

**Public Hearing Notice**  
**City of Revere, MA**  
**Housing Development Incentive Zones**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, December 16, 2024 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the adoption of a Housing Development Incentive Zone and proposed activities at Suffolk Downs, the adoption of a Housing Development Incentive Zone and proposed activities at Green Street / Shirley Avenue, and the authorization of Mayor Patrick M. Keefe, Jr. to execute and implement Housing Development Tax Exemption Agreements for Housing Development Incentive projects in each respective zone.

A copy of the aforementioned proposal is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before December 10, 2024. Testimony can be submitted via email to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
November 27, 2024  
December 4, 2024

Send Invoice To: [amelnik@revere.org](mailto:amelnik@revere.org)

# City of Revere, Massachusetts

**Tom Skwierawski**

*Chief of Planning and Community Development*

Department of Planning and Community Development

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



**Patrick M. Keefe Jr.**

*Mayor*

November 12<sup>th</sup>, 2024

The Honorable Revere City Council

Revere City Hall

281 Broadway

Revere, MA 02151

RE: Approval of two Housing Development Zones ("HD Zones") pursuant to M.G.L., Chapter 40V

Dear Councillors:

I am requesting Council approval of two HD Zones for submission to the Executive Office of Housing and Livable Communities (EOHLC) under their Housing Development Incentive Program (HDIP). HDIP, established by M.G.L., Chapter 40V, provides Gateway Cities with a tool to increase residential growth, expand diversity of housing stock, support economic development, and promote neighborhood stabilization in designated areas.

The program provides two tax incentives for developers to undertake new construction or substantial rehabilitation of properties for lease or sale as multi-unit market-rate residential housing:

- A local-option real estate tax exemption on all or part of the increased property value resulting from improvements, and
- State tax credits for Qualified Project Expenditures (QPEs) that are awarded through a rolling application process.

For those of you familiar with the Economic Development Incentive Program (EDIP, known to many as a "TIF"), this program mirrors those incentives, but provides them specifically for housing projects in Gateway Cities. I am submitting two HD Zones for consideration under this program. The first covers the Suffolk Downs PUD, with the intent to accelerate development in the greatest economic driver in the city. The second zone includes areas around the Revere Beach MBTA stop and the former Lee Trailer Park development. Most importantly, a core goal of this zone will be to incent participation in the newly-created 40R districts.

I would like to note that these new "HD Zones" are distinct from the "HD Zone" set out in section 17.24.030 of our Zoning Ordinance. HD Zones adopted through HDIP unlock local and, most importantly, state incentives for housing production but are unrelated to zoning.

# City of Revere, Massachusetts

**Tom Skwierawski**

*Chief of Planning and Community Development*

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



**Patrick M. Keefe Jr.**

*Mayor*

I am requesting a formal vote from the Council on three items: the adoption of each of the two HD Zones, but also the authorization for the Mayor to execute HD Tax Exemption agreements on behalf of the City. These agreements are necessary for a project to receive state tax credits and must be no less than 10% and no more than 100% of the value-added increment for no less than five years and no more than 20 years. Although the Council's vote would authorize the Mayor's ability to execute such agreements, any individual agreement would still need to come in front of the Council for approval at future meetings.

I look forward to discussing this with the Council. If you have any questions in advance of the meeting, please don't hesitate to contact me.

Regards,

Tom Skwierawski

Chief of Planning and Community Development

City of Revere

Cc: Mayor Patrick M. Keefe Jr.

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- Exhibit A – Evidence of Public Hearing
- Exhibit B – Approval by Municipal Legislative Body
- Exhibit C – Required Maps

## **C. Local Approval Process**

The public hearing was held on **{DATE+TIME}**, in the City Council Chambers at Revere City Hall. Attached as Exhibit A is the public hearing notice, and copies of the required newspaper notice which were published in **{Insert Newspaper and when published}**

## **D. Approval by Revere City Council**

The proposed Housing Development Zone (“HD Zone”) and proposed HD Zone Plan were approved by the full City Council at its meeting on {DATE}. The City Council voted to authorize Mayor Patrick M. Keefe Jr to execute and implement HD Tax Exemption Agreements for HDIP Projects in the Zone. The approved Council resolution is attached as Exhibit B.

