



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – Revere City Hall
281 Broadway, Revere, Massachusetts 02151
Calendar
Monday, June 27, 2022, 6:00 PM

5:00PM Legislative Affairs Sub-Committee Meeting

5:45PM Appointments Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of June 16, 2022

Public Hearings

3. **22-158** Hearing called as ordered on An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Research and Development Facilities
4. **22-152** Hearing called as ordered on An Amendment to the Revised Zoning Ordinances of the City of Revere Relative to the Legalization of Accessory Dwelling Units.
5. **22-168** Hearing called as ordered on An Ordinance Establishing Inclusionary Zoning in the City of Revere.
6. **22-172** Hearing called as ordered on an ordinance amending the Departmental Revolving Funds Table.

Legislative Affairs Sub-Committee Report

7. **22-151** Communication from the Mayor relative to An Act Establishing a New Election System for the School Committee of the City of Revere.
8. **22-162** Motion presented by Councillor Cogliandro, Councillor Silvestri: That the City Council draft an ordinance that will deduct a percentage of a City Councillor's salary when absent from a regular meeting or a sub-committee meeting.
9. **22-179** Motion presented by Councillor Rizzo: That the City Council adopt a new form of compensation that would negate the current salary structure in its entirety and convert to a strict and straightforward method of compensation based on public meetings attended. This proposal would compensate elected members of the City Council \$100 per meeting for only meetings they attend and only if such meeting is attended. This is in the interest of creating transparency to the voters and implementing a fair and just salary structure.

Appointments Sub-Committee Report

10. **22-178** Communication from the Mayor relative to the appointment of Natividad Hernandez to the Affordable Housing Trust Fund.

11. **22-188** Communication from the Mayor relative to the student appointment of Larry Santos to the Public Art Commission.

Communications

12. **22-189** Communication from the City Clerk requesting a confirmatory vote of the Fiscal Year 2023 budget appropriation.
13. **22-190** Communication from the City Auditor relative to an appropriation from the Community Improvement Trust Fund for Costa Park.

Motions

14. **22-191** Motion presented by Councillor Rotondo: That the Mayor to look into the feasibility of providing a dedicated Zoom coordinator for all public meetings and engagements as deemed necessary by the Mayor, his designee, and the Revere City Council. The purpose of this position would be to provide Zoom for every public meeting allowing city officials and residents to participate in the event they have Covid.
15. **22-192** Motion presented by Councillor Morabito: That the Mayor request the Police Department to establish a tip line before the 4th of July to anonymously report illegal fireworks, and to include the tip line number in a reverse 311 call, on the City website, and social media.
16. **22-193** Motion presented by Councillor Cogliandro, Councillor Keefe: That the Mayor request the Traffic Commission to establish a crosswalk at 144 Broadway.
17. **22-194** Motion presented by Councillor McKenna: That the Mayor request the City Solicitor in conjunction with the Chief of Infrastructure to craft an ordinance requiring all utility and construction companies to remove all equipment (vehicles, cones, signs, etc.) from city property when not returning to a job site within one week. Construction debris is left at sites throughout city ruining the aesthetics of our neighborhoods.
18. **22-195** Motion presented by Councillor Keefe: That the Mayor be requested to submit a request to the City Council for an appropriation from the Community Improvement Trust Fund for the purpose of cleaning up and making improvements to city-owned parcels located on Burbank Street along the sidewalk, and at the intersection of Dale Street and Vane Street.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Thursday, June 16, 2022

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

5:00PM Ways & Means Sub-Committee Meeting

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Anthony Cogliandro	Councillor	Present	
Patrick M. Keefe	Councillor	Absent	
Joanne McKenna	Councillor	Present	
Steven Morabito	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Dan Rizzo	Councillor	Present	
George J. Rotondo	Councillor	Present	
Richard J. Serino	Councillor	Present	
Marc Silvestri	Councillor	Present	
Gerry Visconti	President	Present	

2 Approval of the Journal of the Regular Meeting of June 6, 2022

RESULT: ACCEPTED

Unfinished Business

- 3 22-182 Motion presented by Councillor Cogliandro: That the Mayor, School Committee, Superintendent and City Council hold a joint meeting or joint executive session to discuss what security protocols are taking place to ensure the safety of our children during school.

RESULT: PLACED ON FILE

Ways & Means Sub-Committee Report

- 4 22-171 Communication from the City Auditor Relative to the MGL Chapter 44, Section 53 1/2- Departmental Revolving Funds Spending Authorization for FY2023.

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

“IN ACCORDANCE WITH MGL CHAPTER 44, SECTION 53E½, SHALL THE CITY COUNCIL APPROVE THE FISCAL YEAR 2023 REVOLVING FUND LIMITS AS REPORTED IN THE CITY AUDITOR’S ATTACHED SUMMARY OF REVOLVING FUNDS?” (see attachment)

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe

5 22-173 Communication from the City Auditor relative to the Water & Sewer Rates for FY2023-FY2025.

“IN ACCORDANCE WITH SECTION 13.04.130 OF THE REVISED ORDINANCES OF THE CITY OF REVERE, SHALL THE CITY COUNCIL ADOPT THE FOLLOWING WATER RATE SCHEDULE FOR FISCAL YEARS 2023 THROUGH 2025 AS FOLLOWS:

- EFFECTIVE FOR BILLINGS AS OF JULY 1, 2023: \$4.23 PER HCF FOR RESIDENTIAL PROPERTY OWNERS AND \$7.02 PER HCF FOR COMMERCIAL PROPERTY OWNERS?
- EFFECTIVE FOR BILLINGS AS OF JULY 1, 2024: \$4.41 PER HCF FOR RESIDENTIAL PROPERTY OWNERS AND \$7.32 PER HCF FOR COMMERCIAL PROPERTY OWNERS?
- EFFECTIVE FOR BILLINGS AS OF JULY 1, 2025: \$4.60 PER HCF FOR RESIDENTIAL PROPERTY OWNERS AND \$7.63 PER HCF FOR COMMERCIAL PROPERTY OWNERS?

RESULT: ORDERED - ROLL CALL [8 TO 1]
AYES: Cogliandro, McKenna, Morabito, Novoselsky, Rizzo, Serino, Silvestri, Visconti
NAYS: Rotondo
ABSENT: Keefe

6 22-176 Communication from the City Auditor relative to the FY2023 Capital Budget Appropriations.

“SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$640,000 FROM THE CAPITAL IMPROVEMENT STABILIZATION FUND TO VARIOUS DEPARTMENTAL CAPITAL ACCOUNTS?”

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe

22-176 Communication from the City Auditor relative to the FY2023 Capital Budget Appropriations.

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

“SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$265,000 FROM FREE CASH TO VARIOUS DEPARTMENTAL CAPITAL ACCOUNTS?”

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe

22-176 Communication from the City Auditor relative to the FY2023 Capital Budget Appropriations.

“SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$90,000 FROM CERTIFIED WATER/SEWER RETAINED EARNINGS TO WATER/SEWER CAPITAL IMPROVEMENTS?”

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe

22-173 Communication from the City Auditor relative to the Water & Sewer Rates for FY2023-FY2025.

"SHALL THE CITY COUNCIL APPROPRIATE \$1,000,000 FROM THE WATER & SEWER STABILIZATION FUND TO THE WATER & SEWER ENTERPRISE FUND?"

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe

22-173 Communication from the City Auditor relative to the Water & Sewer Rates for FY2023-FY2025.

"SHALL THE CITY COUNCIL APPROPRIATE \$900,000 FROM THE WATER & SEWER RETAINED EARNINGS TO THE WATER & SEWER ENTERPRISE FUND?"

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe

Communications

7 22-188 Communication from the Mayor relative to the student appointment of Larry Santos to the Public Art Commission.

RESULT: REFERRED TO APPOINTMENTS Next: 6/27/2022 6:00 PM

Ways & Means Sub-Committee Report

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

111 - City Council - Payroll: \$284,318

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

111 - City Council - Non-Payroll: \$10,000

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

121 - Mayor - Payroll: \$493,123

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

121 - Mayor - Non-Payroll: \$650,000

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Motion presented by Councillor Silvestri: **"SHALL THE CITY COUNCIL REDUCE 124 - TALENT & CULTURE - PAYROLL BY \$10,000?"**

RESULT: DEFEATED - ROLL CALL [4 TO 5]
AYES: Cogliandro, Rizzo, Silvestri, Visconti
NAYS: McKenna, Morabito, Novoselsky, Rotondo, Serino
ABSENT: Keefe

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

124 - Talent & Culture - Non-payroll: \$87,500

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

125 - Human Resources - Payroll: \$145,018

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Motion by Council President Visconti: **"SHALL THE CITY COUNCIL REDUCE 125 - HUMAN RESOURCES - NON-SALARY, EMPLOYEE TRAINING BY \$50,000?"**

RESULT: DEFEATED - ROLL CALL [3 TO 5]
AYES: Rizzo, Serino, Visconti
NAYS: Cogliandro, McKenna, Morabito, Rotondo, Silvestri
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Motion by Council President Visconti: **"SHALL THE CITY COUNCIL REDUCE 125 - HUMAN RESOURCES - NON-SALARY, OUTSIDE LEGAL BY \$30,000?"**

RESULT: ORDERED - ROLL CALL [7 TO 1]
AYES: Cogliandro, McKenna, Morabito, Rizzo, Rotondo, Serino, Visconti
NAYS: Silvestri
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Motion by Councillor Serino: **"SHALL THE CITY COUNCIL REDUCE 125 - HUMAN RESOURCES - NON-SALARY, TEAM BUILDING BY \$40,000?"**

RESULT: ORDERED - ROLL CALL [6 TO 2]
AYES: Cogliandro, McKenna, Rizzo, Rotondo, Serino, Visconti
NAYS: Morabito, Silvestri
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

125 - Human Resources - Non-Payroll: \$252,000

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Motion by Council President Visconti: **"SHALL THE CITY COUNCIL REDUCE 127 - OFFICE OF INNOVATION AND DATA MANAGEMENT, PAYROLL BY \$131,422?"**

RESULT: DEFEATED - ROLL CALL [3 TO 5]
AYES: Rizzo, Rotondo, Visconti
NAYS: Cogliandro, McKenna, Morabito, Serino, Silvestri
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Motion by Councillor Rizzo: **"SHALL THE CITY COUNCIL REDUCE 127 - OFFICE OF INNOVATION AND DATA MANAGEMENT, NON-PAYROLL, CIVIC ENGAGEMENT BY \$10,000?"**

RESULT: DEFEATED - ROLL CALL [5 TO 3]
AYES: McKenna, Rizzo, Rotondo, Serino, Visconti
NAYS: Cogliandro, Morabito, Silvestri
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

127 - Office of Innovation & Data Management - Payroll: \$382,489

RESULT: DEFEATED - ROLL CALL [5 TO 3]
AYES: Cogliandro, McKenna, Morabito, Serino, Silvestri
NAYS: Rizzo, Rotondo, Visconti
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

127 - Office of Innovation & Data Management - Non-Payroll: \$299,830

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

135 - Auditor/Budget - Payroll: \$475,371

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

135 - Auditor/Budget - Non-Payroll: \$136,200

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

138 - Purchasing- Payroll: \$166,882

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

138 - Purchasing- Non-Payroll: \$151,000

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

140 - Information Technology - Payroll: \$274,310

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

RESULT: **ORDERED - ROLL CALL [UNANIMOUS]**
AYES: Cogliandro, McKenna, Morabito, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

140 - Information Technology - Non-Payroll: \$1,166,800

RESULT: **ORDERED - VOICE VOTE**

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

145 - Collector/Treasurer - Payroll: \$814,200

RESULT: **ORDERED - VOICE VOTE**

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

145 - Collector/Treasurer - Non-Payroll: \$395,000

RESULT: **ORDERED - VOICE VOTE**

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

141 - Assessors- Payroll: \$440,850

RESULT: **ORDERED - VOICE VOTE**

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

141 - Assessors- Non-Payroll: \$99,200

RESULT: **ORDERED - VOICE VOTE**

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

151 - Solicitor - Payroll: \$514,543

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RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Motion by Councillor Rizzo: **"SHALL THE CITY COUNCIL REDUCE 151 - SOLICITOR, NON-PAYROLL BY \$50,000?"**

RESULT: DEFEATED - ROLL CALL [5 TO 3]
AYES: McKenna, Rizzo, Rotondo, Serino, Visconti
NAYS: Cogliandro, Morabito, Silvestri
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

151 - Solicitor - Non-Payroll: \$298,500

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

161 - City Clerk - Payroll: \$331,710

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

161 - City Clerk - Non-Payroll: \$50,950

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

162 - Elections - Payroll: \$285,060

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

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162 - Elections - Non-Payroll: \$165,200

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

165 - License Commission - Payroll: \$6,400

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

165 - License Commission - Non-Payroll: \$3,000

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

171 - Conservation Commission - Payroll: \$37,800

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

171 - Conservation Commission - Non-Payroll: \$600

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Motion by Council President Visconti: **"SHALL THE CITY COUNCIL REDUCE 176 - APPEALS BOARD, PAYROLL BY \$20,000?"**

