

CITY OF REVERE, MASSACHUSETTS

FY2013 CDBG CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

FOR PUBLIC COMMENT

Review/comment period: September 15 - September 29, 2014





Fourth Program Year CAPER

The CPMP Fourth Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 4 CAPER Executive Summary response:

For its Five Year (FY2010-FY2014) Strategic Plan, the City of Revere established the following categories as its prioritized needs:

- 1. creation and preservation of affordable owner-occupied housing;**
- 2. development/improvement of lower income rental housing;**
- 3. improvement of public facilities in low/moderate-income neighborhoods;**
- 4. provision of assistance public services for low/moderate-income persons;**
- 5. support for job creating/retaining economic development;**
- 6. and forward planning and sustained coordination of effort, including the leveraging of funds with other public and private resources.**

The core of the City's strategy through the five year period is to improve the quality of life for low- and moderate-income residents by: reducing blighting and deteriorating influences and circumstances that contribute to crime; by stabilizing neighborhoods through preservation and expansion of the affordable ownership and rental housing stock and the improvement of public facilities; by supporting the provision of public services and increased to those services for persons and families of low- or moderate-income; by encouraging and promoting job creation and retention particularly for low- and moderate-income persons; and by sustained long term planning and coordination of effort to affect such change.

Revere was very hard hit by the foreclosure and sub-prime lending crisis of several years ago. Though conditions have improved the last two years, Revere in the Fourth Program Year remained attuned to the deleterious effects of foreclosure induced home vacancies, deterioration and blight on previously stable low and moderate income neighborhoods and the negative

ripple effects such trends have upon unemployment, poverty levels, crime and a myriad of related social ills; even as there was substantial alleviation of the crisis evidenced by the declining number of new foreclosures in Revere. The City continued to do everything possible within its limited means to effectuate coordinated responses to the many pronged effects on families and neighborhoods stemming from foreclosures.

In this, the City of Revere's fourth year as an entitlement community, substantial progress was made in effectively undertaking the activities and projects contained in the Annual Plan for FY2013.

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.

Program Year 4 CAPER General Questions response:

For the fourth program year, FY2013, the City again established the following as its priority housing needs objectives. These short-term objectives were intended to achieve appreciable progress towards one of the national objectives of the CDBG program which is to provide decent housing:

- 1. To increase the availability and or accessibility of decent housing for low and moderate income families and individuals;**
- 2. To promote the affordability of decent housing for low and moderate income individuals and families;**
- 3. Help to sustain and retain the supply of decent housing for low and moderate income residents.**

Outcomes for these objectives are to be measured against:

- Quantifiable increase in the supply of affordable units or low and moderate income persons/families access to affordable units**
- An increase in the level of affordability of decent housing units**
- Actions that have served to enhance livability and/or improved the quality of life in neighborhoods to the benefit of low and moderate income persons and families**

Housing was allocated a total of \$122,430 in FY2013

accomplishments by specific project/activity:

- Creation/preservation of owner-occupied housing - When HUD in 2009 established impact factor ratings for Neighborhood Stabilization Program (NSP) funding allocations, Revere was the 15th most foreclosure impacted community in Massachusetts. As**

of June 2011, the Massachusetts Housing Partnership reported in its *Foreclosure Monitor* that 21 housing units per 1,000 units in Revere were classified as “distressed” – that is: a foreclosure filed within past year, for which an auction has been scheduled, or otherwise bank owned. This represented a decrease of 15% in the “distressed” rate per 1000 units from June 2010. In the period January 2011-January 2012 Revere saw a rather significant 21% decline in the number of distressed properties. Nevertheless, this remains a major concern for the City of Revere. In 2010, Revere joined forces with the neighboring cities of Chelsea and Everett in an application seeking an NSP 2 funds to address at least some of this problem. Unfortunately, HUD did not award this grant to the three-city Consortium. Revere was not eligible to apply for NSP 3 funding. Revere has however, continued to work with a locally based CHDO, Chelsea Restoration Corporation, to achieve similar ends by means of NSP funds channeled through the state and area-wide housing agencies and by using the mechanism of court appointed receivership to begin to address this problem. The City also received a targeted demolition grant from the Massachusetts DHCD through the Commonwealth’s NSP program. These funds were utilized to demolish one vacant and severely deteriorated property and it is hoped that two units of affordable housing may be rebuilt on that site with CDBG and other assistance at some point. A high priority for the City of Revere in this fourth year Action Plan was the utilization of CDBG funds to leverage and work in tandem with other resources to help create and preserve low and moderate income ownership units. The specific objective is to assist in returning vacant and/or deteriorated properties to useful ownership and habitation. In this program year, the City committed to providing Chelsea Restoration Corp.’s Community Restoration Group (CRG) with up to \$25,000 to help rehabilitate perhaps one such property in combination with other public and private funding. As the need to rescue distressed properties lessened, this project did not proceed and funds were re-allocated to the housing rehabilitation program aimed at low and moderate income units. The city consequently was able to successfully rehabilitate nine occupied housing units this program year. Energy efficiency and weatherization measures were undertaken with CDBG funds and/or coordinated with other sources, including HOME, to the greatest extent possible given limited funds. Such measures included: insulation, replacement of doors and windows and replacement of inefficient hvac systems. Energy Star standards applied to all home improvements.

- Development/preservation of rental housing - The City of Revere’s “*Shirley Avenue Gateway Planning Initiative*” funded by the Commonwealth of Massachusetts in 2009, looked carefully at housing needs and housing issues as they relate to lower income persons many of whom are concentrated in the Shirley Avenue neighborhood. The City has adopted the planning initiative’s key recommendations regarding affordable rental housing as a high priority and established that as a specific objective under the FY2011 CDBG Action Plan. Under the FY2010 Action Plan the City committed to providing Revere

