

J M  
G O L D S O N

---

EMPOWERING PEOPLE.  
CREATING COMMUNITY.

# CITY OF REVERE HOUSING PRODUCTION PLAN HPP PRESENTATION

---

PRESENTED BY  
PLANNING CONSULTANT  
NOAH HARPER, AICP

TOM SKWIERAWSKI &  
LORENA ESCOLERO

DEPT OF PLANNING & COMMUNITY DEVELOPMENT

11/25/2024



# AGENDA

---

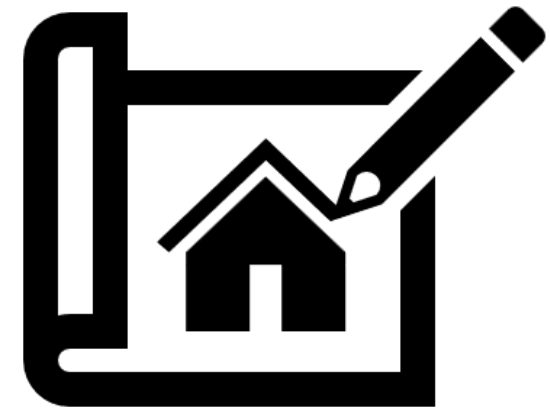
- What is a **Housing Production Plan?**
- Housing Needs Assessment
- Housing Goals
- Housing Strategies
- Questions & Comments



# WHAT IS AN HPP?

---

- A state-approved plan
- Helps local decision-makers enact local housing policies
- Deals with zoning, programs, and local initiatives
- Under certain circumstances, gives the city Zoning Board of Appeals more authority to deny unfriendly comprehensive permits (a.k.a. 40Bs)



# REVERE'S HPP

---

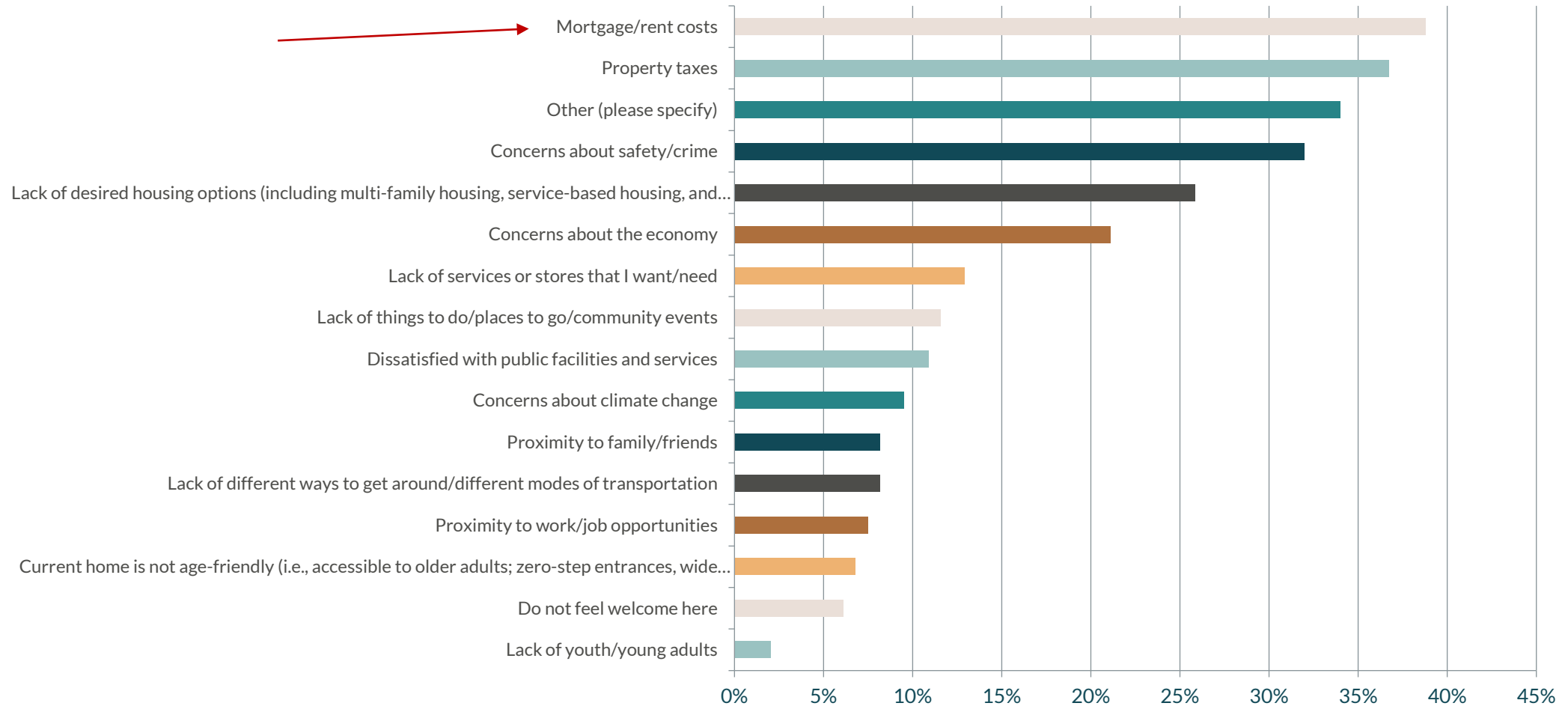
- Data-driven **analysis of housing needs** and demographic trends.
- Assessment of **constraints** to housing production.
- Local and regional **capacity**.
- **Goals and strategies** for housing production in Revere.