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

176 - Appeals Board - Payroll: \$22,200

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

176 - Appeals Board - Non-Payroll: \$720

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Motion by Councillor Rizzo: **"SHALL THE CITY COUNCIL REDUCE 182 - OFFICE OF STRATEGIC PLANNING & ECONOMIC DEVELOPMENT PAYROLL BY \$45,000?"**

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

182 - Office of Strategic Planning & Economic Development - Payroll: \$201,368

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Motion by Council President Visconti: **"SHALL THE CITY COUNCIL REDUCE 182 - OFFICE OF STRATEGIC PLANNING & ECONOMIC DEVELOPMENT NON-PAYROLL, CONTRACTED SERVICES BY \$20,000?"**

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

182 - Office of Strategic Planning & Economic Development - Non-Payroll: \$91,400

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

184 - Engineering - Payroll: \$358,349

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RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

184 - Engineering - Non-Payroll: \$127,850

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

210 - Police - Payroll: \$11,128,528

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

210 - Police - Non-Payroll: \$1,016,500

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

220 - Fire - Payroll: \$12,111,983

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

220 - Fire - Non-Payroll: \$502,350

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

230 - Regional Emergency Communications Center - Payroll: \$0

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

230 - Regional Emergency Communications Center - Non-Payroll: \$1,565,999

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

241 - Inspectional Services - Municipal Inspections - Payroll: \$1,302,288

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

241 - Inspectional Services - Municipal Inspections - Non-Payroll: \$49,500

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

242 - Inspectional Services - Short-Term Rental Inspections - Payroll: \$88,321

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

242 - Inspectional Services - Short-Term Rental Inspections - Non-Payroll: \$24,000

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

295 - Parking Control - Payroll: \$633,013

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

295 - Parking Control - Non-Payroll: \$92,000

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

420 - DPW, Administration - Payroll: \$342,415

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

420 - DPW, Administration - Non-Payroll: \$89,970

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Rizzo, Rotondo, Serino, Silvestri, Visconti
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

421 - DPW, Snow & Ice - Payroll: \$100,000

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

421 - DPW, Snow & Ice - Non-Payroll: \$250,000

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

422 - DPW, Highway & Signs - Payroll: \$480,191

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

422 - DPW, Highway & Signs - Non-Payroll: \$424,000

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

423 - DPW, Open Space - Payroll: \$342,641

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Motion by Councillor Rizzo: "**SHALL THE CITY COUNCIL REDUCE 423 - DPW, OPEN SPACE - NON-PAYROLL, SPRING & PLANTING BY \$20,000?**"

RESULT: DEFEATED - ROLL CALL [4 TO 4]
AYES: Rizzo, Serino, Silvestri, Visconti
NAYS: Cogliandro, McKenna, Morabito, Rotondo
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

423 - DPW, Open Space - Non-Payroll: \$603,595

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

425 - DPW, Facilities/Public Property - Payroll: \$356,018

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

425 - DPW, Facilities/Public Property - Non-Payroll: \$1,367,880

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

522 - HHS, Public Health - Payroll: \$878,795.00

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

522 - HHS, Public Health - Non-Payroll: \$57,700

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

524 - HHS, Community Engagement - Payroll: \$14,884

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

524 - HHS, Community Engagement - Non-Payroll: \$5,000

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

525 - HHS, Substance Abuse Disorders & Homeless Initiatives - Payroll: \$13,328

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

525 - HHS, Substance Abuse Disorders & Homeless Initiatives - Non-Payroll: \$5,000

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RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

541 - HHS, Elder Affairs - Payroll: \$282,128

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

541 - HHS, Elder Affairs - Non-Payroll: \$77,250

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

543 - HHS, Veteran's Affairs - Payroll: \$206,012

Councillor Silvestri is recorded as recused from participation and voting on this budget line item.

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

543 - HHS, Veteran's Affairs - Non-Payroll: \$724,750

Councillor Silvestri is recorded as recused from participation and voting on this budget line item.

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

549 - HHS, Commission on Disability - Payroll: \$23,984

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

549 - HHS, Commission on Disability - Non-Payroll: \$3,000

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

590 - HHS, Consumer Affairs - Payroll: \$24,960

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

590 - HHS, Consumer Affairs - Non-Payroll: \$5,000

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

590 - HHS, Human Rights Commission - Payroll: \$0

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Motion by Councillor Serino: **"SHALL THE CITY COUNCIL REDUCE HHS, HUMAN RIGHTS COMMISSION - NON-PAYROLL, OFFICE SUPPLIES BY \$9,000?"**

RESULT: ORDERED - ROLL CALL [6 TO 2]
AYES: Cogliandro, McKenna, Rizzo, Rotondo, Serino, Visconti
NAYS: Morabito, Silvestri
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

590 - HHS, Human Rights Commission - Non-Payroll: \$1,000

RESULT: ORDERED - ROLL CALL [6 TO 1]
AYES: Cogliandro, Rizzo, Rotondo, Serino, Silvestri, Visconti
NAYS: Morabito
ABSENT: Keefe, McKenna, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

610 - Library - Payroll: \$513,887

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

610 - Library - Non-Payroll: \$252,500

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

650 - Recreation - Payroll: \$650,216

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

650 - Recreation - Non-Payroll: \$130,000

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

691 - Historical & Cultural Resources - Payroll: \$0

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

691 - Historical & Cultural Resources - Non-Payroll: \$10,000

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Retirement of Long Term Capital Debt Principal: \$4,504,743

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Retirement of Long Term Capital Debt Interest: \$2,955,279

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Short Term Debt Interest: \$34,000

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Employee Group Health: \$23,582,337

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

FICA - Medicare: \$1,650,000

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Property and Casualty Insurance: \$1,150,000

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Contributory Pension: \$14,902,828

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Revere Public Schools - Per Schedule 19: \$109,622,848

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Northeast Regional Vocational: \$2,214,229

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Water/Sewer Enterprise Salaries: \$1,755,787

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Water/Sewer Enterprise Expenses: \$1,223,417

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Water/Sewer Enterprise Expenses, Debt Principal: \$5,326,121

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Water/Sewer Enterprise Expenses, Debt Interest: \$2,180,130

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Water/Sewer Enterprise Expenses, SRF Admin Fees: \$114,467

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Water/Sewer Enterprise MWRA Assessment - Water: \$6,348,919

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Water/Sewer Enterprise Assessment - Sewer: \$12,420,922

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Solid Waste Enterprise Salary: \$423,197

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Solid Waste Enterprise Expenses: \$3,929,594

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Solid Waste Enterprise Capital: \$15,000

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Motion offered by Council President Visconti: **"SHALL THE CITY COUNCIL RESCIND THE VOTE FOR THE OFFICE OF INNOVATION AND DATA MANAGEMENT DEFEATING THE PAYROLL BUDGET IN THE AMOUNT OF \$382,849?"**

RESULT: DEFEATED - ROLL CALL [5 TO 3]
AYES: Cogliandro, McKenna, Morabito, Serino, Visconti
NAYS: Rizzo, Rotondo, Silvestri
ABSENT: Keefe, Novoselsky

22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

Motion offered by Councillor Rotondo: **"SHALL THE CITY COUNCIL REDUCE THE AMOUNT OF THE OFFICE OF INNOVATION AND DATA MANAGEMENT PAYROLL BUDGET BY \$7,489 FOR A TOTAL LINE ITEM OF \$375,000?"**

RESULT: ORDERED - ROLL CALL [8 TO 1]
AYES: Cogliandro, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Serino, Visconti
NAYS: Silvestri
ABSENT: Keefe

8 22-170 Communication from the City Auditor Relative to FY2023 Budget Appropriation Order.

WHEREAS, pursuant to MGL c. 44 s. 32, the Mayor submitted a proposed budget for fiscal year 2023 to the City Council on June 6, 2022, and:

WHEREAS, the City Council Committee on Ways & Means held public meetings posted in accordance with Open Meeting Law on June 8, 9, 13, 14, 15, and 16 for the purpose of considering the proposed budget, and;

WHEREAS, upon motion, the City Council accepted the budget as submitted by the Mayor, after the reductions otherwise separately voted, and;

NOW THEREFORE, BE IT VOTED BY THE CITY COUNCIL OF THE CITY OF REVERE, That the City Council hereby adopts and approves the budget for Fiscal Year 2023 the sum of \$240,469,324 which sum shall be appropriated and raised by taxation and other sources, as listed in the appropriation order.

RESULT: ADOPTED - ROLL CALL [7 TO 0]
AYES: Cogliandro, McKenna, Morabito, Rizzo, Rotondo, Serino, Visconti
ABSTAIN: Silvestri
ABSENT: Keefe, Novoselsky

Ordered adjourned at 8:04 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Jun 16, 2022 6:00 PM (Salute to the Flag)

CZ-22-04

**CITY OF REVERE, MA
PUBLIC HEARING**

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.080 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, June 27, 2022 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Wednesday, June 29, 2022 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to the Regulation of Research and Development Facilities

Be it ordained by the City of Revere as follows:

Section 1. Section 17.08.652 of the Revised Ordinances of the City of Revere is hereby amended by deleting the definition of Research and Development Facilities and inserting in place thereof the following new definition:

"Research and development facilities" means facilities including research and testing laboratories and including manufacturing associated with research and development facilities. Laboratories engaged in research, experimental and testing activities, may include, but are not limited to, the development of mock-ups and prototypes; biomedical facilities defined by the National Institute of Health as Biolevel-1 (BL-1) or Biolevel-2 (BL-2) facilities subject to applicable state and federal laws and regulations. Biomedical facilities defined by the National Institute of Health as Biolevel-3 (BL-3) or Biolevel-4 (BL-4) facilities shall not be permitted in the City of Revere.

Section 2. Section 17.26.030 – Prohibited Uses in the Suffolk Downs Overlay District of the Revised Ordinances of the City of Revere is hereby amended by inserting new sub-section JJ.

“JJ. Research and development facilities including life sciences manufacturing and biomedical facilities defined by the National Institute of Health as Biolevel-3 (BL-3) or Biolevel-4 (BL-4) facilities.

Section 3. Section 17.26.040(E) – Allowed Uses in the Suffolk Downs Overlay District of the Revised Ordinances of the City of Revere is hereby amended by deleting the existing entry and inserting in place thereof the following:

E. Research and development facilities including life sciences manufacturing and biomedical facilities defined by the National Institute of Health as Biolevel-1 (BL-1) or Biolevel-2 (BL-2) facilities.

Section 4. Section 17.16.040(C) Generally – Table of Uses, Office or Laboratory Uses of the Revised Ordinances of the City of Revere is hereby amended by deleting “Research and Development Facilities” and inserting in place thereof “Research and development facilities defined by the National Institute of Health as Biolevel-1 (BL-1) or Biolevel-2 (BL-2) facilities.”

Section 5. Section 17.16.040(G) Generally – Table of Uses, Prohibited Uses of the Revised Ordinances of the City of Revere is hereby amended by inserting a new prohibited use entitled “Research and development facilities defined by the National Institute of Health as Biolevel-3 (BL-3) or Biolevel-4 (BL-4) facilities.”

RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no

Section 6. Section 17.26.040 Allowed Uses in the Suffolk Downs Overlay District of the Revised Ordinances of the City of Revere is hereby amended by deleting the words, “except where a special permit from the City Council is required,”.

A copy of the aforementioned zoning amendment is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:
Ashley E. Melnik
City Clerk

Attest:
Louis Ciarlone
Planning Board, Chairman

Revere Journal
Send Invoice to: amelnik@revere.org
May 25, 2022
June 1, 2022

An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to the Regulation of Research and Development Facilities

Section 1. Section 17.08.652 of the Revised Ordinances of the City of Revere is hereby amended by deleting the definition of Research and Development Facilities and inserting in place thereof the following new definition:

"Research and development facilities" means facilities including research and testing laboratories and including manufacturing associated with research and development facilities. Laboratories engaged in research, experimental and testing activities, may include, but are not limited to, the development of mock-ups and prototypes; biomedical facilities defined by the National Institute of Health as Biolevel-1 (BL-1) or Biolevel-2 (BL-2) facilities subject to applicable state and federal laws and regulations. Biomedical facilities defined by the National Institute of Health as Biolevel-3 (BL-3) or Biolevel-4 (BL-4) facilities shall not be permitted in the City of Revere.

Section 2. Section 17.26.030 – Prohibited Uses in the Suffolk Downs Overlay District of the Revised Ordinances of the City of Revere is hereby amended by inserting new sub-section JJ.

“JJ. Biomedical facilities defined by the National Institute of Health as Biolevel-3 (BL-3) or Biolevel-4 (BL-4) facilities.

Section 3. Section 17.26.040(E) – Allowed Uses in the Suffolk Downs Overlay District of the Revised Ordinances of the City of Revere is hereby amended by deleting the existing entry and inserting in place thereof the following:

E. Research and development facilities including life sciences manufacturing and biomedical facilities defined by the National Institute of Health as Biolevel-1 (BL-1) or Biolevel-2 (BL-2) facilities.

Section 4. Section 17.16.040(C) Generally – Table of Uses, Office or Laboratory Uses is hereby amended by deleting “Research and Development Facilities” and inserting in place thereof “Research and development facilities defined by the National Institute of Health as Biolevel-1 (BL-1) or Biolevel-2 (BL-2) facilities.”