Neighborhood Developers LLC (RND) with financial support of \$50,000 for the acquisition and rehabilitation of a six-unit foreclosed rental property at 14-16 Nahant Avenue in the Shirley Avenue neighborhood. RND was able to complete that project with a combination of NSC HOME, NSP NeighborWorks Equity and conventional funding amounting to over \$1.645M whereupon the City then agreed to reallocate those funds to another affordable rental project being undertaken by RND in the same neighborhood that was experiencing cost run-up. The FY 2010 CDBG funds were combined with an additional \$48,500 in CDBG funds the second year (FY2011) in conjunction with North Suburban Consortium HOME, Massachusetts Housing Investment Corp. (MHIC) Affordable Housing Trust (AHT), Historic Tax Credits and Massachusetts NSP funds to create 7 new low income elderly rental units "Walden House" at a former fire station in this low income (CT 1707) area. That project was completed in 2012. Construction is now underway as RND is developing 30 units of low/moderate income housing on the site of a former garage at 525 Beach Street. RND has also been renovating and repopulating other scattered site I/m family rental units in the Shirley Ave neighborhood using NSP funds. The City provided RND with \$25,000 in FY 2012 CDBG funds to support the rehabilitation of 4 low income rental units at 56-60 Highland Avenue in Census Tract 1704. Energy efficiency and weatherization measures were undertaken with CDBG funds and coordinated with other sources, including HOME, to the greatest extent possible given limited funds. Such measures included: insulation, replacement of doors and windows, and replacement of inefficient hvac systems. Energy Star equipment and standards will apply to all improvements. As RND did not seek FY2013 CDBG funds to utilize in the development of low income rental housing. the up to \$25,000 the City had earmarked for that purpose was re-programmed to other housing rehabilitation efforts.

The City of Revere's non-housing Community Development objectives for this fourth (FY2013) Action Plan are:

- 1. To enhance the quality of life through the provision of better public facilities and promote neighborhood stabilization by means of infrastructure improvements**
- 2. To help improve the quality of life and help reduce crime through support for vital social/public service providers and facilities**
- 3. To help reduce poverty and improve the quality of life for low- and moderate-income people by expanding economic opportunities, by infrastructure improvements and public facilities that support economic development and job creation**

Outcomes for these objectives are to be measured against:

- Quantifiable improvements or additions to public facilities and infrastructure**

- **The numbers of low- and moderate-income persons and families aided by public service providers who are supported in part by CDBG funds**
- **Evaluation of changes in quality of life status and reduction of poverty through the provision of specific public services; evaluation of effectiveness of actions intended to expand economic opportunity**

Non-Housing community development accomplishments by specific project/activity:

Public Improvements

Street and sidewalk improvements (\$428,017)

Revere regards street and sidewalk improvements to be a significant factor in enhancing the quality of life for low and moderate income residents and consequently considers such efforts a priority. Upgrading deteriorated street and sidewalk surfaces, introducing trees and other streetscape features, and rendering public ways fully handicapped accessible do much to enhance the quality of life in low and moderate-income neighborhoods and help stabilize neighborhoods and support the preservation of the affordable housing stock as well as to enhance economic opportunity.

- Franklin Avenue** - the city utilized fourth year CDBG funds in the amount of \$149,814 together with \$53,543 from the Broadway project to undertake major street and sidewalk surface improvements on Franklin Avenue. The CDBG funding improved 50 foot wide Franklin Avenue with installation of new accessible sidewalks (1,550 linear feet in total) and the planting of street trees. The 1,350 linear feet of street surface is now being milled and will be resurfaced using state Chapter 90 funds. Franklin Avenue is the high spine and a well-traveled way for the City's lowest income and most congested neighborhood – the Shirley neighborhood (CT-1702). Limited water and sewer and drainage improvements were undertaken in coordination with these street and sidewalk improvements.
- Central Business District improvements** – Revere has a general population consisting of at least 54% low and moderate income persons. This project has area wide benefit for Census tracts 1701, 1702 and 1706. The American Community Census for 2005-2009 indicates 5,558 persons in Revere were living in poverty. Revere also has an unemployment rate higher than the state. While the statewide unemployment rate remained constant at 6.6% in December of 2012 from 6.6% in December of 2011, the rate in the City of Revere decreased somewhat from 7.5% to 7.1% over the same period. With its growing numbers of low and moderate income residents and with consistently higher rates of unemployment than statewide averages, Revere has determined it essential to revitalize Broadway, its small business retail-oriented Central Business District as a means to encourage reinvestment and support the creation and retention of jobs for low and moderate income residents. In the fourth program year Revere dedicated \$210,000 for planning and construction of further

streetscape improvements in the six block core of the Broadway Central Business District between Beach Street and Mountain Avenue; design has been completed and key sections of the downtown public streetscape are now in construction. Some funds for this activity were re-assigned to the Franklin Street project as described above. The City has greatly expanded the scope of the CBD revitalization project with a \$1.5 Million MassWorks grant secured during the program year. During the fourth program year, continuing to work in cooperation with the City's Economic Development Director, the DPCD established programs and procedures for financial assistance for improvements to signage and facades of for-profit small businesses in the Broadway CBD. This is viewed as critical to the promoting the upgrade of retail/commercial properties and enhancing the business climate of the downtown center. In FY2014, to the extent permitted by CDBG allocations, the City will dedicate additional funds to physical improvements to the downtown area and possibly to small commercial properties.

Non-Residential Historic Preservation/Elimination of Slums and Blight

Many of Revere's historic sites have been lost to careless development and the lack of preservation efforts over the course of many, many decades. What remains of Revere's heritage is nonetheless significant and highly deserving of preservation and restoration efforts.

- a. **Museum House** One such site is the City-owned Revere Society for Cultural and Historic Preservation's (RSCHP) Museum House. The former Immaculate Conception Rectory was built in the 1880's and acquired from the Catholic Church in the early 1980's thereafter it was leased to RSCHP for use as a museum of local history and culture. The Museum houses countless artifacts from the City's more than 300 year old history and features irreplaceable items from the heyday of Revere Beach which was designated a National Historic Landmark in 2003. The Museum House as it is known, has undergone painstaking incremental restoration through various fundraising efforts and this preservation campaign continues. In FY2012 the City provided RSCHP with \$10,000 to help permanently repair and restore the roof of this historic museum structure in order to ensure the building's structural integrity and preserve its irreplaceable contents. The RSCHP raised additional private funds for the project including funds that were used to make temporary emergency roof repairs. Specifically, a decorative railing system was restored and re-installed along the roof perimeter. Though RSCHP had intended at the time to undertake repair and restoration of water damaged ceilings and other internal elements in the 3rd and 4th floors of the building caused by the leaking around the roof skylight, funding proved insufficient to do so. Preservation of this and other historical resources is important to Revere, accordingly non-residential historic preservation remains a high priority for the City. In the fourth year Annual Plan, Revere committed \$3,500 for essential restoration at the historic RSCHP Museum allowing residents and visitors continued access to exhibits highlighting the historic significance of the city and its beach and providing an educational resource for local students. Ongoing restoration of this historic gem helps remove incidences of slums and blight in the middle of the predominantly low and moderate income Library neighborhood – CT1706. However, due to changes in

RSHCP leadership and the availability of other resources to address these more immediate needs, RSHCP did not request release of these funds and the funds were re-assigned by DPCD to ongoing housing rehabilitation efforts.