## **E. Executive Summary**

The Housing Development Incentive Program (HDIP) is a vital tool for Gateway Cities, designed to stimulate residential growth, diversify housing options, bolster economic development and promote neighborhood stabilization. In line with these goals, the City of Revere is preparing to designate a strategic geographic area as an HD Zone to unlock these benefits. HDIP offers tax incentives to private developers, including a local option real estate tax exemption on the increased property value and state tax credit for qualified substantial rehabilitation projects that lead to the creation of market-rate housing.

Revere’s HD Zone Plan will focus on designated areas within the city, with an emphasis on addressing the housing needs and economic potential of underutilized areas. Key elements of the HD Zone include housing production, economic development producing

new job creation and tax revenue, and revitalization of previously underutilized areas. The proposed HD Zone will facilitate the city's growth by attracting new residents, diversifying the city's housing stock, and generating new economic activity and revenue for the City of Revere.

In particular, the Suffolk Downs Revitalization HD Zone is focused on the future redevelopment of a large and economically critical site for development in Revere, the former site of the Suffolk Downs horse track. This massive site was an important driver of jobs and revenue for Revere, and the future vision for this district is of a mixed-use development that brings much-needed residential and commercial development to the community. With its ideal location adjacent to East Boston, Logan Airport + multiple MBTA sites, this district represents a tremendous opportunity for investment in the City of Revere.

According to the most recent U.S. Census Bureau data, Revere has a median household income of \$78,968 and over 12% of its residents live below poverty line. The city also has a significant immigration population, with 43.9% of residents being foreign born. These demographic dynamics highlight the need for affordable and diverse housing options that cater to a wide range of income levels, while also promoting economic development. The HDIP Program will serve as a crucial component in achieving these goals.

The HD Zone Plan, which must be adopted by the City Council and approved by the State's Executive Office of Housing and Livable Communities, will target critical redevelopment sites, transforming them into market-rate housing options and mixed-use developments. This will help Revere capitalize on its proximity to Boston, available workforce and proximity to public transit, strengthening its position as a vibrant, diverse, and economically thriving city.

## **F. Proposed HD Zone**

### **1. Name Identification for proposed HD Zone**

The name for the proposed HD Zone is the "Suffolk Downs Revitalization HD Zone"

### **2. Written designation for the proposed HD Zone**

The City of Revere's Suffolk Downs Revitalization HD Zone Plan involves one large parcel merged for zoning purposes, consisting of 52.062 acres.

### **3. Rationale for defining boundaries as proposed**

The proposed HD Zone includes the entirety of the City of Revere's approved Master Plan for the Suffolk Downs redevelopment project, which is directly adjacent to the MBTA

Beachmont Blue Line Station. The City of Revere deems this area to be appropriate for the HDIP Program due to its extensive prior planning and permitting process, including a comprehensive public engagement strategy, and the extensive revenue, new housing and jobs that are expected to be generated by the redevelopment of Suffolk Downs. The full scope of the planned redevelopment project will take place over a period of up to twenty years, and the City of Revere acknowledges that some short term local tax relief may be necessary to unlock the full economic potential of the project.

The critical importance of this site for future economic development and housing growth in Revere make this district a focus for the City.

#### **4. Independent and verifiable data demonstrating need**

According to recent data from the U.S. Census Bureau, Revere, MA has experienced a –6.8% population decline between April 2020 and July 2023, decreasing from 62,208 to 57,954 residents. Despite the decline, the median household income has risen to \$78,968, and the demand for housing remains strong with a median home value of \$518,600 and median rent at \$1,790. Additionally, 43.9% of the population is foreign-born, highlighting the city’s diverse and growing immigrant community. However, 12.3% of residents live in poverty and 51% of housing units are owner-occupied, indicating a persistent need for affordable housing solutions and creation of more housing. These trends necessitate targeted community investment and housing development to meet the ongoing needs of Revere’s evolving population, and economic and residential growth.

