



Department of Planning & Community Development (DPCD) February 2025 Newsletter



Revere Aggregation Plan Approved by MA DPU

Revere's Aggregation Plan reached a major milestone with Department of Public Utilities (DPU) approval on February 14, 2025, under the Revere Power Choice initiative. The next step involves negotiating an electricity supply contract, with the City ready to act when market conditions are most favorable.

Once the contract is signed, the City will move forward with public notification and education, leading up to the launch. We hope this project will provide residents with:

- New electricity choices, including more renewable options
- Stable electricity supply prices; and
- Consumer protections

As we move through the process, you can stay informed on the Revere Power Choice [project website](#).



Housing Production Plan Approved by Revere City Council

On February 3rd, the Revere City Council approved the Housing Production Plan, the culmination of over 20 months of work between City staff, our consultants at JM Goldson, the HPP Working Group, and members of the community.

This plan sets a 5-year roadmap for housing production in the city. After approval by the state, the plan will also provide a safe harbor from any [40B developments](#), which can circumvent local zoning in communities that are under the 10% affordability requirement.

You can view the full plan [here](#).

That same evening, the Council also approved two [HDIP](#) districts: one at Suffolk Downs and the other in the area in and around Revere's Smart Growth Districts approved in December of 2023.



Downpayment Assistance Program Re-Launches with Additional Funding

The City of Revere and the Affordable Housing Trust Fund have reopened the First-Time Homebuyer Downpayment Assistance Program, thanks to an additional \$75,000 earmark secured by Senator Lydia Edwards. Eligible Revere residents can receive funding to purchase a condo or single-family home at an affordable or market price rate. If buying a 2-3 family home, applicants must agree to rent all non-owner-occupied units below market rate per EOHLC guidelines.

This first-come, first-served program requires a completed application with supporting documentation, proof of eligibility, at least two years of Revere residency, and an income

at or below 80% of the Area Median Income.

You can find the application on the City website [here](#).



CDBG Public Meeting and Next Steps on FY26 Funding

On February 18, 2025, the City of Revere conducted a public hearing to discuss the Community Development Block Grant (CDBG) and the development of an Annual Action Plan. The session provided an overview of the proposed projects and initiatives aimed at enhancing community infrastructure, economic development, affordable housing, and social services.

The full meeting is available online [here](#) for those who could not attend. That night, DPCD also released [an RFP](#) for nonprofits interested in pursuing CDBG funding. Applications are due at 5:00 PM on Monday, March 17.

On Thursday, April 3, 2025, at 5:30 PM, in the City Council Chambers, DPCD will present its draft Annual Action Plan, which will guide CDBG spending from July 1st, 2025, to June 30th, 2026.



Save the Date: March 3rd Belle Isle Marsh Community Meeting

Mark your calendars for Monday, March 3, for an engaging presentation on the latest projects shaping Belle Isle Marsh. Representatives from Boston, Revere, and Winthrop, along with key stakeholders from the MBTA, the Massachusetts Department of

Conservation and Recreation, Friends of Belle Isle Marsh, and the Mystic River Watershed Association, will provide updates and insights.

This meeting will be held on zoom from 6:00 PM-7:30 PM. This is your chance to stay informed about efforts to enhance and protect the marsh.

You can find more information [here](#).



Harvard GSD Launches Squire Road Corridor Study

In February, the Harvard Graduate School of Design kicked off a semester-long Urban Planning studio focused on the Squire Road Corridor. The graduate students will study transportation, economic development, open space, and resiliency in the area. Their findings will be presented at the end of the semester.

The Department of Planning & Community Development (DPCD) plans to conduct a Master Planning process for the corridor next year. Through this studio, we hope to hear some interesting ideas from the students that can be detailed further in our planning work.



Public Hearings held on the Accessory Dwelling Units Ordinance

During the week of February 24, the Revere City Council and Planning Board held public hearings on amendments to the City's Accessory Dwelling Unit (ADU) ordinance. These updates bring Revere into compliance with the [state's new ADU regulations](#), which took effect on February 2nd.

As the City Council's Zoning Subcommittee reviews these changes in March, we

anticipate submitting amendments to align with the state's model ADU zoning regulations, which will be released on March 11th, 2025.



McKinley Food Hub Seeks Operator to Help Design Kitchen Space

The McKinley School redevelopment is progressing from Conceptual to Schematic Designs, marking a major milestone for a project that will house a 911 Call Center, a Food Hub, and an Early Childhood Center.

As part of that process, the City is looking for management services for a ~4000 square foot incubator commercial kitchen space with experience in the rent-space-for-time model. The City of Revere has obtained a federal HUD grant for \$2 million to build out the space over the next year and a half and will be looking to support the construction with additional grants and other city funds. We are hoping to bring an operator on soon to be a part of the design & fundraising process and operate the space after construction is complete.

More details can be found [here](#).

Submissions are due no later than March 13th at 1:00 PM.



Beachmont Resilience Project Kicks Off with Public Meetings

On January 29 and February 5, the City of Revere launched the Beachmont Resilience project with public meetings—both in-person and virtual. Beachmont residents shared firsthand accounts of flooding from Belle Isle Marsh and its impact on their homes and daily lives.

If you were unable to attend, please watch the recording of the virtual [public meeting](#).

Please feel free to share your insights and concerns with Kristen Homeyer, Resilience Manager, at khomeyer@revere.org.



Revere Conservation Commission Reviews RT 1A South Infrastructure Improvements

On February 19, 2025, the project management team presented [the Wetland Protection Act Notice](#) of Intent for Phase 1 of the RT 1A South Infrastructure Improvements to the Revere Conservation Commission. This phase includes the construction of new ramps and a roundabout to improve traffic flow and accessibility. Following the presentation, the Commission issued an Order of Conditions for the project, marking a key milestone in its approval process.

Looking ahead, a Notice of Intent for Phase 2, which focuses on the Gibson Park Access Road, will be submitted as the project design nears 75% completion. Additionally, the project has received a Public Benefits Letter of Determination from the **Massachusetts Environmental Policy Act (MEPA)**, further advancing its progress.

The full presentation can be accessed on the website [here](#), under RT 1A Roundabout Project.



Local Bottleneck Program: Improving Key Intersections

To enhance traffic efficiency and safety, MassDOT has assigned Nitsch Engineering Inc. to evaluate key intersections in Revere as part of the Local Bottleneck Program. The intersections under review include:

- Broadway at Cushman and School Street
- Broadway at Malden Street

Nitsch Engineering has previously worked with city planners during the high school site selection feasibility study. The firm is also actively collaborating with the Department of Planning & Community Development (DPCD) on the city's Bike, Ped & Roll Master Plan to improve mobility for pedestrians and cyclists.

These infrastructure improvements reflect Revere's ongoing commitment to enhancing transportation, safety, and accessibility for all residents.

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