Public Services

Although Revere's population was largely static throughout the 20th century and only increased noticeably in the past decade, population growth has been dramatic during this time. Previously, low- and moderate-income people in Revere were for the most part able to access necessary public services from regional providers operating in the metropolitan Boston area. The city's nearly 20% population growth in the past decade has greatly increased demand for a wide variety of public services and for greater access to those services. Revere historically lacked a network of locally based public service providers typically found in urbanized areas. The city is now benefitting from an expanded array of public service providers and programs. Established public service agencies that have long operated in Revere have been growing their programs and services while several newer organizations have begun to operate in the city or to expand from outside the city into Revere's lower income neighborhoods. Though Revere has severely limited CDBG resources with which to assist in the provision of public services, it has nonetheless identified the provision of these services to be a significant community need. The City remains committed to providing assistance to help long-established community-based organizations as well as newer non-profits to expand their multi-faceted efforts to meet various needs of low-income persons. In the third program year, the City committed to assist three sub-recipients with CDBG assistance: CRG, CASTLES, and Sylvia's Haven. These organizations' beneficiaries will all be low and moderate income persons and the programs they support will operate city-wide regardless of their geographic physical location.

- 1. CRG** [Community Restoration Group] The City committed \$3,500 to CRG in the FY2013 program year for foreclosure prevention counseling and negotiation services. CRG managed some low and moderate income Revere cases in FY2012 year end. The City expected to have 22 such cases managed in Revere by CRG during the third program year but as the mortgage foreclosure crisis has largely abated, CRC in fact only dealt with 7 such cases in Revere in FY2013 and absorbed the cost of that counseling in its own operating budgets. The \$3,500 allocated for this service was subsequently re-assigned by DPCD to its ongoing housing rehabilitation finance programs.
- 2. CASTLES** [Caring Alumni Supporting the Learning and Enrichment of Students] raises funds with which to enable children of low- and moderate-income families to attend - free of charge - tuition-based after school and summer programs with educational, recreational and cultural focus. The following programs are among those engaged by CASTLES: For Kids Only, KidSmart, 21st Century Program, ASK, Youth in Motion, MGH YouthZone and dedicated programs offered by the Revere Parks and Recreation Department. In most cases, the of participation in a package of such programs for one elementary school child amounts to \$1,500-\$3,000 or so - a sum well beyond the means of many low/moderate-income families. Over the past six years, CASTLES has provided the means for hundreds of children annually to participate in these programs through fundraisers and

direct appeals to corporate interests. With CDBG support of \$10,000 in the fourth Annual Plan, and with the private funds those funds leveraged, CASTLES projected it would be able to extend these programs to an additional 15 low- and moderate-income children during the year. As these programs carry over beyond the end of the City's AP program year all of the funds are encumbered and the 15 student target is in fact being met.

3. **Sylvia's Haven** – This is a small non-profit organization in the Beachmont neighborhood providing critical shelter for homeless women with children and seeking to direct them to needed financial, health and social service resources. Sylvia's Haven aims to transition these women into first supportive, and then permanent independent living environments. Sylvia Anthony, the organization's founder and President, has transformed a six bedroom, three bathroom residence into "Sylvia's Haven". She has modified the property to include two laundry rooms and strives to provide the basic necessities and security for women with children rendered homeless due to a variety of circumstances. Sylvia Anthony raises private funds to the extent she can with direct mailings and newsletters and relies on volunteers to operate the shelter. In the fourth program year, Revere provided Sylvia's Haven with \$3,500 in CDBG funds to help enable this homeless shelter provider continue its essential operations. During the program year Sylvia's Haven sheltered 3 homeless women with children.

Planning

In preparing the Strategic Plan and the first four year Action Plans, and further in consultation with local public service providers, it became apparent to the City that there is a real need to enhance and facilitate coordination and communication among human service providers, particularly as new public service organizations come on line or expand into Revere. The City supports capacity building initiatives which aim to centralize information on community resources and programs operating in the City so as to foster and encourage dialogue and collaboration among those organizations and agencies. The City regards this effort as a high priority, but given the sharp reduction in the City's FY2012 and FY2013 allocations it has been unable to dedicate any funds for this purpose.

- b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

FY2013 Action Plan – funds expended

TOTAL CDBG FY2013 Entitlement - \$704,934

- | | |
|---|-------------------------|
| 1. Housing - \$122,430 as follows: | <u>obligated</u> |
| • low-income rental housing development assistance housing | \$122,430 |
| a. land acquisition assistance for development of owner homes | |
| b. owner-occupied home improvement loans | |
| 2. Public facilities/Infrastructure; \$428,017 | |
| • neighborhood and downtown street and sidewalk improvements; | \$424,517 |
-

Historic Preservation; \$3,500.00- 54% benefit to L/M income persons	
• rehabilitation at Revere Society for Cultural and Historic Preservation's Museum House ; \$3,500	\$3,500*
3. Public Services - \$17,000	
• Youth Services - CASTLES [Concerned Alumni Supporting the Learning and Enrichment of Students]; \$10,000	\$10,000
• Sylvia's Haven - \$3,500	\$3,500
• Homeownership Assistance – CRC [Chelsea Restoration Corp.] - Foreclosure Counseling; \$3,500	\$3,500*
4. administration - \$124,987 - program management and oversight	\$124,987
5. Planning - \$16,000	\$16,000
• Preparation of FY2012 CAPER & FY2014 Annual Plan	
6. Contingency - \$10,000	\$10,000

* Funds were this not needed for activity and Were reprogrammed to other Plan activities

CDBG FY2013 Entitlement

Carryover/reprogrammed Funds	0.00
Program Income	\$3,454.74

Public Service Cap: funds obligated amount to 1.9% of FY2013 Entitlement

c. If applicable, explain why progress was not made towards meeting the goals and objectives.

Rental housing development was completed as planned relying solely on non CDBG resources. Ownership housing acquisition/rehabilitation was completed and additional units done with CDBG funds programmed for rental housing development and foreclosure prevention counseling but ultimately not needed for those purposes. There have been no significant delays in carrying out public improvement or public service projects intended to meet FY2013 Fourth Year Annual Plan goals and objectives.

d. Describe the manner in which the recipient would change its program as a result of its experiences.