Section 5. Section 17.16.040(G) Generally – Table of Uses, Prohibited Uses is hereby amended by inserting a new prohibited use entitled “Research and development facilities defined by the National Institute of Health as Biolevel-3 (BL-3) or Biolevel-4 (BL-4) facilities.”

RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no

CZ-22-03

**CITY OF REVERE, MA
PUBLIC HEARING**

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.080 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, June 27, 2022 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Wednesday, June 29, 2022 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCE OF THE CITY OF REVERE FOR THE CREATION OF ACCESSORY DWELLING UNITS WITHIN THE RA, RA1, RB, AND RB1 DISTRICTS

Be it ordained by the City of Revere as follows:

Section 1. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding Chapter 17.25, entitled "Accessory Dwelling Units Within the RA, RA1, RB and RB1 Districts", which includes the following Sections:

17.25.000 Purpose.

Accessory dwelling units are allowed within the RA, RA1, RB and RB1 Districts under certain situations to:

Create new housing units while respecting the character and scale of single and two family homes.

Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives.

Allow more efficient use of existing housing stock and infrastructure.

Provide a mix of housing that responds to changing family needs and smaller households.

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.

Provide a broader range of accessible and more affordable housing.

17.25.010 Definition of Accessory Unit.

Accessory dwelling unit means a dwelling unit containing no more than one bedroom and comprising no less than 350 square feet and no more than 600 square feet within an owner-occupied single family located within the RA and RA1 District and no more than 2 bedrooms comprising no less than 350 square feet and no more than 900 square feet or no more than 40% of the gross floor area (whichever is less) of a structure within the RB and RB1 District which is in compliance with parking, building and fire safety codes and in compliance with the requirements of Section 17.25.020.

17.25.020 Requirements for all Accessory Units.

All accessory units within a single-family dwelling must meet the following requirements:

1. The owner of the property on which the accessory unit is to be created shall occupy either the principal dwelling unit or accessory unit for a minimum of two years. Proof of owner occupancy can be established by two of the following documents:
 - a. A Valid, Unexpired Massachusetts ID.
 - b. A Valid Unexpired Massachusetts Driver's License.
 - c. Car Registration.
 - d. A Voter Registration Card.
2. There shall be no boarders or lodgers allowed in either dwelling unit.
3. There shall be no more than one (1) legally occupied dwelling unit in a structure that is seeking to create an accessory dwelling unit.
4. No structure that is not connected to the public water and sanitary sewer systems shall have an accessory unit.
5. No accessory dwelling unit shall be permitted below the FEMA 100-year base flood elevation established on the FEMA 100-year flood hazard map for the City of Revere.
6. The accessory unit shall be located within the principal structure.
7. The maximum gross floor area of an accessory dwelling unit shall not be less than 350 gross square feet and no more than 600 gross square feet with no more than one bedroom within the RA and RA1 District.
8. The maximum gross floor area of an accessory dwelling unit shall not be less than 350 square feet and not more than 900 gross square feet and no more than 40% of the gross floor area (whichever is less) of the existing structure with not more than two bedrooms within the RB and RB1 District.
9. There shall be no enlargements or extensions of the dwelling in connection with the creation of an accessory unit except for minimal additions necessary to comply with building, fire safety, or health codes, or enclosure of an entryway, or for enclosure of a stairway to a second story. Any enlargements or extensions for these purposes must conform to the dimensional controls of this Title.
10. No accessory dwelling units shall be allowed within a duplex or townhouse dwelling or condominium.
11. Accessory dwelling units cannot have separate ownership.
12. Commercial use is prohibited within an accessory dwelling unit.
13. The accessory dwelling unit 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 dwelling.

17.25.030 Off Street Parking Requirements.

1. There shall be no parking required for an accessory dwelling unit in cases where the accessory dwelling unit is within a single-family dwelling that is located within one half mile radius of an MBTA transit station, and the existing single-family dwelling meets the required parking of two off-street parking spaces.
2. For single-family dwellings that are located further than one half mile radius from an MBTA transit

station, there shall be one additional parking space required for the accessory dwelling unit in addition to the two off-street parking spaces required for the single family. An accessory unit 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 Transfer of Ownership.

Upon the transfer of ownership of a property that contains an accessory dwelling unit, a covenant must be signed by the new owner and recorded in the Suffolk County Registry of Deeds that states that the accessory dwelling unit must conform with the requirements of this Title as an accessory dwelling unit within an owner-occupied property.

A copy of the aforementioned zoning amendment is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:
Ashley E. Melnik
City Clerk

Attest:
Louis Ciarlone
Planning Board, Chairman

Revere Journal
Send Invoice to: amelnik@revere.org
May 25, 2022
June 1, 2022



CITY OF REVERE

Brian M. Arrigo
Mayor

May 16, 2022

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable City Council,

Please find enclosed a proposed ordinance legalizing Accessory Dwelling Units (commonly known as ADUs) in the City of Revere. Legalizing ADUs will allow eligible homeowners to have a smaller additional unit within the existing footprint of their home.

This ordinance will offer several profound benefits to our city. First it will reflect the reality of numerous properties in our community that have so-called "in-law" apartments. As these structures do not comply with current zoning, unsafe conditions persist. The ADU process will grant homeowners a path forward to complying with life safety code without necessarily removing the entire structure. At the same time, our naturally occurring affordable housing stock will increase without drastic changes to our neighborhoods.

I look forward to working with you all as this ordinance goes through committee and adoption. Please refer questions to the City Planner.

Regards,

Brian M. Arrigo
Mayor

Attachment: Comm ADUs (22-152 : Zoning Ordinance Legalizing Accessory Dwelling Units)

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCE OF THE CITY OF REVERE FOR THE CREATION OF ACCESSORY DWELLING UNITS WITHIN THE RA, RA1, RB AND RB1 DISTRICTS

Section 1. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding Chapter 17.25, entitled "Accessory Dwelling Units Within the RA, RA1, RB and RB1 Districts", which includes the following Sections:

17.25.000 Purpose.

Accessory dwelling units are allowed within the RA, RA1, RB and RB1 Districts under certain situations to:

- Create new housing units while respecting the character and scale of single and two family homes.
- Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives.
- Allow more efficient use of existing housing stock and infrastructure.
- Provide a mix of housing that responds to changing family needs and smaller households.
- 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.
- Provide a broader range of accessible and more affordable housing.

17.25.010 Definition of Accessory Unit.

Accessory dwelling unit means a dwelling unit containing no more than one bedroom and comprising no less than 350 square feet and no more than 600 square feet within an owner-occupied single family located within the RA and RA1 District and no more than 2 bedrooms comprising no less than 350 square feet and no more than 900 square feet or no more than 40% of the gross floor area (whichever is less) of a structure within the RB and RB1 District which is in compliance with parking, building and fire safety codes and in compliance with the requirements of Section 17.25.020.

17.25.020 Requirements for all Accessory Units.

All accessory units within a single-family dwelling must meet the following requirements:

1. The owner of the property on which the accessory unit is to be created shall occupy either the principal dwelling unit or accessory unit for a minimum of two years. Proof of owner occupancy can be established by two of the following documents:
 - a. A Valid, Unexpired Massachusetts ID.
 - b. A Valid Unexpired Massachusetts Driver's License.
 - c. Car Registration.
 - d. A Voter Registration Card.
2. There shall be no boarders or lodgers allowed in either dwelling unit.
3. There shall be no more than one (1) legally occupied dwelling unit in a structure that is seeking to create an accessory dwelling unit.

4. No structure that is not connected to the public water and sanitary sewer systems shall have an accessory unit.
5. No accessory dwelling unit shall be permitted below the FEMA 100-year base flood elevation established on the FEMA 100-year flood hazard map for the City of Revere.
6. The accessory unit shall be located within the principal structure.
7. The maximum gross floor area of an accessory dwelling unit shall not be less than 350 gross square feet and no more than 600 gross square feet with no more than one bedroom within the RA and RA1 District.
8. The maximum gross floor area of an accessory dwelling unit shall not be less than 350 square feet and not more than 900 gross square feet and no more than 40% of the gross floor area (whichever is less) of the existing structure with not more than two bedrooms within the RB and RB1 District.
9. There shall be no enlargements or extensions of the dwelling in connection with the creation of an accessory unit except for minimal additions necessary to comply with building, fire safety, or health codes, or enclosure of an entryway, or for enclosure of a stairway to a second story. Any enlargements or extensions for these purposes must conform to the dimensional controls of this Title.
10. No accessory dwelling units shall be allowed within a duplex or townhouse dwelling or condominium.
11. Accessory dwelling units cannot have separate ownership.
12. Commercial use is prohibited within an accessory dwelling unit.
13. The accessory dwelling unit 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 dwelling.

17.25.030 Off Street Parking Requirements.

1. There shall be no parking required for an accessory dwelling unit in cases where the accessory dwelling unit is within a single-family dwelling that is located within one half mile radius of an MBTA transit station, and the existing single-family dwelling meets the required parking of two off-street parking spaces.
2. For single-family dwellings that are located further than one half mile radius from an MBTA transit station, there shall be one additional parking space required for the accessory dwelling unit in addition to the two off-street parking spaces required for the single family. An accessory unit 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 Transfer of Ownership.

Upon the transfer of ownership of a property that contains an accessory dwelling unit, a covenant must be signed by the new owner and recorded in the Suffolk County Registry of Deeds that states that the accessory dwelling unit must conform with the requirements of this Title as an accessory dwelling unit within an owner-occupied property.

CZ-22-02

**CITY OF REVERE, MA
PUBLIC HEARING**

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.080 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, June 27, 2022 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Wednesday, June 29, 2022 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**AN ORDINANCE FURTHER AMENDMENT THE REVISED ORDINANCES OF THE
CITY OF REVERE RELATIVE TO AFFORDABLE HOUSING**

Be it ordained by the City of Revere as follows:

SECTION 1. Title 17 of the Revised Ordinances of the city of Revere is hereby amended by inserting the following new Chapter:

Chapter 17.29- AFFORDABLE HOUSING

Sections:

17.29.010 - Purpose.

The purpose of this chapter is to expand affordable housing options in the city of Revere in furtherance of the city’s housing goals articulated in its 2020 master plan, “Next Stop Revere,” which includes creating new deed-restricted affordable housing and preserving existing deed-restricted affordable housing, mitigating displacement pressures and creating greater housing stability for vulnerable residents, and increasing access to a variety of homeownership opportunities for moderate and low-income households.

17.29.020 - Applicability.

- A. This chapter shall apply to any development involving the creation of six (6) or more dwelling units on one or more contiguous parcels, including the following:
1. New residential construction or new mixed-use construction that includes six or more dwelling units.
 2. The conversion, alteration, redevelopment, change of use, or expansion of an existing structure, if such development results in an increase of six (6) or more dwelling units.

3. A division of land resulting in the creation of six (6) or more residential lots.
- B. This chapter shall apply to all residential dwelling types defined in Title 17 with the exception of lodging house or rooming house. This chapter does not apply to institutional uses such as a nursing or convalescent home, independent elderly housing, or congregate care elderly housing.
- C. Developments shall not be segmented or phased to avoid compliance with the provisions of this chapter. Where such segmentation occurs, it shall be subject to the provisions of this chapter.

17.29.030 - Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this chapter, except where the context clearly indicates a different meaning:

- A. “Affordable Housing Restriction” means a deed restriction, covenant, contract, mortgage agreement, or other legal instrument, acceptable in form and substance to the city of Revere, that effectively restricts occupancy of an affordable housing unit to qualified low-income purchasers or renters, and meeting the requirements in MGL c. 184, § 31, and the requirements of this chapter.
- B. “Affordable Housing Unit” means a dwelling unit that is affordable to and occupied by a low-income household and meets the requirements of the Massachusetts Department of Housing and Community Development Local Initiative Program for inclusion on the Chapter 40B Subsidized Housing Inventory, and is sold, leased, or rented to an eligible household in accordance with the requirements of this chapter.
- C. “Area Median Income” means the median household income for the metropolitan area that includes the city of Revere, as defined in the annual schedule of low-income limits published by the U.S. Department of Housing and Urban Development (HUD), adjusted for household size.
- D. “Eligible Household” means a household of one or more persons whose maximum income does not exceed the income limits established in this chapter.
- E. “Local Action Unit” means an affordable housing unit created through this chapter or special permit process as part of the Local Initiative Program and eligible for inclusion on the Subsidized Housing Inventory.
- F. “Local Initiative Program” means a program administered by the Massachusetts Department of Housing and Community Development (DHCD) pursuant to 760 CMR 56.00 to develop and implement local housing initiatives that produce affordable housing units, with or without a comprehensive permit as defined in Chapter 40B, §§ 20-23.
- G. “Low-Income Household” means a household with income at or below 60% of area median income, adjusted for household size, for the metropolitan area that includes the city of Revere,

as determined annually by HUD.