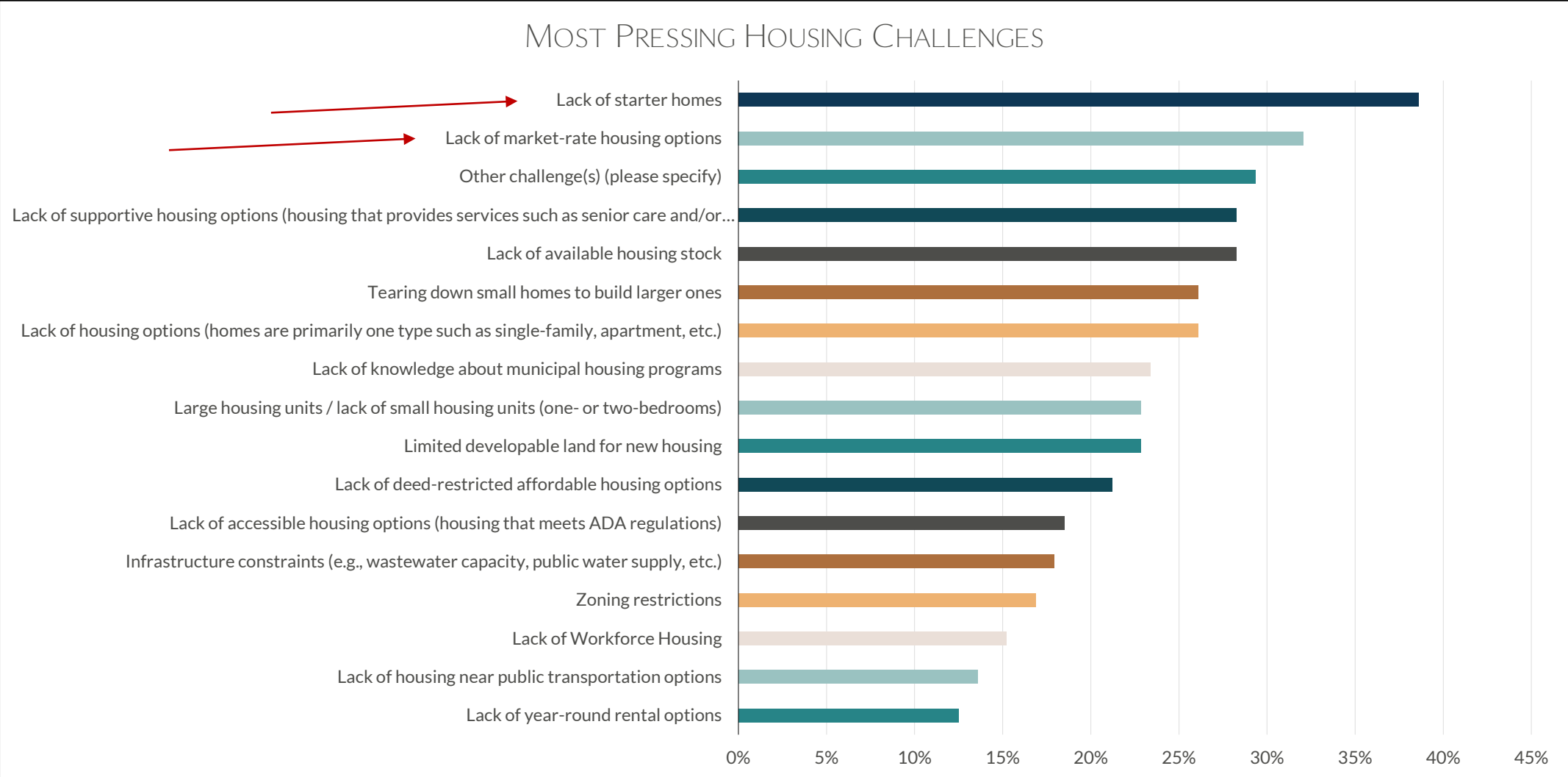
City of Revere.