#### **5. HD Zone support of objectives**

The Suffolk Downs Revitalization HD Zone was developed to support the fundamental objectives of the HD Zone, enabling a diverse array of transit-oriented housing to be built; promoting residential growth; promoting small business growth; and driving tax revenue growth in the city.

There has been a strong interest in development of market rate housing in the district and the HD Zone will enable the city to unlock and accelerate the construction of new market rate housing and mixed use growth.

#### **6. HD Zone Maps and Boundaries**

**Exhibit C include the following required maps:**

*Map 1- Boundary of the HD Zone*

*Map 2 - Locus and Identification of the HD Zone within Revere*

*Map 3 -Existing Property Lines and Building Footprints in the HD Zone*

*Map 4 -Existing Zoning of Parcels in the HD Zone*

*Map 5 -Existing Land Use of Each Parcel in the HD Zone*

*Map 6-Location of Proposed Development and Redevelopment Activities*

***NOTE: MAPS OF HD ZONE DO NOT INCLUDE ZONING CHANGES; ZONING CHANGES ARE NOT PROPOSED AT THIS TIME.***

## **G. HD Zone Plan**

### ***1. Objectives of the HD Zone Plan***

The Suffolk Downs Revitalization HD Zone was designed to promote the development of a diverse array of transit-oriented housing; promote residential growth; promote small business growth; and drive tax revenue growth in the city.

### ***2. Proposed Activities***

The Suffolk Downs Revitalization HD Zone Plan is located adjacent to the MBTA Blue Line Beachmont Station, with a vision to create a welcoming neighborhood for residents, workers and visitors.

The 161-acre former racetrack at Suffolk Downs is now permitted to be a new urban district with a dynamic mix of uses and offerings connected and supported by public transit, public open space, neighborhood retail, and civic spaces.

At full build, Suffolk Downs, on the Revere portion of the larger site, will deliver 2.46m square feet of office/lab space; 2,500+ new housing units, 250k square feet of retail space; 130k square feet of hotel space; and 13 acres of open space.

The first phases of the redevelopment program will begin at Beachmont Square, located directly adjacent to the Beachmont MBTA Blue Line Station and serving as a gateway to the new neighborhood, and includes four new residential buildings and a hotel.

The first new residential building began pre-leasing in 2024, the Amaya building, which includes 475 units of housing.

### ***3. Information on Developers/Property Owners and other Potential Participants (include designee/rep in city who would be responsible for signing TIE Agreements)***



The developers in the HD Zone include The HYM Investment Group, LLC, McClellan Highway Development Company, LLC and R9 SD Owner, LLC.

#### **4. Maps of Proposed Development Activities**

All required maps are in **EXHIBIT C**.

#### **5. Comparison of Zoning Requirements**

The creation of the HD Zone won't immediately cause change in underlying zoning or existing overlay structures. The zoning to effectuate the Suffolk Downs project that was approved on March 27, 2018 after significant public process.

#### **6. Proposed HD Project Eligibility**

There are immediate projects contemplated in the HD Zone, including multi-family residential and mixed-use buildings.

The Suffolk Downs master plan vision will transform the underutilized horse-racing facility into a highly-resilient, transit-oriented, mixed-use development with commercial office, retail, housing, and open space. Surrounded by the Revere and East Boston neighborhoods and only 10 minutes from Downtown Boston, the plan will introduce a network of open spaces that will reactivate the public realm on this historic site. The vibrant mixed-use community will offer an array of residential, hotel, retail, and recreational experiences. The powerful new economic hub will generate new jobs, new local tax revenue and create a destination that is significant for the future of the adjacent communities of East Boston and Revere. The 161-acre site will be reconnected to these neighboring areas after years of being separated.