The City this year required more defined work plans and more specific performance schedules for all public service programs; this practice will continue and expanded upon in future years. Aside from that, the City has had no experiences that would lead it to change its program structure or procedures.

e. Affirmatively Furthering Fair Housing:
a. Provide a summary of impediments to fair housing choice.

In the first part of 2011, the North Suburban HOME Consortium engaged a consultant (OKM) to undertake an Analysis of Impediments to Fair Housing Choice for each of its eight member communities. That effort progressed through the remainder of the year and the first part of 2012. A draft of the final report of those efforts was presented to the communities. Findings and recommendations of the AIFH will be carried forward into the remainder of the five year Strategic Plan. In analyzing the possible impediments to fair housing in the NSC, it appears that obstacles that individuals may face in being treated fairly in terms of their choice of housing are likely due to a combination of specific fair housing issues and due to economic conditions affecting households throughout the City.

In terms of fair housing, three key concerns were:

- **Problems occur because of language and cultural differences. Small organizations do not have the staff or resources to be able to converse with people who do not speak English. This is particularly true of real estate agents and landlords. In the case of landlords, there is an additional challenge in being able to communicate the way in which a property is managed and the customary ways in which people live. In the case of working with building, housing and health departments, it is challenging for both staff and customers to communicate local rules and procedures.**
- **The growing practice of advertising or listing properties for rent and for sale on the internet. There is a growing use of companies like Craig's List, which does not perform the customary services of a real estate agent. Although there is no evidence of discrimination, there was also no evidence that these entities provide comprehensive information and education about ensuring that their clients are treated fairly in their housing search. Real estate agents consulted for this analysis, made a point that they do not accept listings from landlords which would create discrimination (such as not wanting voucher recipients or families with children) whereas a Craig's List does not screen advertisements in this way.**
- **A significant impediment for people accessing housing of their choice is lack of income, which in turn can be linked to lack of education. While neither of these are considered formal impediments to fair housing, the foregoing analysis makes it clear that without an increase in household income, which is related to the current economic climate and the limited education among residents, housing choice will continue to be limited.**

The City of Revere and its brother communities in the North Suburban HOME Consortium have continued to seek ways ameliorating these concerns.

- b. Identify actions taken to overcome effects of impediments identified.

The City worked with the Building, Fire and Health Departments to utilize “Language Line” and to aggressively communicate locals rules and procedures to all new residents buying property in Revere. The DPCD has continued to urge these departments to make existing homeowners aware of these provisions during any permitting processes. The City has targeted its Certificate of Occupancy process as an good vehicle through which to do so.

The City continues to work with local real estate agents providing them with comprehensive information and education so as to ensure their clients are treated fairly in both purchasing and renting properties. All local realtors have received from DPCD and have been urged to display *Equal Housing Opportunity* posters.

The City has established an Office of New Citizens to help new residents, particularly those for whom English is a second language, to better understand both their rights and their obligations with an emphasis on the areas of concern described above.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

As identified in the Strategic Plan and the subsequent four Action Plans, the single largest obstacle to the city of Revere being able to address and meet the underserved needs of its low and moderate income residents is financial in nature. In the best of times a city like Revere struggles to find the means with which to address multiple and varied public needs. In recent years, with the city's population explosion and a striking increase in concentrations of non-English speaking immigrants, minority groups, and very low income persons the demand for affordable housing, more public services, employment opportunities and more and better public facilities has increased dramatically. In this fourth program year, the City again confronted ever growing demands while having to contend with shrinking revenues as the result of policy decisions and budgetary constraints on both the federal and state levels. Though substantially abated, the City continues to have to deal with housing foreclosure problems for some citizens and higher than state-wide unemployment levels for many residents. The City works hard yet is continually asked to meet many competing and sometimes conflicting needs. Nevertheless, in the Fourth Program Year, the City effectively deployed its limited CDBG resources prudently and wherever possible sought to leverage other public and private funds to help address these pressing needs. Revere worked diligently in consort and in cooperation with a number of public and private sector entities to offset and where possible halt the effects of foreclosure and unemployment. It also continued to reach out to a variety of public and private organizations and agencies so that it could better take advantage of new and planned job creating developments. The City has also actively tried to help position low and moderate income residents so they could avail themselves of coming employment opportunities. In response to a request for proposals under the Federal Reserve Bank’s “Working Cities” challenge grant program, the City crafted and submitted a proposal for a

multi-year, multi-pronged, multi-party approach to this task. Though this was not a successful effort in FY2013, the City will try again when future funding becomes available.

5. Leveraging Resources

- a. Identify progress in obtaining "other" public and private resources to address needs.

Though general economic conditions and budget duress at all governmental levels continued to constrain ability to achieve larger goals, the fourth year program once again mainly succeeded in obtaining public and private funds identified as necessary or available to address certain identified needs through specific objectives established. Exceptions are attributable to timing issues alone.

- b. **How Federal resources from HUD leveraged other public and private resources.**

Other Resources Applied to FY2013 Projects

CDBG funded projects or related projects were augmented by an additional estimated \$201,745 private and public funding as indicated below.

<u>Project</u>	<u>Private</u>	<u>Other Public</u>
Housing		
➤ owner occupied housing	\$200,000	\$50,000 (NSP; HOME)
➤ street improvements	-0-	\$1,520,000 (MassWorks; & state Chap. 90)
Public Services		
➤ CASTLES	\$24,975	-0-
➤ Sylvia's Haven	\$43,190	
➤ CRG	\$6,200	\$7,450

- c. **How matching requirements were satisfied.**

N/A – not applicable. The City has no matching requirements under the CDBG program.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year 4 CAPER Managing the Process response:

The City of Revere's Department of Planning and Community, the designated lead agency for the CDBG program, has for some 39 years, successfully secured and managed grant funds from multiple sources for a wide variety of housing and community development as well as economic development projects. This includes annual CDBG programs under first, HUD's Small Cities Program and then the Commonwealth of Massachusetts Department of Housing and Community Development's Mini-Entitlement set-aside, and more recently, its FY2010, FY 2011 and FY2012 Action Plans under its first Five Year (FY2010-2014) Strategic Plan. Throughout these past years, the DPCD has functioned as the city's focal point and lead agency in terms of planning and development and as the prime mover in efforts to stabilize and improve the quality of life for the entire city. The DPCD remains the prime point of contact and the visible public face of the city as it has sought to utilize state and federal tools and resources to the public benefit in the areas of housing and community/economic development.