# WE'VE HEARD FROM COMMUNITY MEMBERS

## PRESSURES TO LEAVE REVERE



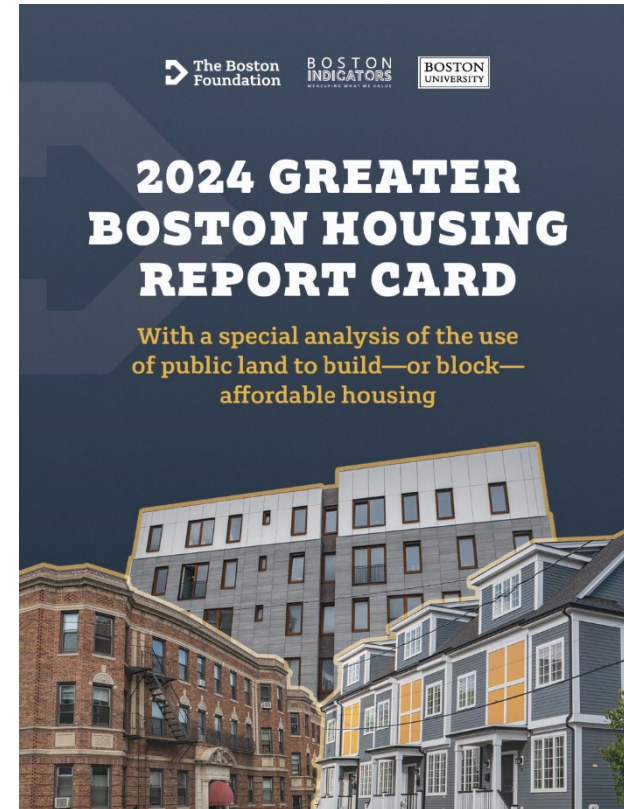
# THE COMMUNITY'S MOST PRESSING HOUSING CHALLENGES



# REVERE IS PART OF A MUCH BIGGER PICTURE

---

- Regionally, population is aging.
- Household sizes are shrinking.
- Housing production remains sluggish.
- Extremely low vacancy rates.
- Homeownership rate is declining.



*The Boston Foundation.*

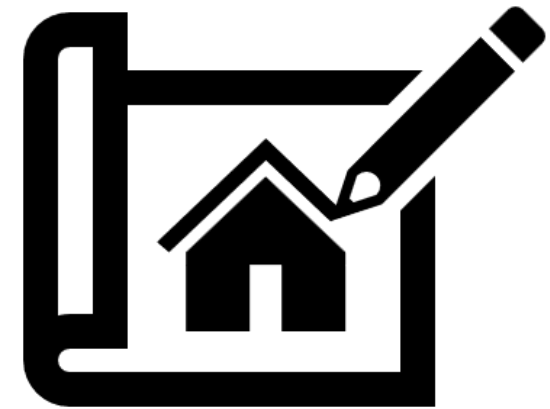
# GOALS



# WHY ARE WE DOING AN HPP?

---

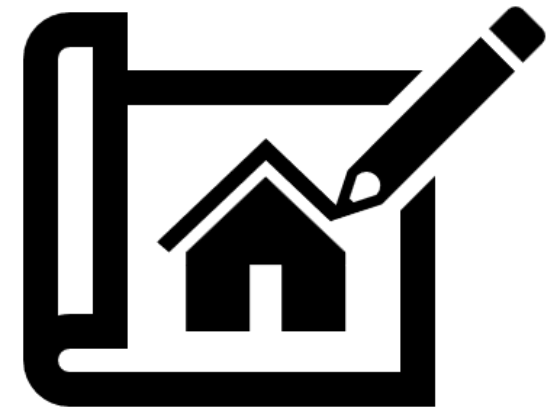
- Provide “safe harbor” 40B benefits
  - Effectively manage growth
  - Serve Revere resident’s basic needs
  - Stimulate economic development
  - Mitigate traffic
  - Enhance our economic competitiveness



