Corps, Air Force, Coast Guard or National Guard of the United States.

The latest revisions to the guidelines were in May 2013. A further update per the 2024 Affordable Homes Act is expected to be forthcoming. The full guidelines can be found here:

<https://www.mass.gov/doc/ma-fair-housing-marketing-and-resident-selection-plan-guidelines-1/download>.

INTERAGENCY BEDROOM MIX POLICY

INTERAGENCY AGREEMENT

Regarding Housing Opportunities for Families with Children

This Interagency Agreement (this "Agreement") is entered into as of the 17th day of January, 2014 by and between the Commonwealth of Massachusetts, acting by and through its Department of Housing and Community Development ("DHCD"), the Massachusetts Housing Partnership Fund Board ("MHP"), the Massachusetts Housing Finance Agency (in its own right and in its capacity as Project Administrator designated by DHCD under the Guidelines for Housing Programs in Which Funding is Provided By Other Than a State Agency, "MassHousing"), the Massachusetts Development Finance Agency ("MassDevelopment") and the Community Economic Development Assistance Corporation ("CEDAC"). DHCD, MHP, MassHousing, MassDevelopment and CEDAC are each referred to herein as a "State Housing Agency" and collectively as the "State Housing Agencies".

Background

A. DHCD's 2013 Analysis of Impediments to Fair Housing Choice ("AI") includes action steps to improve housing opportunities for families, including families with children, the latter being a protected class pursuant to fair housing laws, including the federal Fair Housing Act, as amended (42 U.S.C. §§ 3601 *et seq.*) and Massachusetts General Laws Chapter 151B. In order to respond to development patterns in the Commonwealth that disparately impact and limit housing options for families with children, such steps include requiring a diversity of bedroom sizes in Affordable Production Developments that are not age-restricted and that are funded, assisted or approved by the State Housing Agencies to ensure that families with children are adequately served.

B. The State Housing Agencies have agreed to conduct their activities in accordance with the action steps set forth in the AI.

C. This Agreement sets forth certain agreements and commitments among the State Housing Agencies with respect to this effort.

Definitions

1) "Affordable" - For the purposes of this Agreement, the term "Affordable" shall mean that the development will have units that meet the eligibility requirements for inclusion on the Subsidized Housing Inventory ("SHI").

2) "Production Development" - For purposes of this Agreement "Production Development" is defined as new construction or adaptive reuse of a non-residential building and shall include rehabilitation projects if the property has been vacant for two (2) or more years or if the property has been condemned or made uninhabitable by fire or other casualty.



Agreements

NOW, THEREFORE, DHCD, MHP, MassHousing, MassDevelopment and CEDAC agree as follows:

Bedroom Mix Policy

1) Consistent with the AI, it is the intention of the State Housing Agencies that at least ten percent (10%) of the units in Affordable Production Developments funded, assisted or approved by a State Housing Agency shall have three (3) or more bedrooms except as provided herein. To the extent practicable, the three bedroom or larger units shall be distributed proportionately among affordable and market rate units.

2) The Bedroom Mix Policy shall be applied by the State Housing Agency that imposes the affordability restriction that complies with the requirements of the SHI.

3) The Bedroom Mix Policy shall not apply to Affordable Production Developments for age-restricted housing, assisted living, supportive housing for individuals, single room occupancy or other developments in which the policy is not appropriate for the intended residents. In addition, the Bedroom Mix Policy shall not apply to a Production Development where such units:

- (i) are in a location where there is insufficient market demand for such units, as determined in the reasonable discretion of the applicable State Housing Agency; or
- (ii) will render a development infeasible, as determined in the reasonable discretion of the applicable State Housing Agency.

4) Additionally, a State Housing Agency shall have the discretion to waive this policy (a) for small projects that have less than ten (10) units and (b) in limited instances when, in the applicable State Housing Agency's judgment, specific factors applicable to a project and considered in view of the regional need for family housing, make a waiver reasonable.

5) The Bedroom Mix Policy shall be applicable to all Production Developments provided a Subsidy as defined under 760 CMR 56.02 or otherwise subsidized, financed and/or overseen by a State Housing Agency under the M.G.L. Chapter 40B comprehensive permit rules for which a Chapter 40B Project Eligibility letter is issued on or after March 1, 2014. The policy shall be applicable to all other Affordable Production Developments funded, assisted, or approved by a State Housing Agency on or after May 1, 2014.



MASSDEVELOPMENT

COMPREHENSIVE PERMIT DENIAL AND APPEAL PROCEDURES

(a) If a Board considers that, in connection with an Application, a denial of the permit or the imposition of conditions or requirements would be consistent with local needs on the grounds that the Statutory Minima defined at 760 CMR 56.03(3)(b or c) have been satisfied or that one or more of the grounds set forth in 760 CMR 56.03(1) have been met, it must do so according to the following procedures. Within 15 days of the opening of the local hearing for the Comprehensive Permit, the Board shall provide written notice to the Applicant, with a copy to the Department, that it considers that a denial of the permit or the imposition of conditions or requirements would be consistent with local needs, the grounds that it believes have been met, and the factual basis for that position, including any necessary supportive documentation. If the Applicant wishes to challenge the Board's assertion, it must do so by providing written notice to the Department, with a copy to the Board, within 15 days of its receipt of the Board's notice, including any documentation to support its position. The Department shall thereupon review the materials provided by both parties and issue a decision within 30 days of its receipt of all materials. The Board shall have the burden of proving satisfaction of the grounds for asserting that a denial or approval with conditions would be consistent with local needs, provided, however, that any failure of the Department to issue a timely decision shall be deemed a determination in favor of the municipality. This procedure shall toll the requirement to terminate the hearing within 180 days.

(b) For purposes of this subsection 760 CMR 56.03(8), the total number of SHI Eligible Housing units in a municipality as of the date of a Project's application shall be deemed to include those in any prior Project for which a Comprehensive Permit had been issued by the Board or by the Committee, and which was at the time of the application for the second Project subject to legal appeal by a party other than the Board, subject however to the time limit for counting such units set forth at 760 CMR 56.03(2)(c).