With nearly 40 acres of the overall site dedicated to public open space, Suffolk Downs will feature unique recreation areas that complement the site's natural assets. Parks and pedestrian walkways will traverse the natural wetlands and showcase the neighboring Belle Isle Marsh, Revere Beach, and Constitution Beach. Due to the site's close proximity to the Atlantic coast, the planning team incorporated innovative resiliency strategies that address future sea level rise and other impacts of climate change, while contributing to a sustainable, healthy, and dynamic urban ecosystem.

Commercial clusters of office, lab, and retail space will offer a range of opportunities for the local workforce and maintain the neighborhood's economic health. Transit-oriented development efforts – including two adjacent MBTA Blue Line stations, a number of bike-

sharing options, and easy pedestrian access to public transportation – will create a valuable commuter network and encourage environmentally-friendly travel.

### ***7. Identification of Pricing Area***

The HDIP Pricing area used for the HD Zone will encompass the entire City of Revere. Based on the U.S. Census Bureau data (2018-2022), the city-wide median household income is \$78,968. The Target Median Household Income, or 110% of the market area median household income is calculated at \$86,865.

For HUD multifamily housing purposes, Revere is part of the Boston-Cambridge- Quincy Metro Area. The 60% median household income limit in this region is \$65,320 for a family of four. Accordingly, the Target Median Household Income of \$ 86,865 complies with the requirements of M.G.L Chapter 40V HDIP Implementation Guidelines, which mandate that 110% of the median household income for the HDIP Pricing Area must be greater than 60% of the median household income that HUD applies in Revere.

### ***8. HD Zone Plan Schedule and Duration***

The first project in the HD Zone is expected to commence construction in **2024**.

The proposed HD Zone Plan shall last for twenty years from the date of the EOHLC's approval. The Suffolk Downs Revitalization Project may apply under the HDIP program at any point after EOHLC's approval of the City of Revere's HD Zone Plan.

### ***9. Amendment to HD Zone Plan***

Not applicable at this time.

### ***10. Affirmative Fair Housing Obligations***

The **2019 Analysis of Impediments to Fair Housing** by the Department of Housing and Community Development (DHCD) is the most recent comprehensive study on housing inequities in Massachusetts. The study highlights issues such as racial and ethnic segregation, access to public transportation, and the displacement of residents due to gentrification. In Revere, these statewide trends are reflected, particularly in diverse neighborhoods where minority populations face higher barriers to fair housing opportunities.

The proposed Housing Development Incentive Program (HDIP) Zone in Revere will help address these challenges by increasing the availability of high-quality rental units and expanding housing typologies. This aligns with key action steps from the 2019 study, such as promoting mobility to

higher-opportunity areas and increasing multifamily housing. Proximity to transportation hubs will also support access to employment for residents without private vehicles, a challenge the report identified as significant for minority and low-income households.

The HD Zone will be subject to fair housing requirements, including the submission of an Affirmative Fair Housing Marketing Plan for each development project, ensuring compliance with DHCD's 2019 recommendations on promoting inclusive housing practices and reducing barriers for underrepresented group.

The city will also comply with DHCD's Fair Housing Plan.

### ***11. Consistency with other Municipal and Regional Planning Efforts***

The Suffolk Downs Revitalization HD Plan is wholly consistent with existing municipal and regional planning efforts. The City is currently completing a Housing Production Plan, following a comprehensive public process seeking residents' input on community housing needs. The community process revealed the importance of investing in an array of affordable housing options in the community, for both rental and homeownership, and pointed to the age and cost of the city's housing stock as a significant impediment to residents' ability to build futures in Revere. In addition, investment in mixed-income, mixed-use development adjacent to MBTA stops fits in with regional priorities to address the housing crisis and address climate goals.