# WHY ARE WE DOING AN HPP?

---

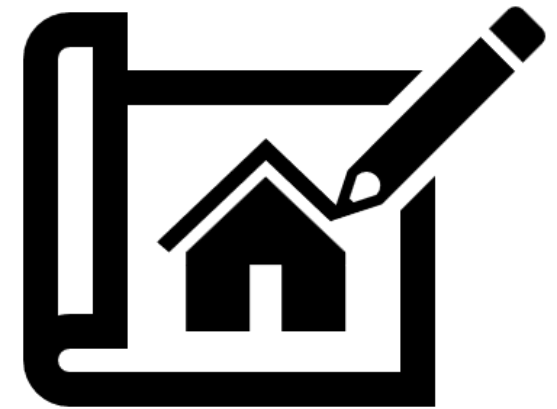
- Provide safe harbor” 40B benefits
- **Effectively manage growth**
- Serve Revere resident’s basic needs
- Stimulate economic development
- Mitigate traffic
- Enhance our economic competitiveness



# WHY ARE WE DOING AN HPP?

---

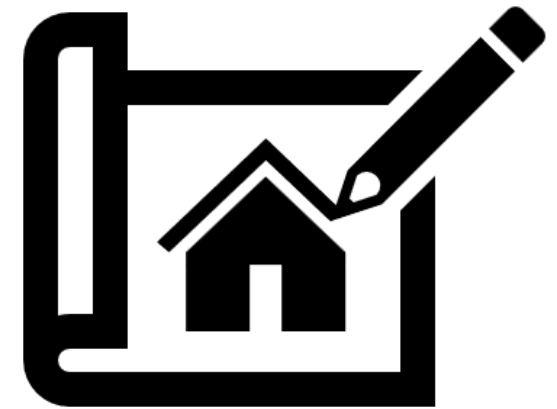
- Provide safe harbor” 40B benefits
- Effectively manage growth
- **Serve Revere resident’s basic needs**
- Stimulate economic development
- Mitigate traffic
- Enhance our economic competitiveness



# WHY ARE WE DOING AN HPP?

---

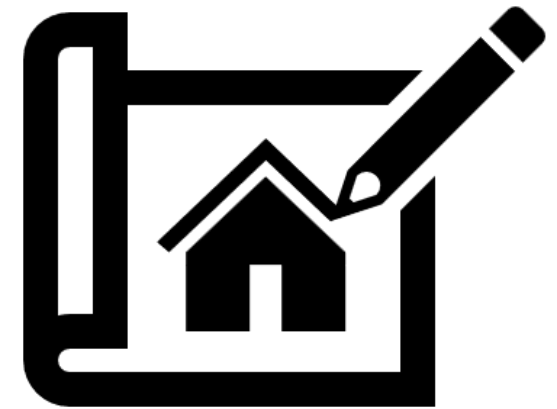
- Provide safe harbor” 40B benefits
- Effectively manage growth
- Serve Revere resident’s basic needs
- **Stimulate economic development**
- Mitigate traffic
- Enhance our economic competitiveness



# WHY ARE WE DOING AN HPP?

---

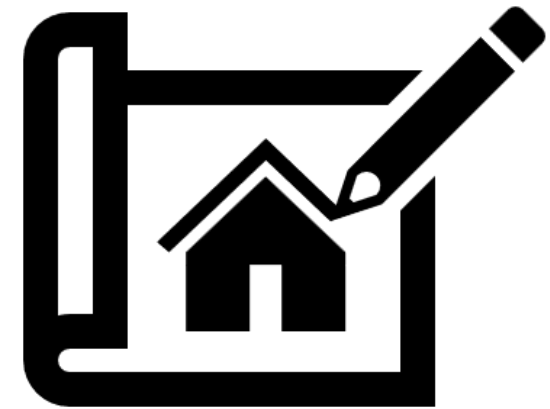
- Provide safe harbor” 40B benefits
- Effectively manage growth
- Serve Revere resident’s basic needs
- Stimulate economic development
- **Mitigate traffic**
- Enhance our economic competitiveness