- H. “Market Rate Unit” means all dwelling units in a development subject to this chapter that are not affordable housing units as defined herein.
- I. “Revere Affordable Housing Trust Fund” means a fund established by the city of Revere per Revere Revised Ordinance (R.R.O.) 2.90, and pursuant to MGL c. 44, § 55C, for the purpose of creating or preserving affordable housing in the city of Revere for the benefit of low-income households.
- J. “Segmentation” shall mean any development or any division of land that would cumulatively result in an increase of six or more residential lots or dwelling units above the number existing on a parcel of land or contiguous parcels in common ownership up to twenty-four (24) months prior to the application. A subdivision or division of land shall mean any subdivision as defined in the Subdivision Control Law, MGL c.41, §81K-81GG, or any division of land under MGL c.41, §81P, into lots for residential use.
- K. “Subsidized Housing Inventory” means the Massachusetts Department of Housing and Community Development Chapter 40B Subsidized Housing Inventory as provided in 760 CMR 31.04.

17.29.040 - General requirements.

No building permit shall be issued for a development subject to this chapter unless the applicant provides the percentage of the total dwelling units in the development as affordable housing as described herein. The following are conditions of development for projects subject to this chapter:

- A. No less than twelve percent (12%) of dwelling units shall be an affordable housing unit for a household with income at or below sixty percent (60%) of the area median income.
- B. When the requirement for affordable housing units results in a fraction of a unit equal to one-half or above, the requirement shall be increased to the next highest whole number.
- C. Affordable housing units shall be made available to eligible low-income households at the income limits determined by the U.S. Department of Housing and Urban Development (HUD) applicable to the city of Revere, at purchase prices or rents that comply with DHCD’s Local Initiative Program (LIP) regulations, 760 CMR 56.00.
- D. Affordable housing units shall comply with the requirements set forth in MGL c. 40B, §§ 20-24. It is intended that the affordable housing units that result from this ordinance be considered as local action units, in compliance with the requirements specified by DHCD’s LIP.
- E. Nothing in this chapter shall preclude the applicant from providing additional affordable housing units or affordable housing units at a cost lower than the minimum affordability requirements.

17.29.050 - Methods of providing affordable housing units.

- A. Projects larger than twelve (12) units in size shall provide the affordable housing units on the locus of the development (on-site).
- B. Projects up to twelve (12) units in size may satisfy the requirements of this chapter by providing the affordable housing units on-site or by making a cash payment in lieu of affordable housing units to the Revere Affordable Housing Trust Fund. The cash payment for affordable housing units shall be equal to the required number of affordable housing units multiplied by the most current total development cost as articulated in the MA Department of Housing & Community Development's Qualified Allocation Plan for Low Income Housing Tax Credit, for the areas described as within Metro Boston/suburban area, as adjusted for the type of project and number of units.
- C. The special permit granting authority may grant a special permit to satisfy the requirements of this chapter by providing the affordable housing units in a separate building on the locus of the development through a development agreement with a non-profit housing developer. The special permit granting authority must find that such an arrangement more effectively addresses local housing need, with consideration for:
 - 1. Whether the location of the affordable housing units is appropriate and advantageous in terms of proximity to public transit, public open space, and other amenities.
 - 2. Whether the arrangement results in more efficient funding and delivery of supportive services offered by the non-profit housing developer to the residents of the affordable housing units.
 - 3. Whether the arrangement results in a greater number of affordable housing units, affordable housing units at a cost lower than the minimum affordability requirements, or affordable units that have more bedrooms than the average number in the market-rate units.

17.29.060 - Offsets.

To facilitate the objectives of this chapter, the following dimensional and parking regulations shall apply:

- A. Any development in compliance with the affordable housing requirements of this chapter shall be permitted to reduce the total number of required off-street parking spaces under R.R.O. 17.28 as follows:
 - 1. For developments located within a half mile of a subway or railroad station, no off-street parking shall be required.
 - 2. For developments located further than a half mile from subway or railroad station, the minimum number of required off-street parking spaces shall be reduced to a halfspace (0.5) per unit.

3. The parking reduction shall apply to residential use only and does not apply to any other use.
 4. The parking reductions described in this section shall be available by right.
- B. For developments that provide the required affordable housing units on-site, the following reductions in dimensional requirements shall apply:
1. The minimum lot area required under R.R.O. 17.24 shall be reduced by fifty percent (50%).
 2. The minimum front, side, and rear yard setbacks required under R.R.O. 17.24 shall be reduced by twenty-five percent (25%).
 3. The maximum floor area ratio required under R.R.O. 17.24 shall be increased by twenty- five percent (25%).
 4. The dimensional requirement reductions and increases described in this section shall be available by right to projects that provide the required affordable housing units on-site. These dimensional requirement reductions and increases shall not be available to projects satisfying the requirements of this chapter through a cash payment in lieu of affordable housing units.
- C. For developments that provide the required affordable housing units on-site, the city shall waive the project building permit fee. Such a waiver shall be available for any building permit(s) associated with a project that is subject to the requirements of this chapter that are issued after site plan approval and before the Certificate of Occupancy is issued. This waiver applies to project building permit fees only, and does not apply to other fees required for the project. This building permit waiver shall not be available to projects satisfying the requirements of this chapter through a cash payment in lieu of affordable housing units.

17.29.070 - Provisions applicable to affordable housing units.

- A. Affordable housing units shall be dispersed evenly throughout the development in terms of both location and type of unit (e.g., townhouse unit, duplex unit, multifamily unit).
- B. The exterior of affordable housing units must be indistinguishable from the market rate units in terms of quality of design, appearance, materials, and construction.
- C. The size and interior finishes of the affordable housing units may differ from the market rate units within the following parameters:
 1. Affordable housing units shall have the same floor area as the median market rate units of the same number of bedrooms within a margin of twenty percent (20%), provided that units are not smaller than the minimum size set forth by DHCD in the most recent Local Initiative Program (LIP) design and construction standards.
 2. Interior features of affordable housing units shall be comparable to the standard package for market rate units, though designer and high-end finishes, fixtures, and

- appliances are not required. Affordable housing units shall comply with the LIP minimum design, size, and construction standards.
3. Affordable housing units shall be supplied with the same mechanical systems and energy efficiency features as market rate units, including windows, insulation, plumbing, and heating and cooling systems.
 4. The bedroom mix of the affordable housing units shall be proportionate or larger to the bedroom mix of the market rate units.
 5. Residents of affordable housing units shall have comparable access to all building and site common areas and amenities as residents of market rate units.
- D. Affordable housing units shall be constructed, or otherwise provided through cash payment in lieu of affordable housing units, at the same time as market rate units.
1. For phased projects in which affordable housing units are dispersed evenly throughout the development, affordable housing units shall be constructed in proportion to market rate units. Proportionality shall be determined by the number of building or occupancy permits issued for affordable and market rate units, or lot releases in the case of a subdivision, as applicable.
 2. For projects providing affordable housing units in a separate building consistent with R.R.O. 17.29.050, affordable housing units must be completed and occupied no later than completion and occupancy of the market rate units.

17.29.080 – Affirmative marketing and local preference.

Applicants creating new affordable housing units under this chapter are required to select qualified homebuyers or renters via lottery under an Affirmative Fair Housing Marketing Plan (AFHMP) that complies with federal and state fair housing laws MGL c. 40B Comprehensive Permit Guidelines, and any applicable local fair housing and local preference guidelines established by the city of Revere.

- A. The AFHMP shall be prepared and submitted by the applicant and approved by the city of Revere's Office of Planning and Community Development and DHCD as part of the LIP. The affirmative marketing costs for the affordable housing units shall be the responsibility of the applicant.
- B. To the greatest extent permitted by the law, the AFHMP shall provide for a local preference for Revere residents for up to 70% of the affordable housing units. The city shall provide the developer with supporting documentation for the AFHMP, including the documentation required to support a local preference. Where a project results in the displacement of low-income households, first preference shall be given to those displaced households, provided that the household is an eligible household under LIP guidelines, that the household qualifies for an affordable housing unit in terms of household size and income, and that such preference would be allowable under the rules of any source of funding for the project.

- C. Prior to the marketing or otherwise making available for rental or sale any of the units in the development, the applicant must obtain approval of the AFHMP from the city of Revere's Office of Planning and Community Development and DHCD. No Certificate of Occupancy for a development subject to this chapter shall be issued until such approvals are obtained.

17.29.090– Preservation of affordability.

Affordable housing units created in accordance with this chapter shall be subject to an affordable housing restriction that contains limitations on use, occupancy, resale, and rents, and provides for periodic monitoring to verify compliance and enforce said restriction. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability and affordability for the designated income group(s). Affordability restrictions shall be contained in applicable affordable housing restrictions, regulatory agreements, deed restrictions or covenants, contractual agreements, land trust arrangements and/or other mechanisms to ensure compliance with the affordability requirements of this chapter (collectively, "Affordable Housing Restriction").

- A. The affordable housing restriction shall comply with LIP requirements or any other applicable guidelines issued by DHCD, acceptable to the city, that ensures affordable housing units can be counted toward Revere's Subsidized Housing Inventory. The applicant shall be responsible for preparing and complying with any documentation that may be required by DHCD to qualify affordable housing units for listing on the Subsidized Housing Inventory.
- B. The affordable housing restriction shall run with the land and be in force in perpetuity or for the maximum period allowed by law and be enforceable under the provisions of MGL. c. 184, § 26 or §§ 31 and 32.
- C. The affordable housing restriction shall provide that initial sales and rentals of affordable housing units and subsequent re-sales and rentals shall comply with federal, state, and local fair housing laws, regulations and policies, and DHCD's LIP guidelines. For affordable homeownership units, the procedure for resale and the responsibilities of the homeowner, the City and/or its monitoring agent, and DHCD are described in detail in DHCD's LIP regulations.
- D. The affordable housing restriction shall provide for monitoring intended to verify that affordable housing homeownership units remain owner-occupied and are resold at a price affordable to qualified low-income homebuyers, and that affordable housing rental units are occupied by low-income tenants at rents affordable to qualified renters. The applicant shall be responsible for providing ongoing monitoring through an organization qualified to serve as a monitoring agent on behalf of the city. The city or its designee shall verify compliance with and enforce the affordable housing restriction.
- E. For affordable ownership units, the affordable housing restriction shall grant the city of Revere or its designee the right of first refusal to purchase the unit.

- F. The affordable housing restriction shall provide that in the event that any affordable rental unit is converted to a condominium unit, the condominium unit shall be restricted in perpetuity as affordable to the same income range as prior to the conversion. The affordable housing restriction for the rental project shall include a provision which reflects this chapter.
- G. When affordable housing units are provided on-site, no Certificate of Occupancy, or lot releases in the case of a subdivision, shall be issued until the applicant executes an enforceable affordable housing restriction and provides evidence acceptable to the city of Revere's Office of Planning and Development that the affordable housing restriction has been recorded at the Suffolk County Registry of Deeds and, in the case of affordable ownership units, signed by the homebuyer. It is the applicant's responsibility to prepare a complete regulatory agreement and supporting documentation for review and approval by the city, to obtain the necessary signatures, and to record a fully executed agreement at the Registry of Deeds.
- H. When the requirements of this chapter are met through a cash payment in lieu of an affordable housing unit, no Certificate of Occupancy, or lot releases in the case of a subdivision, shall be issued until the applicant pays the required cash payment in its entirety. The Applicant shall be required to record an Affordable Housing Payment In Lieu Covenant prior to the issuance of any building permit for a project. Said covenant shall be released by the city upon receipt of payment in accordance herewith.

17.29.100 - Application procedures.

- A. The provisions of this chapter shall be administered through the site plan review process. Application, review, and decision procedures shall be in accordance with R.R.O. Chapter 17.17 Site Plan Review.
- B. In addition to the materials for review described in R.R.O. Chapter 17.17, the applicant shall submit a plan showing the proposed location of the affordable housing units within the proposed building(s). The Site Plan Review Committee may request additional information as needed.
- C. No building permit shall be issued until the Site Plan Review Committee has reviewed the project application and determined that the development complies with the requirements of this chapter.

17.29.110 - Conflict with other sections.

Where the requirements of this chapter differ from or conflict with the requirements of other chapters or sections in Title 17, the requirements of this chapter shall apply.

17.29.120 - Severability.

If any portion of this chapter is declared to be invalid, the remainder shall continue to be in full force and effect.

A copy of the aforementioned zoning amendment is on file and available for public inspection

in the Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:
Ashley E. Melnik
City Clerk

Attest:
Louis Ciarlone
Planning Board, Chairman

Revere Journal
Send Invoice to: amelnik@revere.org
May 25, 2022
June 1, 2022



CITY OF REVERE

Brian M. Arrigo
Mayor

May 16, 2022

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151 02151

Dear members of the Honorable City Council,

Enclosed please find an ordinance establishing Inclusionary Zoning in the City of Revere. As the housing crisis grips our region at the same time that we see record property development, many communities have adopted inclusionary zoning as a means to ensure that longtime residents can afford to remain in the communities that they've built up.

This ordinance comes at the end of a yearlong public process where the City convened residents, local organizers, and those most impacted by rising housing costs to identify a policy that works best for our community's needs.

I look forward to working with you throughout the adoption process.

Regards,

Brian M. Arrigo
Mayor

Attachment: InclusionaryZoningOrdinanceCoverLetter (22-168 : Inclusionary Zoning Ordinance)

SECTION 1. Title 17 of the Revised Ordinances of the city of Revere is hereby amended by inserting the following new Chapter:

Chapter 17.29- AFFORDABLE HOUSING

Sections:

17.29.010 - Purpose.