(c) If either the Board or the Applicant wishes to appeal a decision issued by the Department pursuant to 760 CMR 56.03(8)(a), including one resulting from failure of the Department to issue a timely decision, that party shall file an interlocutory appeal with the Committee on an expedited basis, pursuant to 760 CMR 56.05(9)(c) and 56.06(7)(e)(11), within 20 days of its receipt of the decision, with a copy to the other party and to the Department. The Board's hearing of the Project shall thereupon be stayed until the conclusion of the appeal, at which time the Board's hearing shall proceed in accordance with 760 CMR 56.05. Any appeal to the courts of the Committee's ruling shall not be taken until after the Board has completed its hearing and the Committee has rendered a decision on any subsequent appeal.

Source: EOHLIC Comprehensive Permit Regulations, 760 CMR 56.03(8)



November 15, 2024

The Honorable Revere City Council
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Approval of Housing Production Plan

To the Honorable Revere City Council:

On behalf of The Neighborhood Developers (TND), I am writing to express our strong support for the Revere Housing Production Plan (HPP) and recommend your approval.

As you know, TND is a community development corporation that builds, preserves, and manages affordable housing in Revere, Chelsea, and Everett. Our mission is to create strong neighborhoods enabling community members to secure a stable home, achieve economic mobility, and determine their own future.

I had the honor of serving on the HPP Working Group. As a result, I had a front row seat to the process, the data about the housing challenges our city is facing, and the final product. I believe that this plan offers a comprehensive and much-needed roadmap to address Revere's increasingly challenging housing landscape.

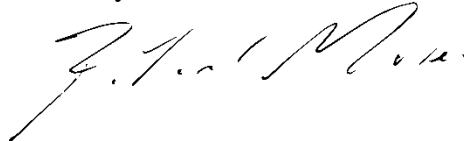
- The HPP recognizes the **growing affordability gap in Revere**. Housing costs have been rising faster than incomes, making it difficult for many residents – particularly renters and those hoping to become homeowners – to find safe and affordable housing. The plan also acknowledges the very real threat of displacement, as evidenced by the rising number of households that are dedicating more than half of their income to housing.
- The HPP is the result of a **robust community engagement process**. The Department of Planning and Community Development and JM Goldson sought input from residents through surveys, community forums, and meetings, ensuring that the strategies outlined reflect the needs and concerns of our community.
- The HPP outlines a **multifaceted approach to increasing housing affordability**. Rather than relying on a single solution, the plan proposes a range of strategies that work in tandem to address the city's housing challenges. These strategies include:

- **Preserving existing affordable housing:** This includes protecting deed-restricted units, supporting the rehabilitation of older properties, and partnering with non-profit developers, like TND, to acquire and stabilize Naturally Occurring Affordable Housing (NOAH).
- **Creating new affordable housing:** This involves leveraging city-owned land, exploring opportunities for transit-oriented development, and adopting zoning reforms that encourage the construction of a wider variety of housing types.
- **Providing financial assistance to renters and prospective homeowners:** The plan calls for expanding down payment assistance programs, exploring rent-to-own models, and advocating for state and federal resources to support housing affordability.
- **Building capacity for affordable housing development:** This includes actively seeking funding for the city's Affordable Housing Trust Fund, potentially through the adoption of the Community Preservation Act and inclusionary zoning.

I urge you to **adopt the HPP** and **commit the necessary resources to its successful implementation**. This plan represents a critical step towards ensuring that Revere remains a vibrant and inclusive community where all residents have access to safe, affordable housing. Please also know that TND is ready to do its part; we are available to you as a resource and are a willing and able partner in the implementation of the plan.

Thank you for your dedication to improving the lives of Revere residents. If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,



Rafael Mares, Executive Director

City of Revere

Department of Planning & Community Development

Tom Skwierawski -- *Chief of Planning & Community Development*
281 Broadway, Revere, MA 02151 | (781) 286 - 8181



Patrick M. Keefe Jr.
Mayor

November 27, 2024

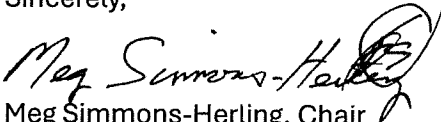
Honorable City Council
Revere City Hall
281 Broadway
Revere, MA 02151

RE: Revere Housing Production Plan

Dear Members,

Please be advised that at a regular meeting of the Planning Board held on November 26, 2024, it was unanimously voted by the Board to adopt the City of Revere Housing Production Plan and the recommended goals and strategies to preserve and promote affordable housing opportunities for residents across all income levels within the City of Revere.

Sincerely,


Meg Simmons-Herling, Chair
Revere Planning Board

C: Mayor Patrick Keefe
Tom Skwierawski DPCD Director

Attachment: PlanningBoardApproval.HousingProductionPlan (24-338 : Housing Production Plan)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 9, 2025

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my appointment of Robert F. Upton Jr. to the Historical Commission, in accordance with MGL Chapter 40 Section 8D. I am appointing Mr. Upton to a three-year term, effective the date of the oath of office.

Mr. Upton has a wealth of knowledge of Revere's history, has previously served on the Historical Commission, and would therefore be a necessary participant in its reactivation.

Regards,

Patrick M. Keefe Jr.

ROBERT F. UPTON, JR.

1701 Hollow Tree Court, West Peabody, Massachusetts 01960

Cell: 978.807.0167

Email: bobupton19@gmail.com**PROFESSIONAL SUMMARY**

Proven leadership, project development, organizational and communications skills. Set high standards for meeting goals and achieving successful outcomes. Effectively engage leaders in corporations, government, non-profit organizations, and small businesses to develop community partnerships. Well developed sales skills and the ability to generate new business, maintain relationships and closing strategies.

President**MediaTeamUSA, LLC**

1997 – Pres.

In August of 1997 I decided that I needed to learn more about the world of online media and computers in general. I decided to purchase the domain name RevereBeach.com. Today I am the owner - operator of this very popular website and the social media networks associated with it to include several Facebook pages, Twitter, and Instagram.

Create, write and develop original content to keep the website fresh, current and up to date. I aggregate community news and information that is interesting, entertaining, and informative for visitors to RevereBeach.com The web site traffic and social media network consistently reaches a significant local and regional audience demonstrated by the analytics of our service providers.