## **H. Attachments**

**Exhibit A – Evidence of Public Hearing**

**Exhibit B – Approval by Municipal Legislative Body**

**Exhibit C – Required Maps**

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## **D. Approval by Revere City Council**

The proposed Housing Development Zone (“HD Zone”) and proposed HD Zone Plan were approved by the full City Council at its meeting on {DATE}. The City Council voted to authorize Mayor Patrick M. Keefe Jr to execute and implement HD Tax Exemption Agreements for HDIP Projects in the Zone. The approved Council resolution is attached as Exhibit B.

## **E. Executive Summary**

The Housing Development Incentive Program (HDIP) is a vital tool for Gateway Cities, designed to stimulate residential growth, diversify housing options, bolster economic development and promote neighborhood stabilization. In line with these goals, the City of Revere is preparing to designate a strategic geographic area as an HD Zone to unlock these benefits. HDIP offers tax incentives to private developers, including a local option real estate tax exemption on the increased property value and state tax credit for qualified substantial rehabilitation projects that lead to the creation of market-rate housing.

Revere’s HD Zone Plan will focus on designated areas within the city, with an emphasis on addressing the housing needs and economic potential of underutilized areas. In addition to spurring further housing growth, tax revenue growth and economic development in key

corridors in the city, the City of Revere is particularly interested in utilizing this opportunity to incentivize the production of mixed-income housing in the community, particularly in traditionally diverse and working-class neighborhoods that have faced significant housing cost pressures in recent years amidst the region's housing crisis.

According to the most recent U.S. Census Bureau data, Revere has a median household income of \$78,968 and over 12% of its residents live below poverty line. The city also has a significant immigration population, with 43.9% of residents being foreign born. These demographic dynamics highlight the need for affordable and diverse housing options that cater to a wide range of income levels, while also promoting economic development. The HDIP Program will serve as a crucial component in achieving these goals.

The HD Zone Plan, which must be adopted by the City Council and approved by the State's Executive Office of Housing and Livable Communities, will target critical redevelopment sites, transforming them into market-rate housing options and mixed-use developments. This will help Revere capitalize on its proximity to Boston, available workforce and proximity to public transit, strengthening its position as a vibrant, diverse, and economically thriving city.

## **F. Proposed HD Zone**

### **1. Name Identification for proposed HD Zone**

The name for the proposed HD Zone is the "City of Revere Smart Growth HD Zone."

### **2. Written designation for the proposed HD Zone**

The City of Revere Smart Growth HD Zone includes the following areas:

-The Shirley Ave Smart Growth Overlay District, as shown in the attached map, containing a total of 227 parcels and 65.62 acres, a neighborhood adjacent to Revere Beach and Wonderland MBTA stations.

-The Green Street Smart Growth Overlay District, as shown in the attached map, which includes 26 parcels over 6 acres. This district is located nearby the Suffolk Downs redevelopment project.

### **3. Rationale for defining boundaries as proposed**

-The Shirley Ave Smart Growth Overlay District represents a neighborhood that has undergone dramatic transformation in recent years. This neighborhood, adjacent to both

the Wonderland and Revere Beach MBTA stations, and alongside America's First Public Beach, has for many decades been a multicultural and working-class neighborhood that has served as a critical incubator for local small businesses, many of them immigrant-owned.

It remains a diverse and vibrant district, but for several decades, suffered from underinvestment. This has changed in recent years, as a wave of redevelopment has brought new housing and business to the corridor – but additional investment is needed to provide the diversity of housing options necessary to keep this neighborhood accessible to the residents who call it home.

-The Green Street Smart Growth Overlay District, was formerly home to a mobile home development and is a well-located site nearby Suffolk Downs and multiple MBTA stations. This district represents an opportunity for economic growth while also being an important place to secure affordable housing, given its proximity to the largest redevelopment project in Greater Boston.