The purpose of this chapter is to expand affordable housing options in the city of Revere in furtherance of the city's housing goals articulated in its 2020 master plan, "Next Stop Revere," which includes creating new deed-restricted affordable housing and preserving existing deed-restricted affordable housing, mitigating displacement pressures and creating greater housing stability for vulnerable residents, and increasing access to a variety of homeownership opportunities for moderate and low-income households.

17.29.020 - Applicability.

- A. This chapter shall apply to any development involving the creation of six (6) or more dwelling units on one or more contiguous parcels, including the following:
 - 1. New residential construction or new mixed-use construction that includes six or more dwelling units.
 - 2. The conversion, alteration, redevelopment, change of use, or expansion of an existing structure, if such development results in an increase of six (6) or more dwelling units.
 - 3. A division of land resulting in the creation of six (6) or more residential lots.
- B. This chapter shall apply to all residential dwelling types defined in Title 17 with the exception of lodging house or rooming house. This chapter does not apply to institutional uses such as a nursing or convalescent home, independent elderly housing, or congregate care elderly housing.
- C. Developments shall not be segmented or phased to avoid compliance with the provisions of this chapter. Where such segmentation occurs, it shall be subject to the provisions of this chapter.

17.29.030 - Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this chapter, except where the context clearly indicates a different meaning:

- A. "Affordable Housing Restriction" means a deed restriction, covenant, contract, mortgage agreement, or other legal instrument, acceptable in form and substance to the city of Revere, that effectively restricts occupancy of an affordable housing unit to qualified low-income purchasers or renters, and meeting the requirements in MGL c. 184, § 31, and the requirements of this chapter.

- B. "Affordable Housing Unit" means a dwelling unit that is affordable to and occupied by a low-income household and meets the requirements of the Massachusetts Department of Housing and Community Development Local Initiative Program for inclusion on the Chapter 40B Subsidized Housing Inventory, and is sold, leased, or rented to an eligible household in accordance with the requirements of this chapter.
- C. "Area Median Income" means the median household income for the metropolitan area that includes the city of Revere, as defined in the annual schedule of low-income limits published by the U.S. Department of Housing and Urban Development (HUD), adjusted for household size.
- D. "Eligible Household" means a household of one or more persons whose maximum income does not exceed the income limits established in this chapter.
- E. "Local Action Unit" means an affordable housing unit created through this chapter or special permit process as part of the Local Initiative Program and eligible for inclusion on the Subsidized Housing Inventory.
- F. "Local Initiative Program" means a program administered by the Massachusetts Department of Housing and Community Development (DHCD) pursuant to 760 CMR 56.00 to develop and implement local housing initiatives that produce affordable housing units, with or without a comprehensive permit as defined in Chapter 40B, §§ 20-23.
- G. "Low-Income Household" means a household with income at or below 60% of area median income, adjusted for household size, for the metropolitan area that includes the city of Revere, as determined annually by HUD.
- H. "Market Rate Unit" means all dwelling units in a development subject to this chapter that are not affordable housing units as defined herein.
- I. "Revere Affordable Housing Trust Fund" means a fund established by the city of Revere per Revere Revised Ordinance (R.R.O.) 2.90, and pursuant to MGL c. 44, § 55C, for the purpose of creating or preserving affordable housing in the city of Revere for the benefit of low-income households.
- J. "Segmentation" shall mean any development or any division of land that would cumulatively result in an increase of six or more residential lots or dwelling units above the number existing on a parcel of land or contiguous parcels in common ownership up to twenty-four (24) months prior to the application. A subdivision or division of land shall mean any subdivision as defined in the Subdivision Control Law, MGL c.41, §81K-81GG, or any division of land under MGL c.41, §81P, into lots for residential use.
- K. "Subsidized Housing Inventory" means the Massachusetts Department of Housing and Community Development Chapter 40B Subsidized Housing Inventory as provided in 760 CMR 31.04.

17.29.040 - General requirements.

No building permit shall be issued for a development subject to this chapter unless the applicant provides the percentage of the total dwelling units in the development as affordable housing as described herein. The following are conditions of development for projects subject to this chapter:

- A. No less than twelve percent (12%) of dwelling units shall be an affordable housing unit for a household with income at or below sixty percent (60%) of the area median income.
- B. When the requirement for affordable housing units results in a fraction of a unit equal to one-half or above, the requirement shall be increased to the next highest whole number.

- C. Affordable housing units shall be made available to eligible low-income households at the income limits determined by the U.S. Department of Housing and Urban Development (HUD) applicable to the city of Revere, at purchase prices or rents that comply with DHCD's Local Initiative Program (LIP) regulations, 760 CMR 56.00.
- D. Affordable housing units shall comply with the requirements set forth in MGL c. 40B, §§ 20-24. It is intended that the affordable housing units that result from this ordinance be considered as local action units, in compliance with the requirements specified by DHCD's LIP.
- E. Nothing in this chapter shall preclude the applicant from providing additional affordable housing units or affordable housing units at a cost lower than the minimum affordability requirements.

17.29.050 - Methods of providing affordable housing units.

- A. Projects larger than twelve (12) units in size shall provide the affordable housing units on the locus of the development (on-site).
- B. Projects up to twelve (12) units in size may satisfy the requirements of this chapter by providing the affordable housing units on-site or by making a cash payment in lieu of affordable housing units to the Revere Affordable Housing Trust Fund. The cash payment for affordable housing units shall be equal to the required number of affordable housing units multiplied by the most current total development cost as articulated in the MA Department of Housing & Community Development's Qualified Allocation Plan for Low Income Housing Tax Credit, for the areas described as within Metro Boston/suburban area, as adjusted for the type of project and number of units.
- C. The special permit granting authority may grant a special permit to satisfy the requirements of this chapter by providing the affordable housing units in a separate building on the locus of the development through a development agreement with a non-profit housing developer. The special permit granting authority must find that such an arrangement more effectively addresses local housing need, with consideration for:
 - 1. Whether the location of the affordable housing units is appropriate and advantageous in terms of proximity to public transit, public open space, and other amenities.
 - 2. Whether the arrangement results in more efficient funding and delivery of supportive services offered by the non-profit housing developer to the residents of the affordable housing units.
 - 3. Whether the arrangement results in a greater number of affordable housing units, affordable housing units at a cost lower than the minimum affordability requirements, or affordable units that have more bedrooms than the average number in the market-rate units.

17.29.060 - Offsets.

To facilitate the objectives of this chapter, the following dimensional and parking regulations shall apply:

- A. Any development in compliance with the affordable housing requirements of this chapter shall be permitted to reduce the total number of required off-street parking spaces under R.R.O. 17.28 as follows:
 - 1. For developments located within a half mile of a subway or railroad station, no off-street parking shall be required.

2. For developments located further than a half mile from subway or railroad station, the minimum number of required off-street parking spaces shall be reduced to a half space (0.5) per unit.
 3. The parking reduction shall apply to residential use only and does not apply to any other use.
 4. The parking reductions described in this section shall be available by right.
- B. For developments that provide the required affordable housing units on-site, the following reductions in dimensional requirements shall apply:
1. The minimum lot area required under R.R.O. 17.24 shall be reduced by fifty percent (50%).
 2. The minimum front, side, and rear yard setbacks required under R.R.O. 17.24 shall be reduced by twenty-five percent (25%).
 3. The maximum floor area ratio required under R.R.O. 17.24 shall be increased by twenty-five percent (25%).
 4. The dimensional requirement reductions and increases described in this section shall be available by right to projects that provide the required affordable housing units on-site. These dimensional requirement reductions and increases shall not be available to projects satisfying the requirements of this chapter through a cash payment in lieu of affordable housing units.
- C. For developments that provide the required affordable housing units on-site, the city shall waive the project building permit fee. Such a waiver shall be available for any building permit(s) associated with a project that is subject to the requirements of this chapter that are issued after site plan approval and before the Certificate of Occupancy is issued. This waiver applies to project building permit fees only, and does not apply to other fees required for the project. This building permit waiver shall not be available to projects satisfying the requirements of this chapter through a cash payment in lieu of affordable housing units.

17.29.070 - Provisions applicable to affordable housing units.

- A. Affordable housing units shall be dispersed evenly throughout the development in terms of both location and type of unit (e.g., townhouse unit, duplex unit, multifamily unit).
- B. The exterior of affordable housing units must be indistinguishable from the market rate units in terms of quality of design, appearance, materials, and construction.
- C. The size and interior finishes of the affordable housing units may differ from the market rate units within the following parameters:
 1. Affordable housing units shall have the same floor area as the median market rate units of the same number of bedrooms within a margin of twenty percent (20%), provided that units are not smaller than the minimum size set forth by DHCD in the most recent Local Initiative Program (LIP) design and construction standards.
 2. Interior features of affordable housing units shall be comparable to the standard package for market rate units, though designer and high-end finishes, fixtures, and appliances are not required. Affordable housing units shall comply with the LIP minimum design, size, and construction standards.

3. Affordable housing units shall be supplied with the same mechanical systems and energy efficiency features as market rate units, including windows, insulation, plumbing, and heating and cooling systems.
 4. The bedroom mix of the affordable housing units shall be proportionate or larger to the bedroom mix of the market rate units.
 5. Residents of affordable housing units shall have comparable access to all building and site common areas and amenities as residents of market rate units.
- D. Affordable housing units shall be constructed, or otherwise provided through cash payment in lieu of affordable housing units, at the same time as market rate units.
1. For phased projects in which affordable housing units are dispersed evenly throughout the development, affordable housing units shall be constructed in proportion to market rate units. Proportionality shall be determined by the number of building or occupancy permits issued for affordable and market rate units, or lot releases in the case of a subdivision, as applicable.
 2. For projects providing affordable housing units in a separate building consistent with R.R.O. 17.29.050, affordable housing units must be completed and occupied no later than completion and occupancy of the market rate units.

17.29.080 – Affirmative marketing and local preference.

Applicants creating new affordable housing units under this chapter are required to select qualified homebuyers or renters via lottery under an Affirmative Fair Housing Marketing Plan (AFHMP) that complies with federal and state fair housing laws MGL c. 40B Comprehensive Permit Guidelines, and any applicable local fair housing and local preference guidelines established by the city of Revere.

- A. The AFHMP shall be prepared and submitted by the applicant and approved by the city of Revere's Office of Planning and Community Development and DHCD as part of the LIP. The affirmative marketing costs for the affordable housing units shall be the responsibility of the applicant.
- B. To the greatest extent permitted by the law, the AFHMP shall provide for a local preference for Revere residents for up to 70% of the affordable housing units. The city shall provide the developer with supporting documentation for the AFHMP, including the documentation required to support a local preference. Where a project results in the displacement of low-income households, first preference shall be given to those displaced households, provided that the household is an eligible household under LIP guidelines, that the household qualifies for an affordable housing unit in terms of household size and income, and that such preference would be allowable under the rules of any source of funding for the project.
- C. Prior to the marketing or otherwise making available for rental or sale any of the units in the development, the applicant must obtain approval of the AFHMP from the city of Revere's Office of Planning and Community Development and DHCD. No Certificate of Occupancy for a development subject to this chapter shall be issued until such approvals are obtained.

17.29.090– Preservation of affordability.

Affordable housing units created in accordance with this chapter shall be subject to an affordable housing restriction that contains limitations on use, occupancy, resale, and rents, and provides for periodic monitoring to verify compliance and enforce said restriction. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability and affordability for

the designated income group(s). Affordability restrictions shall be contained in applicable affordable housing restrictions, regulatory agreements, deed restrictions or covenants, contractual agreements, land trust arrangements and/or other mechanisms to ensure compliance with the affordability requirements of this chapter (collectively, "Affordable Housing Restriction").

- A. The affordable housing restriction shall comply with LIP requirements or any other applicable guidelines issued by DHCD, acceptable to the city, that ensures affordable housing units can be counted toward Revere's Subsidized Housing Inventory. The applicant shall be responsible for preparing and complying with any documentation that may be required by DHCD to qualify affordable housing units for listing on the Subsidized Housing Inventory.
- B. The affordable housing restriction shall run with the land and be in force in perpetuity or for the maximum period allowed by law and be enforceable under the provisions of MGL. c. 184, § 26 or §§ 31 and 32.
- C. The affordable housing restriction shall provide that initial sales and rentals of affordable housing units and subsequent re-sales and rentals shall comply with federal, state, and local fair housing laws, regulations and policies, and DHCD's LIP guidelines. For affordable homeownership units, the procedure for resale and the responsibilities of the homeowner, the City and/or its monitoring agent, and DHCD are described in detail in DHCD's LIP regulations.
- D. The affordable housing restriction shall provide for monitoring intended to verify that affordable housing homeownership units remain owner-occupied and are resold at a price affordable to qualified low-income homebuyers, and that affordable housing rental units are occupied by low-income tenants at rents affordable to qualified renters. The applicant shall be responsible for providing ongoing monitoring through an organization qualified to serve as a monitoring agent on behalf of the city. The city or its designee shall verify compliance with and enforce the affordable housing restriction.
- E. For affordable ownership units, the affordable housing restriction shall grant the city of Revere or its designee the right of first refusal to purchase the unit.
- F. The affordable housing restriction shall provide that in the event that any affordable rental unit is converted to a condominium unit, the condominium unit shall be restricted in perpetuity as affordable to the same income range as prior to the conversion. The affordable housing restriction for the rental project shall include a provision which reflects this chapter.
- G. When affordable housing units are provided on-site, no Certificate of Occupancy, or lot releases in the case of a subdivision, shall be issued until the applicant executes an enforceable affordable housing restriction and provides evidence acceptable to the city of Revere's Office of Planning and Development that the affordable housing restriction has been recorded at the Suffolk County Registry of Deeds and, in the case of affordable ownership units, signed by the homebuyer. It is the applicant's responsibility to prepare a complete regulatory agreement and supporting documentation for review and approval by the city, to obtain the necessary signatures, and to record a fully executed agreement at the Registry of Deeds.
- H. When the requirements of this chapter are met through a cash payment in lieu of an affordable housing unit, no Certificate of Occupancy, or lot releases in the case of a subdivision, shall be issued until the applicant pays the required cash payment in its entirety. The Applicant shall be required to record an Affordable Housing Payment In Lieu Covenant prior to the issuance of any building permit for a project. Said covenant shall be released by the city upon receipt of payment in accordance herewith.