Design and develop web sites, web strategies and social media campaigns for small businesses.

In 1990 I served as manager / creator for multiple audio-visual and film projects to raise funds for non- profit organizations. One such item of particular pride was the development of the Revere Beach Changing Tide video produced locally that raised in excess of \$30,000.00 for the benefit RSCHP.

Chief NCO (non-commissioned officer), MSG (Master Sergeant) , Personnel
State Headquarters Massachusetts Army National Guard - US Army Veteran
 1970-1997 (Retired)

As a Master Sergeant (MSG) Senior Production Recruiter for the Army National Guard serving on Title 10 Active Duty, I consistently met or exceeded a nationally mandated quota of 8 enlistments a month over a six-year period.

As Chief NCO Family Programs it was my responsibility to build support networks to provide legal, financial and social service counseling assistance to military families of soldiers called to active duty.

In 1990 -1991 as Chief NCO, I created and led the establishment of the very first MA Army National Guard Family Support Group. Soldiers of the 1058th Transportation Company were given orders and being called to serve on active duty in Desert Shield /Desert Storm.

At the initial briefing of this military unit, I identified the wife of one of these soldiers who showed great interest to lead the local group of family members and to help us to share information. We built a contact list, telephone tree, and set up meeting dates to learn more about all aspects of the deployment and needs of their family members and loved ones.

As a result of this experience and the need to develop these types of networks, I was tasked by the HQ Command Staff to develop these programs and groups throughout the entire organization of the Massachusetts Army National Guard from 1990-1997.

COMMUNITY SERVICE

Volunteer President -RSCHP 501c3

Revere Society for Historical and Cultural Preservation

2018 - Pres.

As President of RSCHP my role is to lead the organization and to direct our efforts to achieve our mission and goals to the benefit of the community of Revere MA. Our work is to identify, collect, preserve, protect, interpret and to share. Our mission acknowledges that our history is rich and diverse beginning from our early days as Rumney Marsh until today. I also as serve the Chair of the Rumney Burial Ground Renovation Committee (RMBGRC) of RSCHP.

Highlights and Mission Achievements

- Collaboration with City of Revere ie: Economic Development, DPW, Parks & Recreation
- Welcome and Outreach with Revere Schools, Voc. Tech, non-profits, business owners
- Full renovation of the outside of the Museum building including roof repairs and other structural repairs as well as historical accurate repainting of the entire building.
- Continuation of inventory and cataloging activities to accomplish intellectual and physical control of stored and exhibited materials
- Repair and repaving of the parking lot
- Plan for landscaping around the building to reflect the renovations
- Introduced and lead Bocce on the Beach to (RMBGRC) 16 years
- Conduct Historic Tours at the Rumney Marsh Burial Ground
- I've led the development of the Tour Guide Training for Docents at the Revere History Museum
- I established RSCHP Trolley Tour & identified historic site visits for it.

President /Executive Director

Chamber of Commerce, Revere, MA

2012- 2018

As President and Executive Director of the Chamber of Commerce I worked with a strong Board of Directors to develop and grow membership and increase revenues by improving the value proposition of membership. We partnered with municipal

government and local business leaders to bring new jobs and economic growth opportunities to the community. We established the Business Luncheon Speaker series and a very popular small business networking series during my tenure.

EDUCATION

Revere High School
Middlesex Community College
Course work in Computer Applications, Writing, Public Speaking
US Army Senior NCO School
Total Quality Management

Additional Training:

MS Office Suite, Access and MAC software
Web tools, Wordpress, Google Analytics
Social Media Network Strategies
Web Site Development
Dale Carnegie Customer Service & Sales Training
Toastmasters International - Public Speaking
MA Licensed Real Estate Broker / Realtor



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 9, 2025

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Anthony Perrone to the Housing Authority Board of Commissioners, in accordance with MGL Chapter 121B Section 26. I am appointing Mr. Perrone to a five-year term, that is set to expire in November of 2027.

Mr. Perrone has been an integral part of the board since 2017, and has the skillset to continue for a second term.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 9, 2025

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my appointment of Brendan O'Brien to the Historical Commission, in accordance with MGL Chapter 40 Section 8D. I am appointing Mr. O'Brien to a three-year term, effective the date of the oath of office.

Mr. O'Brien is deeply involved with the Revere History Museum as well as the Rumney Marsh Burial Ground. Mr. O'Brien has the knowledge and experience to participate on the Historical Commission.

Regards,

Patrick M. Keefe Jr.

Brendan O'Brien

25 Hall Street ▪ Revere MA, 02151 ▪ (617) 953-2035 ▪ bobrien1733@gmail.com

EDUCATION

<p>Master of Arts (2004) <i>Northeastern University</i> Major in English Literature Certificate Degree in Cinema Studies</p>	<p>Bachelor of Arts (2000) <i>Northeastern University</i> Major in English Literature</p>
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EXPERIENCE**CERTIFICATION / LICENSURE**

- Academic Professional License, 8-12, issued 5/24/18
- Certificate Number 430722
- Provisional License for English as a Second Language, 5-12, issued 5/2/11
- Licensed for Sheltered English Immersion, issued 6/22/14

TEACHING***Saugus High School* (2015-Present)**

- Courses taught:
 - Junior College Prep
 - Freshman Honors
 - Sophomore College Prep
 - Freshman College Prep
 - Film Studies (Elective)
- Freshman Class Board Advisor 2018-2023
- Member of Pedagogy Team 2018-2019
 - Collaborated with team members to coordinate professional development sessions focused on developing lesson plans for long block class periods.
- Member of Freshman House Team 2017-2020
 - Collaborated with an English Department colleague to revise the curriculum.
 - Collaborated with colleagues to devise common policies and procedures for the Freshman House.

- Collaborated with English and History colleagues on an interdisciplinary project to take the place of final exams.
- Designed a half-year Film Studies elective
- Moderator of the Paranormal Club 2022 - Present

Everett High School (2013-2015)

- Courses taught:
 - English IV Honors
 - English IV
 - Film as Literature
 - College Writing
- Participated in Keys to Vocabulary and Keys to Literacy training.
- Member of NEASC Committee 2014-15.
- Collaborated with peers in Common Planning Time sessions.