#### **4. Independent and verifiable data demonstrating need**

According to recent data from the U.S. Census Bureau, Revere, MA has experienced a –6.8 population decline between April 2020 and July 2023, decreasing from 62,208 to 57,954 residents. Despite the decline, the median household income has risen to \$78,968, and the demand for housing remains strong with a median home value of \$518,600 and median rent at \$1,790. Additionally, 43.9% of the population is foreign-born, highlighting the city's diverse and growing immigrant community. However, 12.3% of residents live in poverty and 51% of housing units are owner-occupied, indicating a persistent need for affordable housing solutions and creation of more housing. These trends necessitate targeted community investment and housing development to meet the ongoing needs of Revere's evolving population, and economic and residential growth.

#### **5. HD Zone support of objectives**

The City of Revere Smart Growth HD Zone was developed to support the fundamental objectives of the HD Zone, enabling transit-accessible housing, promoting diversity, residential growth, and driving economic development in Revere.

While significant portions of the Shirley Ave district have seen new residential growth in recent years, portions of it remain underdeveloped, and the Green Street district remains undeveloped since the closure of the former mobile home park. Incentivizing development along both corridors can prompt mixed-use, mixed-income development that will strengthen Revere's economy while promoting affordability.

## **6. HD Zone Maps and Boundaries**

**Exhibit C include the following required maps:**

*Map 1- Boundary of the HD Zone*

*Map 2 - Locus and Identification of the HD Zone within Revere*

*Map 3 -Existing Property Lines and Building Footprints in the HD Zone*

*Map 4 -Existing Zoning of Parcels in the HD Zone*

*Map 5 -Existing Land Use of Each Parcel in the HD Zone*

*Map 6-Location of Proposed Development and Redevelopment Activities*

**NOTE: MAPS OF HD ZONE DO NOT INCLUDE ZONING CHANGES; ZONING CHANGES ARE NOT PROPOSED AT THIS TIME.**

## **G. HD Zone Plan**

### **1. Objectives of the HD Zone Plan**

The objectives of the Revere Smart Growth HD Zone Plan are to enable the construction of diverse, transit-accessible housing options; drive economic development and tax revenue for Revere; and spur the development of mixed-income housing.

### **2. Proposed Activities**

The City of Revere Smart Growth HD Zone Plan is located adjacent to three MBTA Blue Line Stations, and has experienced renewed growth and investment in recent years.

A significant portion of each district, however, remains vacant/underutilized, with the potential to create significant mixed-income housing development.

### **3. Information on Developers/Property Owners and other Potential Participants (include designee/rep in city who would be responsible for signing TIE Agreements)**

There developers in the HD Zone include McClellan Highway Development Company, LLC.

### **4. Maps of Proposed Development Activities**



All required maps are in **EXHIBIT C**.

### **5. Comparison of Zoning Requirements**

The creation of the HD Zone won't immediately cause change in underlying zoning or existing overlay structures. Instead, the intent is to encourage developers to utilize the newly-created 40R districts, which were approved by the Revere City Council in December of 2023. Since their creation, market-rate housing has continued in these districts, and developers have yet to utilize these new elective districts, absent financial incentives to do so

### **6. Proposed HD Project Eligibility**

There are immediate projects being discussed within the HD Zone, including multi-family residential and mixed-use buildings.

### **7. Identification of Pricing Area**

The HDIP Pricing area used for the HD Zone will encompass the entire City of Revere. Based on the U.S. Census Bureau data (2018-2022), the city-wide median household income is \$78,968. The Target Median Household Income, or 110% of the market area median household income is calculated at \$86,865.

For HUD multifamily housing purposes, Revere is part of the Boston-Cambridge- Quincy Metro Area. The 60% median household income limit in this region is \$65,320 for a family of four. Accordingly, the Target Median Household Income of \$ 86,865 complies with the requirements of M.G.L Chapter 40V HDIP Implementation Guidelines, which mandate that 110% of the median household income for the HDIP Pricing Area must be greater than 60% of the median household income that HUD applies in Revere.