17.29.100 - Application procedures.

- A. The provisions of this chapter shall be administered through the site plan review process. Application, review, and decision procedures shall be in accordance with R.R.O. Chapter 17.17 Site Plan Review.
- B. In addition to the materials for review described in R.R.O. Chapter 17.17, the applicant shall submit a plan showing the proposed location of the affordable housing units within the proposed building(s). The Site Plan Review Committee may request additional information as needed.
- C. No building permit shall be issued until the Site Plan Review Committee has reviewed the project application and determined that the development complies with the requirements of this chapter.

17.29.110 - Conflict with other sections.

Where the requirements of this chapter differ from or conflict with the requirements of other chapters or sections in Title 17, the requirements of this chapter shall apply.

17.29.120 - Severability.

If any portion of this chapter is declared to be invalid, the remainder shall continue to be in full force and effect.

June 21, 2022

Dear Honorable City Councilors,

My name is Fatou Drammeh; I live at 30 Park Avenue, Revere. I know that the cost of living is going up, rents are rising, and many families are at risk of getting push out. In the past three years, more than 2,500 of high priced units have sprung up and hundred more will soon be built, but are not affordable to residents. Many young graduates, essential workers, school and city employees (including myself) and the majority of the 12,000 households in our community cannot find housing they can afford. From 2013-2017 the cost of purchasing a home or condor in revere increased 38%. There were 1,335 eviction in Revere between 2010 and 2016. There has been so much expensive housing unit built but not enough that is affordable for Revere residents.

I would like the City of Revere to support the creation of Inclusionary Zoning Ordinance to support affordable housing so that the people of Revere have homes that they can afford to live in. The proposed Inclusionary Zoning will require developments larger than six units to make 12% of the units affordable. We know that the 12% does not meet the true need and neither does 60% AMI, but we are supporting it as a start to enable the city to take action to accomplish its goal for more affordable housing. If an inclusionary zoning requirement had been in place five years ago, Revere could have added at 500 affordable units by now.

As a longtime resident and community leader that work with and support our most vulnerable and low-income families, I have seen many residents that call Revere home, leaving the city because they cannot afford to pay rent or buy a home here.

I want us to keep this city affordable for everyone who lives and works here, and that means building more affordable housing. Adopting the proposed Inclusionary Zoning Ordinance is the right thing to do. We want no less than 12% of dwelling units to be affordable housing unit for a household at or below 60% of the area median income. We are also requesting that the affordable housing unit be on-site. However, if they there will be an option to making a cash payment in lieu of affordable housing units to the Trust Fund, we request that the amount is sufficient so the affordable unit can actually be built to equal quality standard.

I urge you all, our city leaders to passage the proposed Inclusionary Zoning Ordinance. Thank you for your leadership and for considering my request.

Sincerely
Fatou Drammeh

To: Revere City Council Members
From: Lor Holmes, 243 Campbell Ave. 02151
Re: Pro Inclusionary Zoning Ordinance

Dear Honorable Councilors,

Due to historic increases in rents and home prices we are threatened with losing entire generations of working families that have always been the lifeblood of our vibrant city. This is why it is so critical to add to our supply of affordable housing, as much as possible and as quickly as possible. I believe there is widespread understanding of this need and support for action on affordable housing now.

We all know that the recent surge in housing development has brought a kind of prosperity that is good for the city. The developers have done very well for themselves in this booming market and now we need them to help by building more of the variety of housing needed for the people who live here now. City leaders across the Commonwealth have found that unless and until developers are compelled to include affordable housing, it is not the housing we will get from them. The Inclusionary Zoning proposal before you will provide a good structure for medium and larger developers to do their part while providing reasonable offsets to mitigate their costs for including affordable units.

With Next Stop Revere the city planning department did a good job shining light on the needs and challenges we face. Without any strategy to add affordable housing before now, we have fallen far behind. By telling developers to add a small percentage of units that are more affordable, the proposed IZ policy is an important first step.

As a member of Mayor Arrigo's Inclusionary Zoning Advisory Committee, I learned a lot working with the knowledgeable experts at MAPC who provided us with valuable information from the 140 cities and towns in Mass. where IZ policies have already been adopted. After studying together over several months, most committee members concluded that we should be requiring a larger percentage of units be affordable (20-25%) and deed restrictions should ensure maximum rents affordable to people earning 50% or less AMI because that's where more Revere families really are on the income scale.

We worked very hard to understand all the angles including consideration for the developers as key stakeholders in the process. Because we desperately wanted to get something to the council that you can pass, we support the proposal you see now

requiring only 12% of units be affordable to tenants at 60% AMI. But make no mistake; this policy is already full of compromise. Please do not weaken it further.

I know that some councilors support a provision for developers to make cash payments in lieu of actually including affordable units in their buildings. Requiring units on site will result in more affordable units produced, and get them built faster. It takes years to develop affordable housing from scratch, and far more work than if the units were automatically built with new development. Although we now have the Affordable Housing Trust Fund, it will be quite a while before that body will have the capacity to actually get housing built. They will have to secure significant funding and still, there is no plan, no land designated, nor secured for affordable housing. If payments in lieu are to be considered, the payment received must be adequate to cover the complete development costs and get actual units built at an equal standard as onsite units. The guiding principle here must be to increase Revere's affordable housing stock as quickly as possible. Any alternative provision must adhere to that principle and get units built.

No more than ever we, the residents of Revere, need policy and planning leadership from you, our elected officials. We need you to make decisions that are in the best interest of all members of our community. We need housing development to be planned and guided by leaders with a longer view for community health and preservation. We should all be worried about what will happen to the community when our young people can no longer set down roots and raise families where they grew up.

There is no time to spare. Please be bold and pass this Inclusionary Zoning Ordinance. Make Revere proud by showing your commitment to house our residents and preserve the neighborhoods we love so much.

Thank you.



Testimony in Support of Inclusionary Zoning

Sharon Fosbury
 Director of Community Building
 The Neighborhood Developers

to the

Revere City Council
 June 27, 2022

My name is Sharon Fosbury and I am the Director of Community Building at The Neighborhood Developers. I would like to express my support for the inclusionary zoning ordinance and kindly urge you to vote in support of adopting it.

Prior to the pandemic, as part of the City's master planning process we learned that 44% of owners and 53% of renters in Revere were cost-burdened, spending more than 30% of their income on housing. That burden has only grown since the pandemic. The cost of living has increased astronomically, leaving Revere residents with less money available to pay for their housing. The State has a goal of 10% of a city's housing stock to be affordable, Revere's was 8.11% at the time of the masterplan, and now with all of the new market rate housing that has been developed, that percentage is bound to be lower. Revere needs more affordable homes. Inclusionary zoning would require that 12% of units in new construction be affordable. Although 12% is not enough, it is a good start and hopefully that percentage could grow in the future.

Another reason why inclusionary zoning is needed in Revere is because it stabilizes rents. Instead of renters being at the mercy of their landlords who may decide to raise rents without limitations, the rents of affordable units can never increase beyond those set for tenants with 60% area median incomes. Over the past few years, I have seen countless families of various incomes and demographics in Revere being forced to move because they cannot afford their housing. Rents have increased and continue to increase and these families cannot afford to stay. In this proposal, 70% of affordable units will be set aside for people who already live in Revere, so more people will be able to stay in the city that they have called home.

Inclusionary zoning ensures that affordable units will be occupied by people who truly need them. The affordable units in this proposal are for people with 60% of the area median income. This population is in need of affordable housing, and for that reason, TND supports it. Although there are many people in Revere who make less than this amount, and they also deserve affordable housing, we acknowledge there are other tools that should be utilized to meet those needs.



Inclusionary zoning has been a tool that has been used by many communities for many years. Somerville passed it in 1989, Chelsea and Everett in 2017. At least 140 municipalities in MA have inclusionary zoning. Inclusionary zoning is long overdue in Revere. Every day, more and more units are being built throughout the city. Neighborhoods are being transformed, and if inclusionary zoning were already in place, hundreds families may have been able to stay in Revere. Please please support this piece of legislation that has helped stabilize so many other communities in the Commonwealth.

Thank you

Contact Information:

Sharon Fosbury
Director of Community Building
The Neighborhood Developers
4 Gerrish Ave
Chelsea, MA 02150
617.889.1375 x 122
sfosbury@tndinc.org

Ashley Melnik

From: Sylvia R. Chiang <notifications@branchcms.com>
Sent: Thursday, June 23, 2022 9:54 AM
To: Ashley Melnik
Subject: Revere Website Contact

Follow Up Flag: Follow up
Flag Status: Flagged

New contact from the City of Revere website to Ashley Melnik, City Clerk

From: Sylvia R. Chiang

Email: srchiang@mgh.harvard.edu

Phone:

Message:

Sylvia R. Chiang
 Revere CARES Coalition Director
 300 Ocean Avenue, Revere, Ma 02151 June 23, 2022

Re: Inclusionary Zoning Ordinance

Dear Council President Mr. Gerry Visconti and City Councilors,

I write in support of the inclusionary zoning ordinance. The passing of such ordinance is urgent given the rapid growth and high development investment happening in the city. As a long-term, public health leader overseeing collective impact efforts to make Revere a healthy, prosperous community, I strongly advocate for the passing of an inclusionary zoning ordinance as a tool, not only to increase affordable housing in the city; but also, to foster wellness and promote mixed income neighborhoods where all can prosper.

Safe and affordable housing is vital to physical and mental health, not only for the individual family but for the community as a whole. People who are not rent-burdened are able to invest in their health care; eat healthier foods; live in safe, clean spaces; and contribute to the economy. Children in stable housing have better academic performance and are less likely to visit emergency rooms; and adolescents, less likely to experiment with drugs.

In addition, the community should be able to house its own mid to low-salary service providers, or welcome back young adults after college or in early stages of career development. People who have grown-up, love and care for the city should be able to stay. An article of the Urban Institute describes how mixed-income communities offer a diversity of age-groups and socioeconomic levels which lead to diverse experiences, resources, and enrichment. There's a greater understanding and tolerance of diverse social and political differences; understanding of global perspectives and family lifestyles. For all these reasons, affordable housing benefits the community.

I thank you for the opportunity to share our perspectives. I hope you all agree that a heterogenic community offers a healthy, interesting, and rich environment for all people to flourish. Please support the passing of the inclusionary ordinance.

Respectfully,

Sylvia R. Chiang
Coalition Director
MGH Center for Community Health Improvement

Ashley Melnik

To: ralphredsox04@comcast.net
Subject: RE: Revere Website Contact

From: Ralph DeCicco <notifications@branchcms.com>
Sent: Thursday, June 23, 2022 10:19 AM
To: Ashley Melnik <amelnik@revere.org>
Subject: Revere Website Contact

New contact from the City of Revere website to Ashley Melnik, City Clerk

From: Ralph DeCicco, 49 Washington St., Revere, MA

Email: ralphredsox04@comcast.net

Phone: 781-389-2189

Message:

I urge the passage and rapid implementation of the Inclusionary Zoning Ordinance. Affordable housing policies can demonstrate the city's commitment to preserving our vibrant and diverse neighborhoods, where young people, seniors, and families from all walks of life may thrive with affordable rental and home ownership opportunities

Attachment: RalphDeCiccoProponenttZOrdinance (22-168 : Inclusionary Zoning Ordinance)

From: rosimeire demelo, 367 Proctor Ave., Revere, MA

Message:

I am writing this letter in support of the inclusionary zoning for the underserved communities at your local City. it's essential to the well being of those who are struggling to have a roof under the head. Specially with the gentrification that has been going on from our Cities/vicinity. thank you for all that you do

Dear Members of City Council,

My name is Laila Pietri and I live at 525 Beach Street and am a Ward 2 resident. I'm writing in support of the Inclusionary Zoning as both a Revere resident and member of the Revere Housing Coalition.

I have been living in Revere since 2014 and I love the city and it is very convenient to go to my work in Quincy. Inclusionary Zoning policies may reduce prices in the cost market and promote housing affordability.

