

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Revere's Consolidated Plan provides the framework that identifies community development and housing priorities. This CAPER reports on the accomplishments and progress made towards the above-mentioned Plan for the 2024Program Year.

The City's Public Service goal is to provide/sustain a suitable living environment for low/moderate income Revere residents. This year, subrecipients provided valuable housing assistance, including free legal support and access to RAFT funding, supportive services to survivors of domestic violence, and out of school time care to low-moderate income residents. Additionally, the city continued to support small businesses through the business loan program. Businesses were awarded loans between \$5,000-\$35,000. For the fourth year in a row, the city also placed a strong emphasis on completing infrastructure projects. This included the completion of two park projects and several new park projects, which were designed this year and will complete construction in the next program year.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
Enhance Parks, Public Facilities, & Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	27500	58095	211.25%
Enhance Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	0	0.00%
Enhance Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	2048	

Enhance Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	10	0	0.00%
Enhance Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	24	0	0.00%
Enhance Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	

Improve the Condition of Existing Housing	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	18	0	0.00%
Improve the Condition of Existing Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%
Increase Economic Development Opportunities	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	30	21	70.00%
Increase Economic Development Opportunities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	35	50	142.86%
Support the Expansion of Affordable Housing	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	5	0	0.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Public Service activities continue to focus on providing important services to benefit low-income residents. CDBG funding allowed For Kids Only to provide low and no cost out of school time care for Revere youth, and for Housing Families to provide housing related support for low-income Revere individuals and families. This service helped residents access RAFT funds and to avoid evictions. The economic development component

continued to operate a successful business loan program. The program is open to all businesses in Revere, however, special incentives, like zero percent interest are available to businesses located in either the Broadway or Shirley Avenue business districts, and for income-eligible microenterprises elsewhere in the city. The city also launched the construction of 3 new parks in the Shirley Avenue neighborhood, and begun designing traffic calming improvements in the neighborhood as well.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	131
Black or African American	32
Asian	2
American Indian or American Native	5
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>170</b>
Hispanic	194
Not Hispanic	

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

## CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,453,301/35	516522

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

With all of the Business Loans distributed, we required evidenced of matching investments by the loan recipients, of at least a 1:1 ratio. The construction of Fitzhenry Park is leveraging a \$50,000 MassDevelopment grant to support the project. With other projects in the Shirley Avenue neighborhood—a pocket park at 69 Shirley and at Flaherty Square, and traffic calming study of the neighborhood—\$290,000 in a state matching grant went to support those projects. In the next program year, CDBG will be used to supplement those dollars and complete the projects. The Oak Island park project also utilized \$44,000 of Community Improvement Trust (CIT) funds, a local mitigation fund derived from development projects in the neighborhood. Those funds also supported elements of the Leach Park renovation project.

Public Service recipients also largely leverage private funds, but also state funding to implement their activities. Housing Families utilize state funding from the former Department of Housing and Community Development and roughly \$80,000 in private funding to carry out the full scope of their housing work.



## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	24
Number of non-homeless households to be provided affordable housing units	0	9
Number of special-needs households to be provided affordable housing units	0	5
<b>Total</b>	<b>0</b>	<b>38</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	0	0
Number of households supported through the acquisition of existing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Discuss how these outcomes will impact future annual action plans.

In understanding the continued need of housing support services, the 2024 annual action plan allocated a substantial portion of the public service allocation towards this. Housing Families will provide support through their Homelessness Prevention and Legal Services Program, which provides free legal services and case management. CAPIC also provided rental assistance to households at risk of eviction. DPCD will continue to pursue policy-change solutions to help incent the further production of affordable housing. But given limited CDBG dollars, relative to the problem at-hand, the most effective tool will continue to be support of Public Services to provide direct assistance to those in need.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 7 – Number of Households Served**

## Narrative Information

The 38 households reported above all accessed affordable units through the Revere Housing Authority.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Revere's SUDHI Office (Substance Use and Homelessness Initiatives) directly reaches out to the unsheltered homeless population in Revere on a weekly basis. Three outreach workers/harm reduction specialists are contracted to perform street outreach for a total of 60 hours a week. These outreach workers directly engage with individuals living in encampments, living in cars, or on the street. They offer basic needs and engage in case management and housing support services. Over the past 2 years, the SUDHI Office, with the assistance of the outreach team has been able to stably house over 40 people who've engaged in services. The encampment activity over the past 2 years has also significantly decreased.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