Under the Fourth Year FY2013 Action Plan, the DPCD continued to partner with other public and private agencies and entities to advance the community development goals and objectives articulated above. Revere utilized best efforts and best practices to prudently deploy limited CDBG resources together with HOME and other state and federal funds so as to produce the greatest leveraged impact on identified and prioritized needs.

The most difficult obstacle the city faced in this fourth program year was a the reduction from its initial CDBG allocation. The City struggled with decidedly insufficient financial resources with which to address and meet identified needs of its low-and moderate-income residents. 2010 U.S. Census data places Revere's population at 51,755 an increase of 9.46% above the population indicated by the 2000 census; The Hispanic population increased dramatically from 10 to 25 percent of the total between 2000 and 2010 – an increase of 183%. Over that decade the black/African American population in the city increased from 2.9 to 4.3% - an increase of 85%; while the Asian population increased less dramatically 4.5% to 5.6% (35%) of the total population. The white population decreased 14%. The numbers of low and moderate income persons in Revere continue to increase dramatically. While CDBG Entitlement funds enable the city to address some priority needs, needs continued to greatly exceed the means as the numbers of low and moderate income persons grow within Revere's population in FY2013. The fact that Revere is expected to do more with a substantial reduction in CDBG funding notwithstanding, the City worked diligently and in the fourth program year and did the utmost to employ these limited CDBG funds wisely. In every instance, the DPCD leveraged all other funds it could to address prioritized needs.

Citizen Participation

1. Provide a summary of citizen comments.

As of September 29, 2014, no comments were received with respect to the Fourth Program year (FY2013) CAPER.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 4 CAPER Citizen Participation response:

No citizen comments were received during the program year. FY 2013 (July 1, 2013 – June 30, 2014) Annual Plan performance was discussed during the advertised input and final plan hearings for the FY2014 Action Plan held on January 8 and March 6, 2014. At those hearings the public was made aware of the amount of funds available, as well as funds expended and committed; it was noted that there was modest program income. Citizens were also advised of the scope and specific geographic locations of projects, including the location of areas of minority concentration. This CAPER was published in draft form for public review and comment from September 15 to September 29, 2014. As of September 26, 2014, no comments were received with respect to the Fourth Program year CAPER.

Institutional Structure

- 1 Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year 4 CAPER Institutional Structure response:

Again in the third year program, the Mayor directed the DPCD was to manage the **activities and funding under the FY2013 Action Plan consistent with the objectives of the Five Year Strategic Plan. DPCD staff was headed by the Director – who also serves as the City Planner. The staff consists of the Deputy Director, the Housing Manager, the Community Development**

Specialist, and the Project Engineer. In January of 2012, Mayor Rizzo appointed an Economic Development Director who throughout the program year worked closely with DPCD staff on a number of initiatives. In FY2013 it was the responsibility of the DPCD staff to manage the CDBG program throughout the program year on a day-to-day basis; staff members were directed to ensure compliance with all HUD, state and local laws and regulations. It was also the responsibility of the DPCD staff to interact with other municipal departments, with agencies of the Commonwealth of Massachusetts, with nonprofit organizations, with public institutions, and with private business interests so as to best accomplish goals and objectives of the FY 2013 Action Plan in terms of identified community development and housing needs.

During FY2013, the City's Economic Development Director worked closely with the DPCD Director and staff to plan and implement the Broadway (CBD) Revitalization Project in terms of obtaining public input and consensus on a shared vision, overseeing the design and construction of streetscape improvements, and planning for future institution of financial incentives for small retail façade and signage upgrades.

The institutional structure of the DPCD provides for clearly defined areas of responsibility among specific staff members and provides for appropriate checks and balances in terms of project oversight and the issuance of payments for program activities. Oversight of specific functional areas is vested in particular staff members while general oversight is vested in the DPCD Director. Ultimate program responsibility rests with the Mayor as the City's chief executive officer.

When the City undertook the Strategic Plan development process, it had hoped use some of its CDBG administrative funds to increase its staff capacity with the addition of a planner whose function would be to focus on longer-range planning particularly with respect to new green technologies and energy conservation efforts. In this way the city of Revere would fill a significant gap in its housing and community development delivery system. Unfortunately, given the City's underwhelming allocation of CDBG funds for the first, second and third program years, including a major reduction in its FY2012 allocation, CDBG resources were simply insufficient to further develop its institutional structure in this way. Should Revere's CDBG allocation increase in any appreciable level in future years, the City will build staff and further develop its institutional capacity.

Nonetheless, with non-CDBG grant fund support, the DPCD was able during FY2013, to maintain for a fourth year a staff position focusing on some of these issues and on a number of public service areas that interface with non-profits and public purpose institutions.

Monitoring

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.

3. Self Evaluation
 - a. Describe the effect programs have in solving neighborhood and community problems.
 - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
 - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
 - d. Indicate any activities falling behind schedule.
 - e. Describe how activities and strategies made an impact on identified needs.
 - f. Identify indicators that would best describe the results.
 - g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
 - h. Identify whether major goals are on target and discuss reasons for those that are not on target.
 - i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Program Year 4 CAPER Monitoring response:

As the entity designated by the Mayor to carry out the five year CDBG Strategic Plan and administer each subsequent Action Plan, the DPCD is responsible for compliance with all program requirements and for complete consistency with comprehensive planning requirements. The DPCD in fact carried out the FY2013 Action Plan programs and activities within the HUD threshold for timely expenditure of funds and its administration and implementation of all CDBG funded projects and programs complied with all federal laws and regulations and state laws and local ordinances as relevant. The DPCD worked to coordinate and oversee specific projects and programs with city departments and other public and private agencies and organizations to ensure full compliance. The DPCD was itself responsible for monitoring compliance with labor standards in all construction projects and for minority business outreach as well as comprehensive planning requirements. Projects or programs undertaken directly by sub-recipients were governed by sub recipient agreements which referenced labor standards and all other applicable federal regulations and cited specific penalties for failure to comply with same. It was the responsibility of the DPCD, to monitor sub-recipients to ensure full compliance. For each Action Plan, the DPCD staff followed HUD regulations and monitored each activity. The DPCD undertook the specific monitoring steps indicated for each as follows.