Boston Latin School (2010-2013)

- Courses taught:
 - Advanced Placement Literature and Composition
 - English Language Arts 12
 - Humanities
- Moderated Film Club, 2011-2012.
- Judged the school level of Poetry Out Loud, 2012.
- Judged the school level of the English Speaking Union's National Shakespeare Competition, 2013.
- Collaborated with peers in Common Planning Time sessions for AP Literature and English Language Arts 12.

Cathedral High School, Inc. (2009-2010)

- Courses taught:
 - English IV
 - English III Honors
 - English II
 - English I Honors
 - English I

Pope John XXIII High School, Inc. (2004-2009)

- Courses taught:
 - Advanced Placement Literature and Composition
 - English IV
 - English III Honors
 - SAT Prep
 - Composition / Study Skills
 - English I Honors
 - English I
 - J.R.R. Tolkien and *Lord of the Rings* (half-year elective)
- Developed and wrote the Advanced Placement Literature and Composition curriculum for audit by the College Board; curriculum was approved, 2007.
- Wrote the curriculum for a J.R.R. Tolkien and *Lord of the Rings* elective.
- Revised book lists and curricula for courses listed above.
- Served on Faculty Council 2006-2007.
- Served on Accountability Board 2006-2007.
- Special Projects:
 - Adapted and directed the Drama Club's entry in the 2009 Massachusetts High School Drama Guild Festival.
 - Moderated the Film Club in 2005-2006.
 - Moderated the Creative Writing Club from 2005-2007.
 - Designed and supervised construction of the Halloween Haunted House in 2006.
 - Judged the Parlin Library Everett Poetry Contest in 2005.

OTHER INTERESTS

- Member of the Rumney Marsh Burial Ground Restoration Committee, 2017-Present
 - Elected Treasurer, 2021.
 - Elected President, 2022.
 - Facilitated a complete survey of the burial ground by Historic Gravestone Services which identified and prioritized restoration projects.
 - Serves as a liaison between committee and restoration professionals to facilitate restoration work, including the repair of broken gravestones.

- Performs certain ongoing restoration projects such as the cleaning of illegible gravestones.
- Assists with the planning and operation of events such as burial ground tours, participation in Revere's annual Trunk-or-Treat and the annual Bocce on the Beach tournament.
- Manages the committee's social media presence on Facebook and Instagram.
- Creates content for the committee's website, including researching and writing original articles about the burial ground.
- Assists people with inquiries about the burial ground, such as locating ancestors and arranging for guided visits.
- Interviewed for articles about the burial ground that appeared in The Daily Item and the Mount Auburn Cemetery website.
- Member of the Revere Society for Cultural and Historical Preservation 2018-Present
 - Elected Secretary, 2019.
 - Elected President, 2022.
 - Maintains a spreadsheet of current society members.
 - Manages correspondence related to membership renewal.
 - Contributes to the Revere History Museum's social media presence on Facebook and Instagram.
 - Contributes to official communication with membership including newsletters and volunteer recruitment.
 - Corresponds with other Revere groups and local historical societies outside of Revere to foster collaboration.
 - Assists with the planning and operation of events such as the Trolley Tour of Historic Revere, the annual December Holiday Socials, special fundraising events and RSCHP participation in community events.
- Member of the Revere Cultural Council 2021-2022
 - Collaborated with council members in order to evaluate grant applications.
 - Participated in creating, administering, judging, and distributing prizes to the winners of the Revere Cultural Council Fine Art Contest, Summer 2021.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 9, 2025

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Richard Viscay to the Housing Authority Board of Commissioners, in accordance with MGL Chapter 121B Section 26. I am reappointing Mr. Viscay to a five-year term, that is set to expire in November of 2030.

Mr. Viscay has successfully completed his first term on the Housing Authority Board of Commissioners and is prepared to carry on for a second term.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 10, 2025

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my appointment of Elle Baker to the Historical Commission, in accordance with MGL Chapter 40 Section 8D. I am appointing Ms. Baker to a three-year term, effective the date of the oath of office.

Ms. Baker is very knowledgeable on Revere History, especially through her role as the Open Space and Environmental Planner. She would be an important addition to the Historical Commission.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 10, 2025

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Councillor Joanne McKenna to the Public Art Commission, in accordance with Revere Ordinance Chapter 2.89.020 and MGL Chapter 41 Section 82. I am reappointing Councillor McKenna to a two-year term that is set to expire in March of 2027.

Councillor McKenna has successfully completed two terms on the Public Art Commission and has served as Chair. She has the dedication and experience to continue for a third term

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 13, 2025

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my appointment of Jeff Pearlman to the Historical Commission, in accordance with MGL Chapter 40 Section 8D. I am appointing Mr. Pearlman to a three-year term, effective the date of the oath of office.

Mr. Pearlman is very interested in discussing and working with our rich history and historical sites that must be preserved for future generations. He is dedicated and committed to serve on the Historical Commission.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 15, 2025

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of John Verrengia to the Board of Assessors, in accordance with Revere Ordinance Chapter 2.75. I am reappointing Mr. Verrengia to a three-year term that is set to expire in February of 2028.

Mr. Verrengia is a well contributing member to the Board of Assessors who has the knowledge and skillset to continue for another term.

Regards,

Patrick M. Keefe Jr.

**AN ORDINANCE FURTHER AMENDING CHAPTER 2.57 OF THE REVISED
ORDINANCES OF THE CITY OF REVERE**

Be it ordained as follows:

SECTION 1. Section 2.57.010 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

§ 2.57.010. Established.

There is created and established in the city the parks and recreation department, hereinafter referred to as the “department.” The department shall be responsible for and shall promote and manage recreational activities sponsored or conducted by the city. The department shall have delegated responsibility for all public parks of the city as well as for Harry Della Russo Stadium.

(Prior revision § 2-95, C.O. 83-52 § 19)

SECTION 2. Section 2.57.020 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety.

SECTION 3. Section 2.57.030 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

§ 2.57.020 Director – Appointment.