### **8. HD Zone Plan Schedule and Duration**

The first project in the HD Zone is expected to commence construction in **December, 2024**.

The proposed HD Zone Plan shall last for twenty years from the date of the EOHLC's approval.

## **9. Amendment to HD Zone Plan**

Not applicable at this time.

## **10. Affirmative Fair Housing Obligations**

The **2019 Analysis of Impediments to Fair Housing** by the Department formerly known as Housing and Community Development (DHCD) is the most recent comprehensive study on housing inequities in Massachusetts. The study highlights issues such as racial and ethnic segregation, access to public transportation, and the displacement of residents due to gentrification. In Revere, these statewide trends are reflected, particularly in diverse neighborhoods where minority populations face higher barriers to fair housing opportunities.

The proposed Housing Development Incentive Program (HDIP) Zone in Revere will help address these challenges by increasing the availability of high-quality rental units and expanding housing typologies. This aligns with key action steps from the 2019 study, such as promoting mobility to higher-opportunity areas and increasing multifamily housing. Proximity to transportation hubs will also support access to employment for residents without private vehicles, a challenge the report identified as significant for minority and low-income households.

The HD Zone will be subject to fair housing requirements, including the submission of an Affirmative Fair Housing Marketing Plan for each development project, ensuring compliance with DHCD's 2019 recommendations on promoting inclusive housing practices and reducing barriers for underrepresented group.



The city will also comply with DHCD's Fair Housing Plan.

## **11. Consistency with other Municipal and Regional Planning Efforts**

The Revere Smart Growth HD Plan is wholly consistent with existing municipal and regional planning efforts. The City is currently completing a Housing Production Plan, following a comprehensive public process seeking residents' input on community housing needs. The community process revealed the importance of investing in an array of affordable housing options in the community, for both rental and homeownership, and pointed to the age and cost of the city's housing stock as a significant impediment to residents' ability to build futures in Revere. In addition, investment in mixed-income, mixed-use development adjacent to MBTA stops fits in with regional priorities to address the housing crisis and address climate goals.

A copy of the Housing chapter of Revere’s Master Plan, Next Stop Revere, is attached (attachment 1-3). Specifically, focusing on the Shirley Avenue neighborhood to support high-density affordable housing is mentioned in two different places. Pages 73 and 82 both reference the creation of an affordable protection overlay zone for the Shirley Avenue neighborhood. This section notes the need to draft “an overlay zone that prioritizes Affordable Housing in the Shirley Avenue Neighborhood by requiring additional affordable housing beyond what is required in the proposed city-wide inclusionary housing ordinance.”

Furthermore, in light of the MBTA Communities law, and the need to upzone the Shirley Avenue neighborhood, the City wanted to ensure that any development that takes place in Shirley Avenue, above-and-beyond what is currently permitted by zoning, would prioritize the production of deed-restricted affordable housing. Further, it is noted in the Master Plan that Revere should allow more density in its General Business District—which includes the Shirley Avenue GB District—by shrinking lot sizes, increasing FAR, increasing height limits and reducing parking.

The second district was not explicitly mentioned in this section. That said, Goal #4 notes the importance to “Strengthen and expand the existing naturally affordable housing stock” (69). 60% of responses in the Next Stop Revere housing forum ranked this as a top priority. The parcels in question were once home to nearly one hundred (100) residents, living in what was known as the “Lee Trailer Park”. Since purchasing the parcels, the current owner has moved forward with plans to redevelop the lot. Those plans included negotiated settlements with the trailer park owners to purchase their homes. Lee Trailer Park was once an important component of Revere’s naturally-occurring affordable housing. When a new housing development takes place at this site, it is important that the city prioritize affordability in addition to the project being dense and transit-oriented, aligned with the site’s history.

## **H. Attachments**

**Exhibit A – Evidence of Public Hearing**

**Exhibit B – Approval by Municipal Legislative Body**

**Exhibit C – Required Maps**