- **housing development/rehabilitation/buyer assistance**
 - **reviewed records for compliance with labor standards**
 - **reviewed tenant selection processes**
 - **reviewed annual income verification records**
 - **conducted annual inspections for code compliance in rental units**
 - **conducted outreach to non-English speaking and minority groups**
 - **reviewed income eligibility by means of credible income**

- **verification**
- **emplaced recapture provisions by means of liens to prevent speculation and to require repayment within specified time periods**
- **reviewed annual incomes verification to ensure affordability of rental units**
- **public services**
 - **required regular reports verifying number of low and moderate income persons served as well as the ethnicity and racial characteristics of those served; reviewed reports to ensure compliance**
 - **conducted periodic site visits and record reviews**
- **public facilities**
 - **required Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) participation in all construction contracts**
 - **reviewed weekly payroll forms to ensure prevailing wage compliance**
 - **conducted site visits to interview workers on wage payments**
- **economic development – façade and signage grants/loans**
 - **monitor and certify creation/retention of jobs**
 - **maintain records as to racial and socio-economic characteristics of job entrepreneur and employee beneficiaries**
 - **ensure completion of improvements**
 - **serviced loans**

[as no façade and signage loans/grants were issued in FY2013, nor in the preceding three program years given insufficient resources the above economic development monitoring efforts did not apply; façade and signage programs are going forward in FY2014]

- 1. DPCD staff personally monitored all public facilities construction and housing development and housing rehabilitation projects at least weekly and often more frequently throughout the FY2013 program year. Public Services were monitored by review of monthly reports submitted and by means of periodic spot visitations to program sites.**
- 2. In the fourth program year, DPCD found no major areas requiring improvement. DPCD continues working to have sub-recipients provide greater detail in reports as to the ethnicity and race of program beneficiaries. Other than the occasional need for better and timelier record keeping, no circumstances or events have been revealed that require closer scrutiny or tighter monitoring procedures.**
- 3 Self Evaluation
 - j. Describe the effect programs have in solving neighborhood and community problems.
 - k. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.

- l. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
- m. Indicate any activities falling behind schedule.
- n. Describe how activities and strategies made an impact on identified needs.
- o. Identify indicators that would best describe the results.
- p. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
- q. Identify whether major goals are on target and discuss reasons for those that are not on target.
- r. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Self Evaluation

- a. Owner-occupied housing improvement assistance has helped stave of incidences of blight and sub-standard housing in five low and moderate income locations. CDBG funds have been of significant assistance in the redevelopment of low-income rental housing. CDBG funds have supported rehabilitation of low and moderate income owner-occupied and tenant unit properties. CDBG funds have continued to improve the Shirley Avenue lower income neighborhood by the near completion of street and sidewalk surfaces. CDBG funded efforts to continue the revitalization of the city's CBD as a job creation/retention measure, received a substantial boost in FY2013 with the award of a competitive MassWorks grant of \$1,500,00. Fourth year CDBG funds were intended to assist in removing incidences of blight in an historic property within a low and moderate income neighborhood, but the non-profit did not request funds allocated for this purpose as it received funding from other sources; subsequently these funds were utilizing for residential rehabilitation projects. CDBG funding of public services in the FY2013 Annual Plan helped expand recreational activities and after-school programs for low and moderate-income children and have aided a homeless shelter. Funds intended to assist counseling of families in danger of foreclosure and homelessness were not needed for that purpose as the crisis was largely alleviated during the program year. The cases that did remain were assisted using other means; these funds were re-assigned to housing rehabilitation projects.**
- b. The City of Revere has continued to make appreciable progress during the fourth program year addressing housing and community development needs and specific objectives in spite of the increasing limited public resources with which to do so. The CDBG program has aided in the realization of Revere's vision of the future by working at stabilizing neighborhoods through preservation/creation of affordable housing, by improvement of key neighborhood facilities and recreational facilities.**
- c. Revere utilized its CDBG funds in the fourth program year to provide decent housing and a suitable living environment through rehabilitation of five owner-occupied homes. The aforementioned street improvement projects have already had significant stabilizing impact on the low and moderate-income Shirley Avenue**

neighborhood and predominantly low and moderate income areas abutting the Central Business District.

- d. No Fourth Year Program activities have fallen or are falling behind schedule.
- e. Fourth Year Program activities and strategies had positive impact on efforts to deal with the foreclosure crisis, have had positive and highly visible results in targeted neighborhood stabilization efforts, and have resulted in expanded provision of public services and recreational opportunities to low and moderate income persons, particularly children.
- f. Indicators best utilized to quantify results are: number of home-ownership units rehabilitated; number of low-income rental units rehabilitated; number of neighborhood facilities improved; number of incidences of blight alleviated; number of homeless women and children sheltered; and the additional number of children given access to after-school and summer recreational programs (CASTLES).
- g. The only major barrier having a negative impact on fulfilling strategies and achievement of the City's overall vision has been the lack of sufficient CDBG and other financial resources at Revere's disposal during the fourth program year.
- h. All major Fourth Year Program goals are on target as are the overarching goals of the Five Year Strategic Plan.
- i. In the Fourth program year, the City continued to work much more closely with the regional network of homeless providers with an eye to have more coordinated response to homeless needs. The City again cooperated with these agencies in conducting another Point in Time Census in Revere during the Fourth Year Program.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 4 CAPER Lead-based Paint response:

According to the 2008 American Community Survey, 16,661 (76%) housing units in Revere were built prior to 1980, and of these 9,906 (45%) were built before 1950. Lead was widely used in interior and exterior paint prior to 1978 when its use in paint was banned by the Environmental Protection Agency. No reliable calculation exists as to the number of Revere housing units containing lead paint, although it can be assumed that a number of older properties, particularly those located in lower income areas, have lead paint present. Other properties have already been de-leaded through various state and federal programs to encourage de-leading. To the extent permitted with limited financial and manpower resources, the City of Revere undertakes systematic code enforcement inspections and when lead paint is detected, directs property owners toward programs created to assist in de-leading. These include the lead remediation offered under the North

Suburban HOME Consortium's HOME-funded property rehabilitation program and MassHousing's "Get the Lead Out" Program.