The parks and recreation department shall be under the general supervision of a director, hereinafter referred to as the “director,” who shall be appointed by the mayor, subject to confirmation by the city council.

SECTION 4. Section 2.57.040 of Title 2 of the Revised Ordinances of the City of Revere shall be re-numbered to 2.57.030.

SECTION 5. Section 2.57.050 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by re-numbering the section to 2.57.040, and by deleting the words “sometimes referred to in this chapter” and inserting in place thereof the words “hereinafter referred to.”

SECTION 6. Section 2.57.060 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

§ 2.57.050 Commission – Composition and terms.

- A. The commission shall consist of seven members appointed by the mayor and subject to confirmation by the city council.
 - 1. All members shall be residents of the city of Revere;
 - 2. One member shall be the director of parks and recreation of the city of Revere, who shall serve as an *ex-officio*, non-voting member; and,
 - 3. The mayor shall ensure, to the extent feasible, that the composition of the commission reflects the geographic and cultural diversity that exists in the city.
- B. The terms of the commission members shall be coterminous with that of the mayor.
- C. Members shall be eligible for reappointment in the same manner as the original appointment. If a vacancy occurs, it shall be filled for the balance of the unexpired term in the same manner as the initial appointment was made.
- D. The commission shall annually elect a Chair from its members.

(Prior revision § 2-100; C.O. 83-52 §§20, 71)

SECTION 7. Section 2.57.070 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

§ 2.57.060 Commission – Powers and duties.

It shall be the duty of the parks and recreation commission to advise and make recommendations to the parks and recreation department through the mayor and/or city council in relation to matters pertaining to sports, recreation, parks, youth events and activities, and open space in the city.

(Prior revision § 2-102; C.O. 83-52 § 23)

SECTION 8. Section 2.57.080 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

§ 2.57.070 Annual report.

The commission shall keep a record of its recommendations and at the close of every calendar year send a report thereof to the mayor and the city council.

SECTION 9. This ordinance shall take effect upon its passage.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 21, 2025

The Honorable City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Esteemed Council Members:

I hereby put before you “AN ACT AMENDING THE REQUIREMENTS FOR THE APPOINTMENT OF THE CHIEF OF POLICE OF THE CITY OF REVERE,” which would amend Chapter 102 of the Acts of 2001 by repealing Section 3.

With the proposed amendment, the City’s antiquated restriction on considering external candidates for the Chief of Police position would be lifted, thus raising the standards within the applicant pool and ensuring that we make every effort to screen a wider range of applicants who have the community’s best interests at heart.

This past Fall, The Commonwealth of Massachusetts swore in Colonel Geoffrey Noble as the new leader of the Massachusetts State Police, the first to be named from outside the MSP ranks. He assumes command after rising to the highest levels of the New Jersey State Police. A month prior to his swearing-in, the City of Somerville announced Shumeane Bedford as their new Police Chief, who was both the Boston Housing Authority Police Chief and Boston Chief of Emergency Management. Chief Bedford has extensive experience in municipal, public health, university, and law enforcement settings. The town of Arlington also has an unrestricted Chief position, and in 2020 appointed Chief Flaherty, who has been with Arlington Police Department for over 25 years. As evidenced, this change could increase the threshold of knowledge and experience needed to prove oneself capable of one of the highest-ranking positions in the city. Revere’s police force and community members deserve only the most qualified candidates for Chief – internal and external – and by casting a wide net, we can feel confident that the leaders of our departments come of the highest regard. It is with this belief that I request this Council to change the City’s hiring process for this key public position.

Regards,

Patrick M. Keefe Jr.

**AN ACT AMENDING THE REQUIREMENTS FOR THE APPOINTMENT OF THE
CHIEF OF POLICE OF THE CITY OF REVERE.**

Be it ordained as follows:

SECTION 1. Section 3 of Chapter 102 of the Acts of 2001 shall be repealed in its entirety.

SECTION 2. This act shall take effect upon its passage.

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development
 Department of Planning and Community Development
 281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.
 Mayor

January 22nd, 2025

The Honorable Revere City Council
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Accessory Dwelling Units (ADU) Zoning Change

Dear Councillors:

On August 6, 2024, Governor Healey signed the Affordable Homes Act into law ([Chapter 150 of the Acts of 2024](#)). Section 8 of the Affordable Homes Act amends the Zoning Act to allow ADUs up to 900 square feet to be built by right in single-family zoning districts. This legislation goes into effect on February 2nd, 2025. Unlike the MBTA Communities Law, this date is not a compliance “deadline”: we will not receive any sort of penalties, or losses of grant funding, if we are not compliant by that date. What will happen, however, is that the state’s regulations will supersede Revere’s zoning amendment regarding Accessory Dwelling Units (i.e. Chapter 17.25).

City officials have drafted the attached ordinance, to align with the [State’s draft regulations](#), which are set to take effect on February 2nd. I want to thank the City Solicitor’s Office for the hard work of crafting these regulations, which were done in partnership with my Department, Building, and the Assessor’s Office.

The most important changes to our regulations are as follows:

1. Accessory Dwelling Units (ADUs) must be allowed, by-right, in any zoning district that allows single-family housing by-right
2. ADUs can be up to nine hundred (900) gross square feet or ½ of the gross floor area of the principal dwelling, whichever is smaller
3. The definition of an ADU has been updated to correspond with the state’s definition
4. ADUs cannot be restricted to owner-occupied properties
5. After the first ADU, the ordinance must allow for the potential creation of additional ADUs through the Special Permit process

ADUs will still need to comply with all building, fire safety and health codes. We still retain the right to prohibit ADUs as short-term rentals. Parking requirements will remain unchanged, as the state’s regulations similarly do not require parking within ½ mile of blue line stations.

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development
 Department of Planning and Community Development
 281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.
 Mayor

Before these changes reach a Public Hearing, two important updates will be taking place at the state level. The first is that the state's draft regulations—with any potential changes that are proposed to them—will become final. The second is that the state will be releasing a model bylaw for communities to utilize in making these zoning changes. These updates will likely lead to subsequent changes to this draft, and we will be prepared at the Public Hearing to present these changes, if any, to the Council.