Units produced through IZ policies may be affordable when originally produced, but will likely become much less affordable once any affordability restrictions expire. Through affordable trusts fund and other shared equity homeownership strategies, communities can ensure that affordable units produced through IZ stay affordable over time, while still providing residents with an opportunity to build assets. Similar policies can be applied to retain the affordability of rental units over time. Please pass the Inclusionary Zoning in order to justly address our housing crisis and be in alignment with nearby cities that are using the same strategy.

Thank you for your consideration of my testimony.

Warm wishes,

Laila Pietri

525 Beach St

Apt 301

Revere MA 02151

Public Hearing Notice

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, June 27, 2022 at 6:00 p.m. in the City Councillor Joseph A. DeGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the following amendment to the Revised Ordinances of the City of Revere:

An Ordinance Amending the Departmental Revolving Funds Table

Section 1. Table VII – Department Revolving Funds of the Revised Ordinances of the City of Revere is hereby amended by deleting the existing table and inserting in place thereof the following new table:

Revolving Fund Name	Revolving Fund #	Department	Department, Board, Committee, or Officer Authorized to Spend from Fund	Fees, Charges or Other Receipts Credited to Fund	Programs and Activity Expenses Payable from Fund	Restrictions or Conditions on Expenses Payable from Fund	Fiscal Years
Dog Fund	1801	161 - City Clerk	City Clerk	License Fees (first \$5)	Costs of supplies, licenses and related dog expenses (police and ACO included)		FY2023 and Subsequent Years
Recreation Revolving	1803	650 - Recreation	Mayor and Recreation Director	Program Fees	Recreation Program and Administration & Expenses		FY2023 and Subsequent Years
Community Policing/Crime Watch	1810	210 - Police	Mayor and Police Chief	Program fees, Council Orders, and donations	Program Expenses for Night Out, Crime Watch, Community Policing, Citizens Police Academy, etc.		FY2023 and Subsequent Years
Zoning Board of Appeals	1813	121 - Mayor	Mayor and ZBA	Application Fees	Stipends & Program Expenses		FY2023 and Subsequent Years
Comm on Disabilities	1815	549 - Commission on Disabilities	Mayor and Chairman	Donations, Fees, Fines and Council Orders	Expenses related to Commission on Disabilities initiatives		FY2023 and Subsequent Years
Library Revolving Acct	1816	610 - Library	Mayor and Library Director	Library Fines & Fees	Library Expenses	No full time employees (only part time/seasonal)	FY2023 and Subsequent Years
Holiday Celebration	1825	121 - Mayor	Mayor	Donations, Council Orders	Holiday Celebration Expenses		FY2023 and Subsequent Years
Parks/Special Events	1826	121 - Mayor	Mayor and Recreation Director	Donations, Council Orders,	Parks/Special Event Expenses		FY2023 and Subsequent Years
Revere Beautification Committee	1828	121 - Mayor	Mayor	Donations, Council Orders	Beautification Expenses	No full time employees (only part time/seasonal)	FY2023 and Subsequent Years
Fire Prevention	1831	220 - Fire	Mayor and Fire Chief	Inspection and Plan Review Fees	Fire Prevention Related Expenses		FY2023 and

Senior Meals Prog	1833	541 - Elder Affairs	Mayor and Elder Affairs Director	Meals Program Fees and Donations	Meals Program Expenses	No full time employees (only part time/seasonal)	FY2023 and Subsequent Years
Senior Citizens Activities	1835	541 - Elder Affairs	Mayor and Elder Affairs Director	Activities Program Fees and Donations	Program & Activity Costs	No full time employees (only part time/seasonal)	FY2023 and Subsequent Years
Senior Shuttle Program	1836	541 - Elder Affairs	Mayor and Elder Affairs Director	Senior Shuttle Fees and Donations	Senior Shuttle Program Expenses and Maintenance of Vehicles	No full time employees (only part time/seasonal)	FY2023 and Subsequent Years
Mayor's Discretionary Fund	1842	121 - Mayor	Mayor	Council Orders, Insurance proceeds under \$50k	Professional Development, Economic Development, and Training expenses; Related insurance expenses.		FY2023 and Subsequent Years
Recreation: Garfield Pool	1844	650 - Recreation	Mayor and Recreation Director	Fees collected for use of pool	Program and activity costs		FY2023 and Subsequent Years
Backflow Prevention	1845	241 - Building	Mayor and Inspection Services Director	Backflow Fees	Backflow Prevention Program Expenses		FY2023 and Subsequent Years
Towing Fees	1851	210 - Police	Mayor and Police Chief	Towing Fees @ \$30 per vehicle	Replacement of Police Equipment		FY2023 and Subsequent Years
Police Athletic League (PAL)	1854	210 - Police	Mayor and Police Chief	League Fees, Donations, Council Orders	PAL program expenses, rental costs		FY2023 and Subsequent Years
Water/Sewer Meters	1855	60 - Water	Mayor and Water Superintendent	Charges for meters	Costs of purchasing meters and other related expenses		FY2023 and Subsequent Years
Trash/ Recycling Barrels	1857	62 - Solid Waste	Mayor and DPW Superintendent	Charges for purchases of additional barrels	Costs associated with procuring additional barrels		FY2023 and Subsequent Years
Health/Flu Vaccine	1861	522 - Public Health Initiatives	Mayor and Public Health Initiative Director	Reimbursements from Vaccines	Public Health and Vaccine related expenses		FY2023 and Subsequent Years
40U & Abandoned Building Program	1862	241 - Building	Mayor and Inspection Services Director	MGL 40U (non-solid waste) and Abandoned Building fees and fines	Program, Legal and Administration Expenses, Board ups, Clean ups, Knock downs, etc.		FY2023 and Subsequent Years
Fire Dept - Hazardous Materials	1865	210 - Fire	Mayor and Fire Chief	Reimbursements from HazMat incidents, Council Orders, Donations	Hazmat Expenses, Trainings and other related costs		FY2023 and Subsequent Years
Emergency and After Hour Inspections	1867	241 - Inspectional Services	Mayor and Inspection Services Director	Fees and charges for emergency and after hour inspections	Related expenses for emergency and after hour inspections	Fund can be used to cover additional costs, including overtime costs, of any staff needed to perform inspections.	FY2023 and Subsequent Years

Wonderland TOD	1870	181 - Community Development	Mayor and CD Director	Parking fees from Ocean Ave. and Wonderland Lots	Planning, Development, Permitting, and Related Expenses of Wonderland, Waterfront Square, and adjacent/relevant properties		FY2023 and Subsequent Years
Electric vehicle charging stations	1871	181 - Community Development	Mayor and CD Director	Charges collected from charging; parking fines related to parking in EV specific spots	Costs associated with running/maintaining stations		FY2023 and Subsequent Years
Farmers Market	1878	524 -Healthy Communities	Mayor and Healthy Communities Director	Fees, Donations, Council Orders	Related Costs of Farmer's Market Program	No full time employees (only part time/seasonal)	FY2023 and Subsequent Years
Veterans Fund	1885	543 - Veterans	Mayor and Veterans Agent	Non Tax Bill Donations, Council Orders	Related Veteran's costs as approved by the Veteran's Agent		FY2023 and Subsequent Years
Public Records	1899	161 - City Clerk	City Clerk	Charges for Public Record Requests	Duplication costs, other related costs	Fund can be used to cover additional costs, including overtime costs, of any staff needed to fulfill public records requests.	FY2023 and Subsequent Years

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 02151, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday 8:15 A.M. to 12:15 P.M.

Attest:
Ashley E. Melnik
City Clerk

Revere Advocate
June 10, 2022
Send Invoice To: amelnik@revere.org



City of Revere

CFO/City Auditor/Budget Director

281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
 CFO/City Auditor/Budget Director

June 1, 2022

Gerry Visconti, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: MGL Chapter 44, Section 53 ½ - Departmental Revolving Funds

Dear Councilor Visconti,

To the Revere City Council:

I hereby request that the following proposed amendment to the Revised Ordinances of the City of Revere be ordered to : public hearing.

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

An Ordinance Amending the Departmental Revolving Funds Table

Section 1. Table VII – Department Revolving Funds of the Revised Ordinances of the City of Revere is hereby amended by deleting the existing table and inserting in place thereof the following attached new table:

I will attend the June 6th City Council meeting to answer any questions on this matter.

Best regards,

Richard Viscay
 CFO/ City Auditor/ Budget Director

Cc: Brian Arrigo, Mayor
 Assunta Newton, Assistant Budget Director
 Kevin Dacey, Assistant Auditor

Attachment: New Departmental Revolving Funds FY2023 (22-172 : MGL Chapter 44, Section 53 1/2 - Departmental Revolving Funds)

Table of Departmental Revolving Funds

6.b

Revolving Fund Name	Revolving Fund #	Department	Department, Board, Committee, or Officer Authorized to Spend from Fund	Fees, Charges or Other Receipts Credited to Fund	Programs and Activity Expenses Payable from Fund	Restrictions or Conditions on Expenses Payable from Fund	Fiscal Years
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Attachment: New Departmental Revolving Funds FY2023 (22-172 : MGL Chapter 44, Section 53 1/2 - Departmental Revolving Funds)

Table of Departmental Revolving Funds

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Attachment: New Departmental Revolving Funds FY2023 (22-172 : MGL Chapter 44, Section 53 1/2 - Departmental Revolving Funds)



CITY OF REVERE

Brian M. Arrigo
Mayor

May 16, 2022

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council,

Please find enclosed a proposed order that would reform the City Charter in order to restructure the Revere School Committee. The restructuring would reduce the amount of at large seats on the School Committee to two, and would establish 6 seats elected from within each of our City's wards. The net effect of the restructuring would result in two additional seats on the School Committee, for a total of 9 members.

Upon approval of this order by the City Council, it would be referred to our state delegation to be introduced in the Massachusetts General Court as a special act. Changes to municipal charters require approval from the legislature in order to be enacted. I anticipate this restructuring taking effect before next year's municipal elections.

Enclosed please find a memorandum sent to the School Committee outlining the process and explaining in further detail the context and reasoning behind this change.

Regards,

Brian M. Arrigo
Mayor

Enclosed:

An Order to Establish a New Election System for School Committee
Memoranda to School Committee relative to above

Attachment: Comm School Committee Reform (22-151 : Amendment to City Charter to Reform School Committee)

An Order to Establish a New Election System for School Committee

Be it ordered by the City Council of the city of Revere, Massachusetts, as follows:

WHEREAS, the city of Revere has a Mayor and City Council Plan B form of government in accordance with Massachusetts General Laws chapter 43, §§ 56-63; and

WHEREAS, the Revere City Council is comprised of members elected from their respective wards and members elected at large in accordance with Massachusetts General Laws chapter 43, § 59; and

WHEREAS, the Revere School Committee consists of six members who are elected at large only in accordance with Massachusetts General Laws chapter 43, § 31; and

WHEREAS, other cities have changed the process for electing their at large School Committee in response to lawsuits; and

WHEREAS, the city of Revere wants to itself initiate a change to the process for electing School Committee members to be elected solely by the voters from their respective ward and at large;

NOW THEREFORE, it is hereby ordered that, consistent with the city of Revere's authority under Section 8 of the Home Rule Amendment of the Massachusetts Constitution, that the following special legislation establishing a single-member ward-based and at-large system for electing members and filling member vacancies of the Revere School Committee be filed with the City's State Representatives and State Senator, and further, that the City Council President and Mayor be authorized to take such action as may be necessary to accomplish the purposes of this Order.

AN ACT RELATIVE TO THE SCHOOL COMMITTEE OF THE CITY OF REVERE

SECTION 1. Chapter 147 of said acts of 2004 is hereby amended by deleting the text of section 4 and inserting in place thereof the following:

(a) Notwithstanding sections 31 or 36 of chapter 43 of the General Laws or of any general or special law to the contrary, the school committee of the city of Revere shall consist of the mayor and 8 members, with 1 member to be elected by and from the voters of each of the 6 respective wards into which the city is divided and 2 members to be elected at large.

(b) If a vacancy occurs in the office of school committee member, whether by death, removal, resignation or otherwise, the candidate from that ward who received the second highest number of votes at the last regular election or the at-large candidate who received the third highest number of votes at the last regular election shall be sworn and take office immediately; provided, however, such candidate is willing to serve, registered to vote and domiciled in the appropriate ward, and otherwise eligible to fill the vacancy.

(c) If there is no candidate meeting the requirements of subsection (b), or such qualified candidate declines to be sworn to the position, the city council, and the remaining members of the school committee, shall within fourteen (14) days following the date of the vacancy, meet in joint convention and fill the vacancy by a majority vote of the city council and remaining members of the school committee. The person selected to fill the vacancy under this section shall be sworn and immediately take up the duties of the office. A vacancy occurring during the last six months of the term shall not be filled in the manner set forth herein.

(d) Any person selected to fill a vacancy under subsections (b) and (c) shall be sworn and take office immediately, serving until the 10th day after the next regular city election, at which time their successor shall be sworn and immediately take up the duties of the office in addition to the full term to which they were elected. Similarly, if the position remains vacant, the candidate elected to the position at the next regular election shall be sworn and begin serving on the 11th day after the election, in addition to the full term to which they were elected.