Exposure to the hazardous effects of lead most commonly happens through flaking, peeling or chipping interior or exterior paint, lead dust from interior or exterior sources, and leached tap water from lead solder used in plumbing. The Commonwealth of Massachusetts Department of Public Health operates a Childhood Lead Poisoning Prevention Program and publishes an annual "Childhood Lead Poisoning Screening and Incidence Statistics by Community". The data for Revere from July 1, 2010 through June 30, 2011 (most recent available data) indicates that 85% of the children between six (6) and seventy-two (72) months old had been screened for elevated lead levels. The incidence of elevated levels of lead in the blood was two (2) cases in 3,049 children, which equates to zero (0) cases per thousand. This is lower than the statewide average of .5 cases per thousand and puts Revere in a very low risk category relative to other Massachusetts communities.

Since any lead-based paint presents a serious and unacceptable threat to children, the City of Revere has carried out housing rehabilitation activities for many years, routinely testing for lead paint in any unit to be rehabilitated where children under the age of eight (8) reside. To the extent that housing rehabilitation is undertaken under component Action Plans of the FY 2010-FY2014 Strategic Plan and in coming years, this practice will continue. Efforts to decrease the overall impact of lead paint in Revere's older housing stock has been relatively successful, given limited availability of funds and the stringent requirements of Title X, HUD's "Lead Based Paint Hazard Reduction Act". No lead paint remediation was done in FY2013 using CDBG funds as no cases presented themselves; no cases were revealed requiring remediation and referral to the aforementioned HOME and MassHousing funded programs.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 4 CAPER Housing Needs response:

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-

income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

Program Year 4 CAPER Specific Housing Objectives response:

In the fourth program year (FY2013) of the current five year (FY2010-FY2014) Strategic Plan, the City of Revere will continue to pursue several priority housing needs objectives. These short-term objectives are intended to achieve results under one of the national objectives of the CDBG program which is to provide decent housing. These objectives for Revere are:

1. To increase the availability and or accessibility of decent housing for low and moderate income families and individuals;
2. To promote the affordability of decent housing for low and moderate income individuals and families;
- 3 To help sustain and retain the supply of decent housing for low and moderate income residents.

Goals

For this plan year, the City committed to will undertake two activities that aim to accomplish the following housing goals:

- DH-1(1)(2) **ownership and rental housing projects** - Increase availability/accessibility of decent housing
- DH-2(1)(2) **ownership and rental housing projects** - Promote the affordability of decent housing
- DH-3(1)(2) **ownership and rental housing projects** - Help to sustain decent housing

Outcome Measurements

Outcomes for these objectives will be measured against:

- Quantifiable increases in the supply of affordable units or low and moderate income persons/families access to affordable units
- Increases in the level of affordability of decent housing units
- Actions that have served to enhance livability and/or improve the quality of life in neighborhoods to the benefit of low and moderate income persons and families

1. Creation/preservation of owner-occupied housing

When HUD in 2009 established impact factor ratings for Neighborhood Stabilization Program (NSP) funding allocations, Revere was the 15th most

foreclosure impacted community in Massachusetts. As of January 2013, the Massachusetts Housing Partnership reported in its *Foreclosure Monitor* that foreclosure petitions and foreclosure auctions were in process or a property was bank held for up to two years for 313 total housing units in Revere (out of its total 2010 census count of 22,100 housing units) for a distress rate of 14.2%. This represents a 10.8% decrease from the January 2012 rate of 15.9% but is still higher than the statewide rate of 9.5% as of January 1, 2013; one of 24 Massachusetts communities above the statewide rate. Nevertheless, this remains a major concern for the City of Revere as the city ranks 45th statewide in terms of distressed property rate. In 2010, Revere joined forces with the neighboring cities of Chelsea and Everett in an application seeking an NSP 2 funds to address at least some of this problem. Unfortunately, HUD did not award this grant to the three-city Consortium. Revere was not eligible to apply for NSP 3 funding. Revere has however, continued to work with a locally based CHDO, Chelsea Restoration Corporation, to achieve similar ends by means of NSP funds channeled through the state and area-wide housing agencies and by using the mechanism of court appointed receivership to begin to address this problem. The City also received a targeted demolition grant from the Massachusetts DHCD through the Commonwealth's NSP program. These funds were utilized to demolish one vacant and severely deteriorated property and it is hoped that two units of affordable housing may be rebuilt on that site with CDBG and other assistance at some point. The previously discussed \$450,000 grant from the Massachusetts Attorney General's Office will provide Chelsea Restoration Group with working capital/equity with which to rescue and restore to habitable use vacant and deteriorated houses in the three neighboring communities. A high priority for the City of Revere in this fourth year Action Plan is the utilization of CDBG funds to leverage and work in tandem with other resources to help create and preserve low and moderate income ownership units. The specific objective is to assist in returning vacant and/or deteriorated properties to useful ownership and habitation. In this program year, the City planned to again provide Chelsea Restoration Corp.'s Community Restoration Group (CRG) with modest financial support (up to \$25,000) to help acquire and rehabilitate perhaps one such property in combination with other public and private funding, including NSP funds through receivership. This property was to have been then sold to a qualified buyer who has successfully completed homebuyer training; though receivership projects were undertaken these CDBG funds were not needed and were re-assigned to ongoing housing rehabilitation activities. The City of Revere rehabilitated 5 currently owner-occupied properties three of which contained four low and moderate income rental units which were rehabilitated as well. CRC was also to be provided public service funding to assist in its vital mission of foreclosure prevention counseling; however with sharp decline in foreclosures during the program year, CRC was able to provide counseling through its own means. Seven Revere homeowners were counselled in the fourth program year. Energy efficiency and weatherization measures were undertaken with CDBG funds and/or coordinated with other sources, including HOME, to the greatest extent possible given limited funds. Such measures included: insulation, replacement of doors and windows and replacement of inefficient hvac systems. Energy Star standards were applied to all home improvements.