In conjunction with Housing Families, Inc., the City of Revere opened its annual Emergency Warming Center for unsheltered homeless population again this winter. The Center operated from January 2 – March 31, 2025, serving over 120 unique individuals throughout the service period. This was the third year that the city engaged in a 7 days a week emergency shelter operation. The city also continued to partner with local community partners to place eligible residents in shelter or transitional housing. As mentioned above, over the course of the last two years, the SUDHI Office, in conjunction with the Balance of State COC, was able to house over 40 previously unsheltered homeless individuals.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City of Revere Public Health Department again contracted with a direct-service agency in FY25, Housing Families, Inc., to provide housing assistance for low-income individuals and families. Housing Families continued to provide eviction prevention counseling, housing search assistance, housing viability counseling, RAFT application assistance, and legal support. The program operates on an appointment-based system, where individuals or families that come to

City Hall or engage with the Public Health Department with tenant-landlord disputes or eviction process questions are able to meet with a representative from Housing Families in-person on a weekly basis. Throughout the course of FY25, the program was able to help over 500 individuals and secured over \$150,000 in RAFT funding for city residents.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Revere is part of the Balance of State COC and actively enters information on chronically homeless individuals into the VESTA system. Our outreach team, social worker and SUDHI program manager all contribute to working with chronically homeless and those who are most vulnerable in our community. In FY25, the city finalized and implemented an emergency hoteling policy that is utilized by the Public Health Office and the Veterans Service Office.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Revere Housing Authority (RHA) will continue to make gains in the areas of administrative management, finance & accounting, maintenance, asset management, housing management, tenant selection and the Housing Choice Voucher Program. RHA made just over \$3.7 million in capital improvements to its housing stock during the program year. This included \$900,000 in state development, \$1.3 million on new Section 8 construction (Hyman Towers), and \$1.5 million on federal-funded developments.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

The RHA has a well-established Family Self-Sufficiency (FSS) Program and continues to work at moving resident families from "welfare to work". The FSS program is structured to provide an avenue to homeownership opportunities for RHA voucher holders. A new FSS coordinator was hired and has been running the program during the past program year. The RHA initiated its FSS program within the Section 8 program.

### **Actions taken to provide assistance to troubled PHAs**

The Revere Housing Authority has not been designated as a troubled PHA.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City of Revere approved two districts under the Commonwealth of Massachusetts' HDIP (Housing Development Incentive Program) program. HDIP allows for housing development in approved zones to receive both city and state tax relief, through the signing of a Tax Increment Exemption (TIE) Agreement with the city and the receipt of state tax credits. Revere already has one project in the pipeline receiving HDIP credits, with the belief HDIP can spur further development along these corridors.

Revere is also innovatively using one of its HDIP districts to specifically promote affordable housing, restricting projects that can receive the city and state tax credits to those with 15% or more affordable units. Revere is one of two cities in Massachusetts to utilize this tool specifically to spur affordable units.

The City of Revere ratified a Housing Production Plan that commits the City to benchmark targets for affordable housing production, and signifies its intent to make key zoning and permitting changes to spur housing production, such as legalizing "missing middle" housing in residential zones and looking at properties that make sense to be converted to housing, such as city-owned vacant parcels, or underused surface parking lots next to public transit stations.

The City adopted a new Accessory Dwelling Unit (ADU) ordinance in compliance with updated state laws, which builds on the success of the City's existing ADU law. This updated ADU ordinance allows for ADUs in most of the city, clarifies guidelines and processes, and limits parking requirements near transit (which is essentially the entirety of the city). Since adopting this ordinance, the number of permits requested for ADUs in the city has significantly increased

In any zoning district in Revere that allows single-family housing by-right, ADUs are allowed by-right. By removing our outdated ADU language that inherently restricted ADU occupation to family members of owner-occupied properties, the City opens the door to market units that would have otherwise been deemed, in most cases, "illegal basement apartments." These units are attractive to both young professionals and aging retirees and offer a somewhat lower-cost alternative to the booming high-rise development in Revere. What is unique to ADU legislation is that it not only adds to housing stock but also adds – qualitatively – to the "community stock." ADUs directly integrate individuals with the neighborhood they are situated in, whether the individual walks, bikes, or drives. This desired effect is hard to come by in typical housing legislation, and brings new generations into sometimes barriered communities.

Moving forward, the priority is to educate community members, particularly those in the rapidly gentrifying Shirley Avenue neighborhood, about this new zoning amendment and its implications for prospective developers considering the overlay district. This effort aligns with the recently launched Mass Housing Partnership's Complete Neighborhood Program (CNP), which aims to assist cities in

preparing for more housing—preferably affordable—in a manner tailored to the specific needs of each community. We plan to utilize the funding from this program for the following:

**Predevelopment Support:** Several business-property owners are currently engaging architects to explore redevelopment potential on their sites and prepare plans for Site Plan Review by the City. The estimated cost for the smaller site around \$10,000—a relatively modest amount in the broader context. In partnership with MHP, we are working to subsidize costs or conducting a multi-site analysis to significantly aid these owners, offering clarity on development scenarios and costs, and potentially encouraging decisions to partner with developers or sell development rights above what would become a commercial condominium.