# WHY ARE WE DOING AN HPP?

---

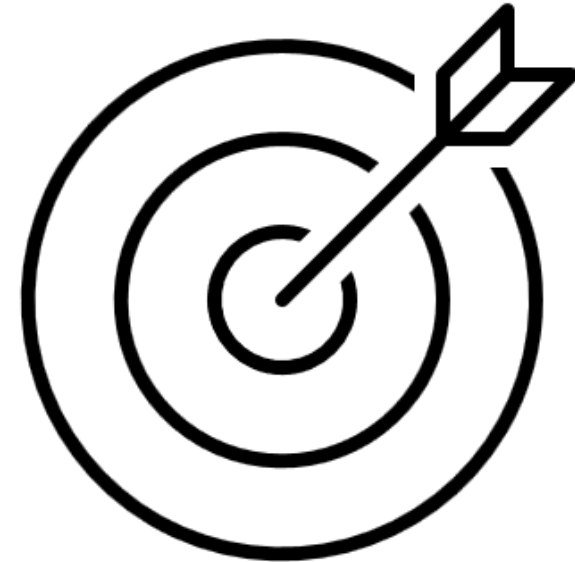
- Provide safe harbor” 40B benefits
- Effectively manage growth
- Serve Revere resident’s basic needs
- Stimulate economic development
- Mitigate traffic
- Enhance our economic competitiveness



# SIX FIVE-YEAR GOALS

---

1. Preservation
2. Stability
3. Wealth Building
4. Naturally Occurring Affordable Housing Stock (NOAH)
5. Supply
6. Location



# 1. PRESERVATION

---

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



*Wikimedia Commons.*



## 2. STABILITY

---

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



# 3. WEALTH BUILDING

---



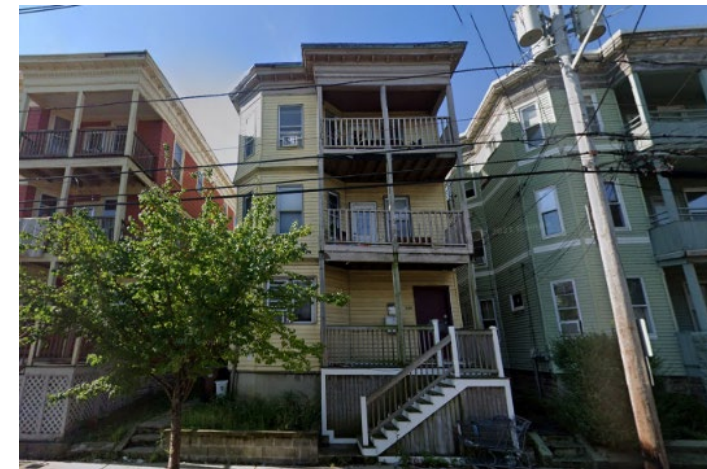
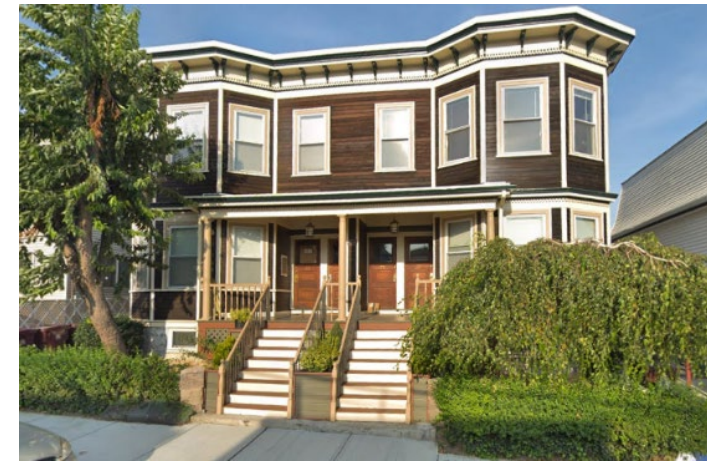
Flickr.