SECTION 2. This act shall take effect upon its passage.



CITY OF REVERE

Brian M. Arrigo
Mayor

MEMORANDA

To: Revere School Committee

Cc: Revere City Council, Superintendent of Schools Dr. Dianne Kelly; Solicitor Paul Capizzi

Subject: Proposal of Home Rule Petition to Reform City Charter as to Restructure Revere School Committee

Date: May 16, 2022

Dear Honorable Members of the Revere School Committee,

Please be advised that the City of Revere under my administration shall be imminently advancing before the Revere City Council a Home Rule Petition (enclosed) that would reform the City Charter in order to restructure the composition of the Revere School Committee. Should the City Council approve the Home Rule Petition, it would then be proposed for adoption by the Massachusetts General Court.

Upon the legislature's adoption, the Revere School Committee's composition would be restructured as follows upon the inauguration of members elected in November 2023:

The school committee shall consist of the mayor and 8 members, with 1 member to be elected by and from the voters of each of the 6 respective wards into which the city is divided and 2 members to be elected at large.

As you are aware the Revere School Committee is presently comprised of the mayor and 6 members elected at large. The reform to the City Charter would reduce the number of members elected at large to 2 while establishing 1 member elected within each ward, of which there shall be 6. The total size of the body will increase to 9 members. We anticipate the Home Rule Petition being enacted before the beginning of the 2023 municipal election cycle, so candidates for next year's election will have the option of running within the ward in which they live or for one of the two at large seats.

The City of Revere is advancing this Home Rule Petition in response to successful legal challenges to methods of electing School Committees in other municipalities across the Commonwealth. In the 2017 federal voting rights suit of *Huot v. City of Lowell*, the City of Lowell ultimately fell under a consent decree where they were barred from utilizing an exclusively at large electoral system for their municipal elections. The decree allowed for

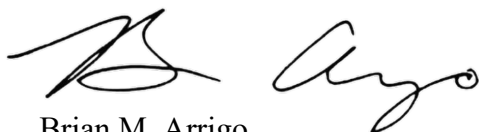
possible alternatives to include an exclusively ward-based system or a hybrid option such as the one the City of Revere is proposing. The City of Worcester and other municipalities have similarly reformed or seek to reform their City Charter in response to a federal voting rights suit or threats thereof.

The plaintiffs in each of these cases have been represented by Lawyers for Civil Rights and coalitions of corporate litigators and community organizers. The suits allege that exclusively at large elections illegally dilute the voting power of minority voters in violation with the federal Voting Rights Act and the U.S. Constitution. Given the precedent established, the U.S. District Court for the District of Massachusetts appears to agree.

The City of Revere, as a minority-majority community with varying levels of diversity across our six wards as well as scant elected officials of minority backgrounds, is particularly vulnerable to such a suit, and indeed was approached in the previous year by Lawyers for Civil Rights about our method of electing School Committee members. In order to avoid a legal battle where precedent, momentum, and resources fall against our current electoral methods, as well as with the belief that any disruption to the Revere School Committee will be limited and justified in affording greater representation for all Revere residents, the City of Revere will seek to voluntarily reform its City Charter. Also of note is the fact that a majority of our City Council are already elected from within their respective wards.

As with all matters before the Council, the public will have the opportunity to voice their opinions on the proposed Home Rule Petition and Charter reform. I understand you all likely have further questions, so please do not hesitate to reach out to me and to Solicitor Paul Capizzi. I look forward to advancing this process together.

Regards,



Brian M. Arrigo
Mayor



CITY OF REVERE

Brian M. Arrigo
Mayor

June 2, 2022

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Natividad Hernandez to the Affordable Housing Trust Fund. Natividad has decades of experience as an administrative professional and community leader, most recently working at Women Encouraging Empowerment (WEE). As a COVID ambassador during the pandemic, Natividad knows the struggles facing our community. Every day she worked with residents in distributing food, vaccines, and outreach to our most vulnerable. Natividad will also offer one perspective on several populations for whom housing affordability is a pressing concern in our city, as she is an immigrant mother herself who serves on the Concilio Latino. Natividad is eager to continue serving our city, and I have full trust she will serve effectively and appropriately on the Affordable Trust Fund.

Regards,

Brian M. Arrigo
Mayor

Laila Pietri

525 Beach St. Apt 301, Revere MA 02151
 Work Phone: 857-368-7637 Cell Phone: 781-367-2360
 Email: lalypietri@gmail.com

Objective

Be part of the Affordable Housing Trust Fund where I can use my skills and hard work ability to benefit the residents of Revere.

Qualifications and Skills

MassDOT Outstanding Performance 2021

Microsoft Software: Outlook, Word, Excel.

Capable serving politely and working under pressure.

Languages: Spanish.

Experience

June 2005 - Present

MERIT RATING BOARD

CITATION PROCESSING (Civil & Criminal)

- Ability to exercise discretion in handling confidential information when adding over 100 traffic citation documents daily to the motor vehicle violation file maintained on the system by following the procedures to add motor vehicle citation information to the specific violator's driving history record.
- Correct coding and data entry errors during the addition or update of a citation previously to the automated motor vehicle information file and implement Department policies accurately and in a timely manner.
- Working with Civil, Criminal, Hearing (request and payments), Warning and Violator Batches.
- Report any errors in the submitter code written on the batch envelope to the team leader.
- Report to Document Control for rescanning when inconsistencies between the information written on the standard envelope label and the contents of the batch envelope.
- Enter citations that are faxed over from the courts, police departments and registries.
- Communicate with personnel from law enforcement agencies, courts, the MRB and the RMV regarding problem traffic citation documentation.
- Volunteer to work in QC to help them with their backlog.
- Updated the Speeding Project every day.
- I work with the faxes and emails coming from Courts, Branches of RMV, Polices Dpt. and State Polices; all information have to be updated on the system, in case of a errors I have to figure out and fix it.
- Receive and made phone calls to personnel from law enforcement agencies, courts, the MRB and the RMV regarding problems traffic citation documentation.
- I have been in the office helping to the employees working from home with any problem or question with the citations by email.
- Helping to my co-workers if they have any question related to the citations.

June 2004 - June 2005 MASSACHUSETTS BEHAVIORAL HEALTH PARTNERSHIP
CLAIMS ADJUSTOR

- Handled customer accounts with special emphasis on inpatient accounts.
- Claims auditor for all accounts requested by all hospitals in Massachusetts.
- Ensures that verifications delivered by doctors and patients are distributed to staff timely.
- Knowledge of benefits and services including eligibility requirements.
- Analyzed monthly, weekly, and daily reports.
- Communicated with physicians and physician's staff, medical records staff, clients and client families to effectively meet clients' needs and discretion in handling confidential information.
- Immediately resolved issues between clients and providers with meticulous documentation for accurate record of the service.

July 2001 - July 2004 MASSACHUSETTS BEHAVIORAL HEALTH PARTNERSHIP
CLAIMS PROCESSOR

- Billed claims through SSI, Medicaid, Medicare and worker rejections.
- Set up maintained medical files databases, including records, and procedures records, medical histories, diagnostic workups, admission and discharge clinical information.
- Identify mistakes in reports and check to obtain the correct information.
- Performed a variety of clerical and office tasks such as typing, filing and operating office machines.

Education

- *NORTH SHORE COMMUNITY COLLEGE, Danvers MA*
BAT Business Administration, 2016
- *AUTONOMA OF THE CARIBBEAN UNIVERSITY, Barranquilla (Colombia)*
Bachelor of Liberal Arts specialist in Journalism and Communications, December 1993

Additional Training and Certificates

- Microsoft Software: Outlook, Word, Excel, Power Point.
- ATLAS Database
- Capable of serving customers politely.
- Capable of working under pressure.
- Spanish: oral and writing.

REFERENCES

Mrs. Mary Bertollino
MRB Supervisor - Team Criminal
25 Newport Ave
Quincy, MA 02171
857-368-7632

Mrs. Debra Eaton
Assistant Director MRB
25 Newport Ave
Quincy, MA 02171
857-368-7617

Mrs. Tracey Trotman
MRB Supervisor - Team Civil
25 Newport Ave
Quincy, MA 02171
857-368-7615

NATIVIDAD HERNANDEZ

271 Fenno Street, Revere, MA 02151

(781) 971-0340

Natividad.hernandez@gmail.com

WORK EXPERIENCE

Encouraging Empowerment Inc. WEE 2018 - Present
Revere, MA

Team Leader; coordinates small groups for the community to take English as Second Language classes

Healthy Community Initiatives 2021
Revere, MA

COVID Ambassador; Distributing food, masks, vaccine outreach work, and community education

Concilio Latino 2019 – Present
Revere, MA

Co-Founder

Community organization which supports Latino community development

Macy's 2007- Present
Michael Korr's Handbag Specialist

- Developed a high level of product knowledge for Michael Korr's within the handbag department by reading product literature, pamphlets, and attending training classes in order to communicate it to the customer.
- Maintain communication with all vendors, MTMs, and regional and district offices for support on driving sales, promotions, and product knowledge.
- Assist department sales manager and vendors with special events as needed.

Tropical Enterprises, Inc. 2000 - 2007
Administrative Assistant

- Performed general office duties, such as ordering supplies, maintaining records
- Answered phone calls and directed them to the appropriate parties or took messages.
- Manage/ maintained executives' schedules, rental apartment and computer data.

Best Friends Child Care 2011- 2012
Teacher Assistant

- Communicated with children's parents or their guardians about the child's daily activities, behaviors, and any other related issues.
- Read to children and taught them how to do simple painting, drawing and songs.
- Identified signs of emotional or developmental problems with children and brought them to the parents' or guardians' attention.

SKILLS / EDUCATION

- Bilingual/ Bicultural Spanish/English
- Associates of Arts in Early Childhood Education from the Urban College of Boston 2012
- Certificate in Early Childhood Education



CITY OF REVERE

Brian M. Arrigo
Mayor

June 6, 2022

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I am writing to inform you of my appointment of Laurence (Larry) Santos to the Public Art Commission as the student representative for a one year student term of July 1, 2022-June 30, 2023.

Larry Santos is a senior at Revere High School and art is one of his passions, making him a great fit for the second ever student member of the Public Art Commission. The commission reserves a seat for a high school student to serve through their senior year, and Larry's dynamic contributions to Revere High's artistic culture reflect his commitment to the value of art in our city. I am fully confident in his capability to serve the City of Revere as the student voice on the Public Art Commission.

Regards,

Brian M. Arrigo
Mayor

City of Revere, Massachusetts



City Hall

281 Broadway
Revere, MA 02151
(781) 286-8160

Ashley E. Melnik

City Clerk

Office of the City Clerk

June 21, 2022

The Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

RE: Fiscal Year 2023 Budget Appropriation

Dear Council President Visconti:

Upon thorough review of the meeting minutes of the June 16, 2022 City Council meeting, a reduction of the Solicitor's Office non-payroll budget in the amount of \$50,000 was *not* approved. This reduction was inadvertently included in the total fiscal year 2023 budget appropriation vote in which the City Council adopted an amount of \$240,469,324. It should be noted that the City Council correctly approved the Solicitor's Office non-payroll budget in the amount of \$298,500 as presented by the Mayor, after the \$50,000 reduction request failed.

To correct the \$50,000 discrepancy, I request that the City Council take a confirmatory vote of the total fiscal year 2023 budget appropriation in the amount of \$240,519,324.

The reductions approved by the City Council totaled \$171,489.

If there are any questions regarding this matter, please contact either me or Rich Viscay, CFO.

Very truly yours,

Ashley E. Melnik
City Clerk

CC: Rich Viscay, CFO

Attachment: FY2023Budget.ConfirmatoryVoteRequest (22-189 : Confirmatory Vote for Fiscal Year 2023 Budget Appropriation)



City of Revere CFO/City Auditor

281 Broadway
Revere, MA 02151
Tel: (781) 286-8131

Richard Viscay
CFO/City Auditor

June 23, 2022

City Council President Visconti
Revere City Hall
281 Broadway
Revere, MA 02151

RE: Community Investment Trust appropriation – Costa Park

Dear Council President Visconti,

The city, through the Planning and Community Development Department, is renovating Costa Park through a grant from Kaboom that will supply the equipment and labor at no cost to the city. The grant requires matching funds for site preparation and other incidentals.

Therefore, I am requesting an appropriation of \$80,000 from the Community Investment Trust to fully fund the renovation of Costa Park. Please find attached a certification of appropriation from the Trust for your benefit. This is a timely request and I hope that we can get this passed at Monday's meeting.

I will be present at Monday's meeting to discuss and answer any questions.

Best regards,

Richard Viscay
CFO/City Auditor

Cc: Brian Arrigo, Mayor
Elle Baker, Dept of Planning and Community Development
Assunta Newton, Assistant Budget Director



City of Revere Chief Financial Officer/City Auditor

281 Broadway
Revere, MA 02151
Tel: (781) 286-8131

Richard Viscay
CFO/City Auditor


MEMORANDUM


To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: June 23, 2022
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Community Investment Trust Fund (84051-596000)	\$80,000
	<i>Available Balance:</i>	<i>\$ 877,245</i>
TO:	Costa Park (grant match)	\$80,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of June 23, 2022, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____