**Development Support:** While the City’s municipal loan program can assist with design services and studies, it does not cover construction costs. Through the MHP partnership, we are working to connect these small-scale property owners with the financial resources (i.e. reduced cost loans, grants, etc) they need to afford the necessary renovations.

#### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The city continues to build on existing relationships with service providers, local businesses, and regional workforce agencies such as MassHire to identify opportunities to provide residents with greater access to education, training, and employment to complement many of its existing housing and community development programs. DPCD recently led the creation of RC Link, a microtransit service providing “last-mile” transportation options for residents in Revere in Chelsea. The project provides affordable rides--\$2 per person, \$1 for seniors and students—to help Revere residents connect to employment and housing options.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Since any lead-based paint presents a serious and unacceptable threat to children, the City of Revere routinely gets requests for services either through the DPCD or the Safe Housing Task Force. Residents seeking this service are referred directly to Chelsea Restoration Corporation, the local nonprofit that offers loans through their Get the Lead Out program.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The Department of Planning and Community Development’s business lending program aims to increase job opportunities for low-income residents and provides wealth-building opportunities for income-eligible entrepreneurs. Through its work development housing policies and programs—and by virtue of their seat on the North Suburban HOME Consortium—DPCD works to close the gap between available affordable housing units and those that need them. Additionally, DPCD will continue to identify Public Service opportunities to partner with local agencies such as CAPIC and FKO to provide critical services to families in need.



**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The Department of Planning and Community Development (DPCD) continues to implement the City's goals, and our institutional structure has been realigned to better meet the needs of our residents and partners. DPCD continued to work closely with Public Health, Parks and Recreation, Department of Public Works, and other City agencies and community partners in elevating healthy living as an essential and achievable priority within the community and economic development agenda for the City of Revere. Increased collaboration between these departments allowed the City to develop stronger policies and procedures, resulting in a more coordinated response to rising needs.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The city benefits from a strong network of Revere-based providers as well as a network of regional housing and human services providers. The city will continue to participate as a member of the North Suburban HOME Consortium, with the Chief of DPCD now on the Board. Through this participation, the city can effectively coordinate its housing agenda with the surrounding communities. The Department also works in close collaboration with other municipal departments—most importantly Public Health—through meetings of the Mayor's Cabinet, where efforts are made to ensure there is coordination between municipal departments and the private and social service agencies they work with.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The Department of Planning and Community Development has worked with the Building, Fire and Health Departments to utilize "Language Line" and to aggressively communicate local rules and procedures to all new residents buying property in Revere. In addition, DPCD is working with other municipal colleagues to implement the City's Language Access Policy, which ensures equitable access to high priority municipal service documents. The DPCD has continued to urge these departments to make existing homeowners aware of these provisions during any permitting processes.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The DPCD is responsible for administering all program requirements and for ensuring consistency with comprehensive planning requirements. The DPCD has worked to ensure that the implementation of projects and activities complied with all federal laws and regulations and state laws and local ordinances as relevant. Projects or programs undertaken directly by subrecipients were governed by subrecipient agreements which referenced labor standards and all other applicable federal regulations and cited specific penalties for failure to comply with those regulations. For each funded activity, DPCD worked to ensure compliance with HUD regulations through oversight and monitoring, including:

Public services: subrecipients were required to submit monthly reports to verify the number of LMI persons served as well as the ethnicity and racial characteristics of those served; reviewed reports to ensure compliance; conducted periodic site visits according to sub-recipient's experience level and past performance; provided technical support to those identified as risking non-compliance; and screened each sub-recipient with goal of improving standards and compliance with subrecipient agreements, monitoring, and refinement of activity goals and outcomes measurements.

Economic development - business loan program: the disbursement of loan funding is on a case-by-case basis based on the application. The owner is responsible for submitting receipts for expenditures

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The Department of Planning and Community Development customarily holds a public hearing to inform the public of the progress of current/ongoing programs. Public notice of the availability of the report for review was provided on September 23, 2025. Citizens throughout Revere were invited to comment on the performance report, the availability of which was announced in the local newspaper and further posted on the City's website for review and comment before submittal.

No comments were received directly on the 2024 performance report. (To be updated upon completion of the public comment period.)

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City of Revere conducts its management and oversight of the CDBG program in alignment and compliance with the needs identified, and objectives set forth, in its Five Year and Annual Action Plans. These plans set the priorities for identifying and supporting eligible activities to be funded through CDBG, which is one of a number of critically important resources for the City to continue addressing consistent community needs. At this time, no changes are anticipated in the City's program objectives; the City continues to advance its efforts to increase and improve its capacity to implement projects and activities aligned with outlined program objectives.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 8 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					

Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

**Table 9 – Qualitative Efforts - Number of Activities by Program**

## Narrative