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

# 4. NATURALLY-OCCURRING AFFORDABLE HOUSING STOCK (NOAH)

---

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



Google Maps.

## 5. SUPPLY

---

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



# 6. LOCATION



MBTA.

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

# STRATEGIES

# ZONING REFORM

Reform zoning to support housing production, such as:

- Reduce minimum lot sizes
- Permit zero lot line construction
- Allow by-right 2 and 3 family in all residential districts
- Minimize or eliminate off-street parking requirements near transit
- Adopt Inclusionary Zoning



# ZONING REFORM

Reform zoning to support housing production, such as:

- Reduce minimum lot sizes
- Permit zero lot line construction
- Allow by-right 2 and 3 family in all residential districts
- Minimize or eliminate off-street parking requirements near transit
- **Adopt Inclusionary Zoning**





# INCLUSIONARY ZONING

## 100 Unit Residential Development

COMMUNITY	TYPE OF RESIDENTIAL CONSTRUCTION APPLICABLE	AFFORDABILITY REQUIREMENT (%)	NUMBER OF AFFORDABLE UNITS	AFFORDABILITY LEVEL
Malden	8 units or greater	15%	15	50% AMI/Very Low Income
Salem	8 units or greater	10%	10	Below 60% AMI/Very Low Income
Lynn	8 units or greater	10%	10	At or Below 60%/Very Low income
Chelsea	10 units greater	15% or 10%*	15 or *10 if adding a mix of affordable levels	Mix of affordability levels
Revere's Former IZ Proposal	6 Units or greater	12%	12	60%/Very Low Income

# COMMUNITY PRESERVATION ACT

---

Adopt the Community Preservation Act to unlock funds for affordable housing.

Community Preservation Act helps preserve open space, historic sites, and create recreational facilities and **provide affordable housing**.

Surcharge of no more than 3 percent of property taxes unlocks state matching funds.

# An Overview of the Community Preservation Act (CPA)

CPA is a state law passed in 2000 that allows Massachusetts communities to conduct a referendum to add a small surcharge on local property taxes. When combined with matching funds from the statewide Community Preservation Trust Fund, this dedicated fund is used to build and rehabilitate parks, playgrounds, and recreational fields, protect open space, support local affordable housing development, and preserve historic buildings and resources.

## 5 facts about CPA's statewide impact (as of November 2023):

1



196

cities and towns have adopted CPA - and 70% of MA residents live in CPA community.

2

The amount raised for community preservation funding statewide:

**\$3.4 billion**



3



**36,098** acres of open space preserved.

**3,700**

outdoor recreation projects including ball fields, trails, and parks.



4

Housing units created:

**11,500**



Housing units supported:

**18,000**

5

**7,100**

historic preservation projects.



**Community Preservation Coalition**

Preserving our past. Building our future.

[www.communitypreservation.org](http://www.communitypreservation.org)

[@CPA\\_Coalition](https://twitter.com/CPA_Coalition)

[CPA Coalition](https://www.facebook.com/CPACoalition)

# UNDERUTILIZED SITES

Partner with Revere Housing Authority to redevelop underdeveloped sites

Utilize tax title parcels for affordable housing.



Google.



# PROMOTE HOUSING PRODUCTION

---

Support existing 40R 'Smart Growth' districts in Revere, with tools and incentives such as the Housing Development Incentive Program (HDIP)



*Revere Journal.*

# STABILIZE EXISTING AFFORDABLE HOUSING

---

Stabilize Existing Affordable Housing:

- Purchase Right of First Refusal for current owners of multi-family buildings (NOAH).
- Partner with non-profit and mission-driven developers for purchase and rehab of NOAH.
- Support a local Community Land Trust (to offer permanently affordable homeownership).
- Preserve expiring affordable units.



## **Naturally occurring affordable housing (NOAH)**

are units that may rent or sell at affordable levels, but do not have legally binding affordability requirements.

# TRANSPORTATION DEMAND MANAGEMENT

Implement a Transportation Demand Management (TDM) policy that requires developers to provide transportation options for residents.

I.e., a shuttle bus to Blue Line station, car-share, etc.



JM  
C

**THANK YOU!**

---

**ANY QUESTIONS?**

JM  
C