Given how close we are to the February 2nd deadline, we did not want to wait on the state for these updates. We thought it would be prudent to start the discussion now, and change course as needed based on state feedback. While the Building Commissioner is prepared to make decisions utilizing the state regulations come February 2nd, we wanted to minimize the duration at which our local ordinance did not comply with the superseding state regulations.

I look forward to discussing this with you. Please don't hesitate to reach out if you have any questions.

Best,

Tom Skwierawski
 Chief of Planning and Community Development

A ZONING ORDINANCE FURTHER AMENDING ACCESSORY DWELLING UNIT REGULATIONS IN THE CITY OF REVERE

Be it ordained by the City of Revere as follows:

SECTION 1. Section 17.08.050 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following sentence: “An accessory dwelling unit, as defined in Section 17.08.055, shall be excluded from this definition.”

SECTION 2. Chapter 17.08 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

§ 17.08.055 Accessory dwelling unit.
 “Accessory dwelling unit” or “ADU” means a self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than ½ the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to additional restrictions including but not limited to additional size restrictions. An ADU shall comply with all applicable building and fire safety codes and be in compliance with the requirements of Section 17.25.020.

SECTION 3. Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new row above “Dwelling, single family” and by-line in the Table of Uses:

ZONING DISTRICTS																	
USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI
Accessory dwelling unit (ADU)	yes ²⁷	yes ²⁷	yes ²⁷	yes ²⁷	yes ²⁷	yes ²⁷	yes ²⁷	yes ²⁷	no	no	yes ²⁷	yes ²⁷	no	no	no	no	yes ²⁷

²⁷ More than one accessory dwelling unit on a single lot is prohibited unless authorized by a Special Permit.

SECTION 4. Section 17.16.260 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by deleting the sentence starting with “Further” and ending with “chapter” and inserting in place thereof the following new sentence: “Accessory dwelling units, as defined in Section 17.08.055, shall be excluded from this section.”

SECTION 5. Section 17.24.110 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following sentence: “For detached accessory dwelling unit (ADU) dimensional controls, see Section 17.25.040 of this Title.”

Attachment: DRAFT.ADUZoningOrdinance01272025 (25-028 : Zoning Ordinance Amendment - Accessory Dwelling Units)

SECTION 6. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by deleting Chapter 17.25 and inserting in place thereof the following new chapter:

Chapter 17.25 ACCESSORY DWELLING UNITS

§ 17.25.000. Purpose.

Accessory dwelling units are allowed within the RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GB, and LI districts under certain situations to:

- A. Create new housing units while respecting the character and scale of single-family homes.
- B. Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives.
- C. Allow more efficient use of existing housing stock and infrastructure.
- D. Provide a mix of housing that responds to changing family needs and smaller households.
- E. Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services.
- F. Provide a broader range of accessible and more affordable housing.

§ 17.25.010. Definition of accessory dwelling unit.

“Accessory dwelling unit” or “ADU” means a self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than $\frac{1}{2}$ the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to additional restrictions including but not limited to additional size restrictions. An ADU shall comply with all applicable building and fire safety codes and be in compliance with the requirements of Section 17.25.020.

§ 17.25.020. Requirements for all accessory dwelling units.

All accessory dwelling units within or adjacent to a single-family dwelling must meet the following requirements:

- A. Pursuant to Section 8.09.030(H), short term rental of an ADU shall be prohibited.
- B. No structure that is not connected to the public water and sanitary sewer systems shall have an ADU.
- C. No ADU shall be permitted below the FEMA one-hundred-year base flood elevation established on the FEMA One Hundred-Year Flood Hazard Map for the city of Revere.
- D. The maximum gross floor area of an ADU shall be not more than nine hundred (900) gross square feet, or not more than $\frac{1}{2}$ gross floor area of the principal dwelling, whichever is smaller.
- E. No ADU shall be allowed within a duplex, townhouse dwelling, or condominium.
- F. ADUs shall not have separate ownership.
- G. Commercial use is prohibited within an ADU.

- H. ADUs must comply with all building, fire safety, and health codes and shall be designed so that the appearance of the principal structure maintains that of a single-family building.

§ 17.25.030. Off-street parking requirements.

- A. There shall be no additional parking required for an ADU in cases where the ADU is located within a 0.5-mile radius of an MBTA transit station as defined in 760 CMR 71.02 and the existing principal dwelling complies with off-street parking requirements.
- B. For ADUs that are located further than 0.5-mile radius of an MBTA transit station as defined in 760 CMR 71.02, there shall be one additional parking space if the existing principal dwelling is not in compliance with off-street parking requirements. An ADU parking space may not be created within the front yard but may be created within the side yard to allow up to three vehicle tandem parking.

§17.25.040. Detached ADUs.

An ADU may be detached from the principal dwelling if it complies with the sections of this chapter and the following additional provisions:

- A. No more than 25% of the rear yard and side yard may be occupied by a detached ADU.
- B. No detached ADU shall exceed fifteen (15) feet in height.
- C. No detached ADU shall be closer than twenty (20) feet from the rear property line, ten (10) feet from each side property line, and fifteen (15) feet from the front property line.
- D. A detached ADU shall not be located between a road and the front facing side of the principal dwelling.



CITY OF REVERE
PATRICK M. KEEFE JR.
 Mayor

January 22, 2025

The Honorable Revere City Council
 c/o Clerk's Office
 Revere City Hall
 Revere, Massachusetts 02151
 Re: Loan Order for Water System Improvements
 MWRA Lead Replacement Project

Dear Council Members:

I am writing to request a public hearing for one new Loan Order for borrowing under the Massachusetts Water Resources Authority (MWRA) Local Water System Assistance Program – Lead Replacement Program (LRP). The LRP was established to provide a low-cost funding mechanism to assist municipalities to help upgrade local water systems to reduce the potential for elevated lead levels at customer taps and maintain high water quality conditions throughout the system. The City is seeking to borrow funding for the following project:

- LRP – \$1,875,000 for Water System Improvements, which includes design and construction to remove existing lead services and furnish and install new water services and address any unknown in various locations throughout the City.

This project has received initial approval from MWRA and this loan order will complete the application requirements for the funds to be distributed to the City.

As was the case for previous MWRA Local Water System Assistance Program-funded projects, in order to take advantage of these zero interest loans this year, the City must complete two steps: first – approve a Resolution expressly authorizing the Mayor to file all applications and execute documents necessary for the loan and/or grant, if any; and second – approve a Loan Order for the balance of each project. I have attached copies of the required Resolution and Loan Order.

I ask that the City Council approve the Resolution and move this Loan Order to a public hearing at its earliest opportunity. In advance of the public hearing, I will arrange for the City's staff to provide the City Council with an update on the status of the previous and ongoing work completed within our drinking water system. This background should assist the Council as it deliberates on this most recent funding request.

Regards,

Patrick M. Keefe

C: Claudia Correa Chief of Staff
 Richard Viscay, Chief Financial Officer/City Auditor
 Paul Capizzi, City Solicitor
 Tom Skwierawski, Chief of Planning and Community Development
 Chris Ciaramella, Superintendent of Public Works
 Nicholas Rystrom, City Engineer
 Michael Leon, Nutter, McClennen & Fish LLP
 Robert Button, CDM Smith

City Hall • 281 Broadway, Revere, Massachusetts 02151-5051

Tel. 781-286-8111 • www.revere.org

**City of Revere, Massachusetts
MWRA Water Bonds**

Loan Order

Ordered: That \$1,875,000 is hereby appropriated to pay costs of the design and construction to remove existing lead services and furnish and install new water services and address any unknown in various locations throughout the City eligible for financial assistance through the Massachusetts Water Resource Authority's Lead Replacement Program, including the payment of any and all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Sections 7 and 8, of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "Authority") pursuant to the Authority's local water system assistance program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the Mayor is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

Further Ordered: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

**CITY OF REVERE
MWRA WATER BONDS**

RESOLUTION

Whereas, the City of Revere, Massachusetts (the "Applicant"), after thorough investigation, has determined that the work activity consisting of: design and construction to remove existing lead services and furnish and install new water services and address any unknown is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

[Whereas, the Massachusetts Water Resources Authority (the "Authority"), the Massachusetts Department of Environmental Protection (the "MassDEP"), and the Massachusetts Clean Water Trust (the "Trust") of The Commonwealth of Massachusetts (the "Commonwealth"), pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth ("Chapter 21" and "Chapter 29C") are authorized to make loans to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects; and]

Whereas, the Applicant has examined the provisions of the Act[, Chapter 21 and Chapter 29C,] and believes it to be in the public interest to file a loan application.

NOW, THEREFORE, BE IT RESOLVED by the Revere City Council as follows:

1. That the Mayor is hereby authorized on behalf of the Applicant to file applications and execute agreements for grant and/or loan assistance as well as furnishing such information, data and documents pertaining to the applicant for a grant(s) and/or loan(s) as may be required; and otherwise, to act as the authorized representative of the Applicant in connection with this application;
2. That the purpose of said loan(s), if awarded, shall be to fund the MWRA Lead Replacement Project.
3. That if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost.



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

December 10, 2024

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my appointment of Dora Hallet (O'Donoghue) to the Conservation Commission, in accordance with MGL Title VII, Chapter 40, Section 8C. I am appointing Dora for a three-year term, effective the date of the oath of office.

Dora has extensive professional experience in the field of renewable energy. Dora is eager to become more involved in the City of Revere, and would be a great asset to this board.

Regards,

Patrick M. Keefe Jr.

Dora Hallett (O'Donoghue)

261 Rice Avenue, Revere, MA 02151

Mobile: 857 313 1458

E-mail: doranikeodonoghue@gmail.com

Background

- Detailed oriented M&A, Strategy and Corporate Finance professional with background in renewable energy and infrastructure transactions
- Develop financial and commercial strategy/forecast for multiple sector business involving partnerships, market opportunities and derisking investments
- Provide legal input, investment thesis and financial modelling to facilitate decision making through screening, NBO and BO
- Strong analytical skills: support transactions through analysis of key performance indicators and trends
- Consensus-driven communicator; liaise across organizational platform to submit NBO and BO
- Involved with Legal Documents and Due Diligence process through to closing of transactions
- Teamwork: Ability to work across workstreams with multi different stakeholders in complex structures

Employment

April 2024- Present. RWE, BOSTON, USA

Head/VP of Partnerships and Transactions, Americas

- Head of Partnerships and Transactions overseeing all M&A, transactions, divestments, bids, financing and strategy for Offshore Wind in the Americas
- Currently led three large scale offshore wind investments (<6GW) strategy
- Manage the renewable solicitations bids in relation to Massachusetts, New York and New Jersey
- Led all partnership discussions across the portfolio (6GW, 3 partnerships)

January 2022 – April 2024. SSE RENEWABLES, BOSTON, USA

Head of Corporate Finance, North America

- Head of Corporate Finance North America over seeing all M&A, project financing and tax equity transactions
- Recently built out the capability of an origination function in house building relationships with 20+ investment, lending, and tax equity banks in the US
- Led multiple large scale (<\$1bn) transactions (including potential swaps) simultaneously in multiple US markets and across solar, battery, onshore and offshore wind technologies
- Responsible for all offshore bids across the US, most recently participating in NY Bight BOEM process
- Developed relationships with leading consultants including CCA, VHB and Bracewell along with several; key policy advisors on the east coast of the US
- Led partnership discussions on California and upcoming Mid Atlantic bids
- Managed transactions from origination through legal documentation negotiation

October 2017 – January 2022. SSE, LONDON, UK

Corporate Finance, Manager

- Part of the Corporate Finance team within SSE focused on Renewables, Thermal, Telecoms, Electrical Vehicles, Smart Cities and Distributed Generation & Storage
- Led the transaction for SSE Renewable's first international investment in Japan, into SSE Pacifico, across the entire transaction including NBO, BO, legal document negotiation through to completion statements
- Responsible for identifying strategic partnerships and supporting in all transactions
- Led the sale of SSE Contracting to Aurelius from inception of the transaction through to completion being responsible for all financial aspects as well as legal and HR workstreams
- Responsible for leading the due diligence of the SSE sale of SSE Telecoms to InfraCapital from inception to signing
- Developed Sum of the Parts forecast and method for SSE to value individual business units to support credit rating metrics
- Comprehensive review of analyst reports to challenge assumptions, identify value levers and

January 2016 – October 2017. BROOKFIELD ASSET MANAGEMENT, LONDON, UK

Associate, M&A

- Member of the Infrastructure team with a focus on renewable energy
- Responsible for technical analyses, detailed modelling and valuation as well as supporting transaction processes from initial bids through due diligence to closing

Key responsibility in identifying possible target acquisitions worldwide through relationships and ongoing monitoring of several key companies/developers/yieldcos financials, bonds, market sizing and region regulation/policy

- Involved in Terraform Global deal process, across 6 geographies with technologies including wind and solar
- Involved in transactions including Hydro, Wind (onshore and offshore), Solar, Pumped Hydro, Battery Technologies, Anaerobic Digestion and Gas

May 2015 - January 2016. BROOKFIELD RENEWABLE, CORK, IRELAND

Analyst, Commercial and Power Trading

- Involved in setting up power trading platform for Brookfield Renewable Europe
- M&A financial modelling support
- Developing and presenting financial investment business cases
- Trading across interconnectors between Ireland and UK (EWIC and Moyle)
- Involved in wind farm acquisitions in Ireland and Northern Ireland

Board Positions

Apr 24 – Present. Community Offshore wind

RWE partnered with National Grid Ventures on a Offshore Lease in 2022 - <https://communityoffshorewind.com/>

Oct 23 – Present. RENEWCO POWER

SSE invested ventures business - <https://www.renewcopower.com/>

Oct 23 – Present. BEAUFORT ROSEMARY

RenewCo Power US partnership - <https://www.beaufortrosemary.com/>

Sept 23 – Present. OFFSHORE WIND CALIFORNIA

Promotes policy and builds public support for development in California – <https://www.offshorewindca.org/>

Speaking Panel at Conferences

- May 24 – ACP Offshore Wind
- Sept 23 - BNP Paribas Offshore Investments
- May 23 - BNP Paribas Global markets conference
- May 23 - ACP Onshore Wind and Solar
- Oct 22 - Wind Finance and Investment Summit <https://www.windfinanceusa.com/speaker/dora-odonoghue-2/>
- Sept 22 - Offshore Wind Insurance and Financing

Collaboration Positions

Sept 23 – Present.

Maine Floating Offshore Wind Program OREC/Lease Site information gathering group

July 22- Feb 23.

MassCEC working group regarding employment strategy for Offshore wind in Massachusetts

Jan 22 – Present.

British Consulate offshore and onshore member

Education

2014 - 2015. University College Cork, Cork, Ireland - MSc Corporate Finance

2011 – 2014. University College Cork, Cork, Ireland - BCL in Law



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

December 4, 2024

The Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Hal Abrams to the Planning Board, in accordance with MGL Chapter 41 Section 81A. I am reappointing Mr. Abrams to a five-year term that is set to expire in January of 2030.

Mr. Abrams has had a meaningful impact to the Planning Board throughout his first term, and has demonstrated an ability to carry out a second term.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

December 4, 2024

The Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Megan Simmons-Herrling to the Planning Board, in accordance with MGL Chapter 41 Section 81A. I am reappointing Megan to a five-year term that is set to expire in January of 2030.

Megan has responsibly completed her first term as Chair of the Planning Board. I am confident that she has the knowledge and skillset to continue for a second term.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

December 4, 2024

The Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Dean Harris to the Affordable Housing Trust Fund Board, in accordance with Revere Ordinance Chapter 2.90 and MGL Chapter 44 Section 55C. I am reappointing Mr. Harris to a two-year term that is set to expire in January of 2027.

Mr. Harris has effectively completed his first term on the AHTFB. Given his experience and position with the Revere Housing Authority, he is fit to serve a second term.

Regards,

Patrick M. Keefe Jr.

Attachment: Dean Harris Reappointment Letter AHTFB (24-365 : Reappointment of Dean Harris to the AHTFB)

AN ORDINANCE RELATIVE TO IMPROVING PUBLIC HEALTH AND ACCESSIBILITY TO HEALTH CARE PRODUCTS IN THE CITY OF REVERE

Be it ordained by the City of Revere as follows:

Section 1. Chapter 8.04 Offenses Generally is hereby amended by inserting the following new section:

Section 8.04.110 - Public health hygiene products.

- A. The Mayor is directed to work with the Revere Public Schools Department, private institutions, foundations, hospitals to make accessible in each of the department's owned and operated buildings, feminine hygiene and menstrual products free of charge.

The Mayor is directed to work with the city's public health department to identify costs of a municipal program that would make accessible, free of charge, feminine hygiene and menstrual products in every city owned and operated building.

The Mayor is directed to include a line item in the city's public health department budget for the purpose of making accessible in all city owned and operated buildings, feminine hygiene and menstrual products free of charge and enter into an agreement with private organizations, foundations, or acquire federal or state grant dollars to match the municipal funds allocated for the resources provided by this ordinance.

- B. None of the feminine hygiene and menstrual products free of charge provided in any publicly owned building shall contain the following:
- i. Phthalates
 - ii. Volatile organic compounds (VOCs)
 - iii. Parabens
 - iv. Pesticides from cotton
 - v. Heavy metals like lead and arsenic, dioxins, fragrance chemicals
 - vi. Certain plasticizers or any other chemical or product known to the National Institute of Health, the Massachusetts Executive Office of Health and Human Services, the Massachusetts Department of Health, or any other state's department of health or like entity to cause negative health effects including but not limited to cervical cancer toward the user.
- C. The Mayor or his designee may, with the consent of the Revere Public School Department and/or the Revere School Committee divert any current or future funding destined toward the achievement of the provisions of this ordinance to enhance the efficiency of this program.

The Mayor and or his designee is directed to work with the Revere Public School Department and/or the Revere School Committee to create standard operating procedures to ensure that there:

- i. Is a person, entity, or department in charge of maintenance and refilling of dispensaries.
- ii. Is a person, entity, or department responsible for holding and receiving supplies.
- iii. Is an educational program to ensure that the public and students do not misuse products or tamper dispensaries.