Priority: housing

Objective: DH-1 Increase availability/accessibility of decent housing

DH-2 Promote the affordability of decent housing

DH-3 Help to sustain decent housing

Funding: \$97,430 CDBG year 4; other – estimated \$400,000 public & private (NSP; Attorney General Grant; HOME; FHLBB; lending Institution)

Proposed Accomplishment: 2-3 affordable housing units rescued and repopulated; one or two other units of low-moderate income owner-occupied housing rehabilitated

Outcome Measurement: number of low-moderate income ownership units rescued, restored or rehabilitated

Actual accomplishments: *nine low and moderate income housing units were rehabilitated at a cost of \$93,430 [allocation plus reassigned funds] Of those assisted, two were very low income elderly; four were female headed low and moderate income households.*

2. Development/preservation of rental housing

The City of Revere's "**Shirley Avenue Gateway Planning Initiative**" funded by the Commonwealth of Massachusetts in 2009, looked carefully at housing needs and housing issues as they relate to lower income persons - many of whom are concentrated in the Shirley Avenue neighborhood. The City has adopted the planning initiative's key recommendations regarding affordable rental housing as a high priority and established that as a specific objective under the FY2011 CDBG Action Plan. Under the FY2010 Action Plan the City committed to providing Revere Neighborhood Developers LLC (RND) with financial support of \$50,000 for the acquisition and rehabilitation of a six-unit foreclosed rental property at 14-16 Nahant Avenue in the Shirley Avenue neighborhood. RND was able to complete that project with a combination of NSC HOME, NSP NeighborWorks Equity and conventional funding amounting to over \$1.645M whereupon the City then agreed to reallocate those funds to another affordable rental project being undertaken by RND in the same neighborhood that was experiencing cost run-up. The FY 2010 CDBG funds were combined with an additional \$48,500 in CDBG funds the second year (FY2011) in conjunction with North Suburban Consortium HOME, Massachusetts Housing Investment Corp. (MHIC) Affordable Housing Trust (AHT), Historic Tax Credits and Massachusetts NSP funds to create 7 new low income elderly rental units "Walden House" at a former fire station in this low income (CT 1707) area. That project is now complete. RND is now working to develop 30 units of low/moderate income housing on the site of a former garage at 525 Beach Street and to renovate and repopulate and additional scattered site l/m family rental units in the Shirley Ave neighborhood using NSP funds. The City committed to provide up to \$25,000 in FY 2013 CDBG funds to support project specific actions by RND to create/preserve affordable rental housing in low and moderate income neighborhoods; this was most likely to involve the development of 35 family units at 525 Beach Street, a former garage site. As RND was able to secure major funding from other sources for this project, it did not seek these funds. RND is also planning a new 50 elderly rental development in CT 1704. In any case, energy efficiency and weatherization measures are undertaken by RND with CDBG funds and/or other sources, including HOME, to the greatest extent possible given limited funds. Such measures include: insulation, replacement of doors and windows, and replacement of inefficient hvac systems. Energy Star equipment and standards apply to all improvements.

Priority: housing

Objective: DH-1 Increase availability/accessibility of decent housing
DH-2 Promote the affordability of decent housing
DH-3 Help to sustain decent housing

Funding: up to \$25,000 FY2013; other – tbd public (HOME; MHIC-AHT, Historic Tax Credits, and NSP)

Proposed Accomplishment: assist in development of new 35 low income family rental units

Outcome Measurement: number of low-income rental units created

Actual Accomplishments: *35 units of low income family rental housing are now being constructed on the remediated site of a former automobile garage. As the project secured full funding from other sources, the non-profit developer did not seek to utilize the CDBG funds programmed for this purpose.*

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 4 CAPER Public Housing Strategy response:

The Revere Housing Authority (RHA) in this third program year again strove to make continuing gains in the areas of administrative management, finance & accounting, maintenance and asset management, housing management, tenant selection, the Housing Choice Voucher Program and the Massachusetts Rental Voucher Program (MRVP). In FY2012 the RHA again sought out tenant input on housing quality and improvement of authority developments by means of public meetings, posting of plans and documents, and open communication. 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 voucher holders. The RHA first initiated its Family Self-Sufficiency Program (FSS) within the Section 8 program in 2007. Subsequently, the RHA was awarded an FSS Coordinator's Grant. The program now has 37 participants and an active waiting list. Two participants have successfully completed the homeownership program. The RHA is currently working with another participant who is on the way to becoming a homeowner.

In the third program year, the RHA continued to seek permission under an Administrative Plan to begin a RHA resident homeownership program with the goal of assisting up to three families per year; this permission has yet to be granted. The RHA in FY2012 continued its Officer-in-Residence program at the Coledge Street family development, and at the Carl Hyman Towers located at 50 Walnut Avenue in Revere. Chelsea/Revere/Winthrop Elder Services (CRW) again partnered with the RHA to staff the supportive living environment initiative at the Alfred Liston Towers senior development.

Elderly residents are provided assistance with home health aides, medications, help with household chores, and the continuum of care necessary for the elderly and infirmed to live independently rather than in a nursing home. The RHA will continue these programs in the subsequent program years and will look to expand supportive living efforts if additional funding can be secured.

The RHA has completed extensive roof replacement, weatherization and energy efficient insulation of buildings. At the federal elderly development, William Petrilli Gardens, Two Harris Street, a window and door replacement project is in process. The RHA is currently working on our 705 State Scattered Sites performing interior and exterior renovations and structural repairs. Major improvements to the state elderly project at Alfred Liston Towers are currently underway and the second phase of renovations was completed in the spring of 2013. Phase Three, which includes interior renovations, is in process. The RHA has continued to seek non-traditional funds for the development and modernization of various sites. The RHA is also fully committed to energy savings, the implementation of "green" amenities and compliance with all Environmental Protection Agency (EPA) standards.

The RHA is designated as a high performer by HUD and is performing at a high level of excellence. For more information visit the RHA website at www.revereha.org.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 4 CAPER Barriers to Affordable Housing response:

In this Fourth program year, the greatest barrier to increased availability of high-quality, affordable housing continued to be extremely limited public funding, and very limited private sector interest in developing affordable housing in Revere. Nevertheless, Revere continued to do what it could to create incentives to increase the supply of housing, including actively working with, and encouraging nonprofit and for-profit partners to collaborate and otherwise create more affordable opportunities in the community. During the Fourth Program Year Chelsea/Revere Neighborhood Developers and Chelsea Restoration Corp. were actively engaged with the City on several projects to restore affordable units. Barriers to affordable housing in Revere nonetheless result from market forces affecting the larger Greater Boston area. In spite of the downturn in the regional housing market over the past several years, rents and sale prices nevertheless remain out of reach for many low- and moderate-income households, even

in the face of decreasing housing prices in recent years. For many low and moderate income persons, access to affordable housing is also hampered by employment instability, limited availability of credit and mortgage financing, and the general high cost of living in the area.

The shortage of opportunities to create new affordable housing in Revere is not attributable to public policies such as zoning; the lack of developable land for this purpose remains the main barrier. For this reason, the City again in FY2013 focused on underutilized industrial and commercial properties believing they may be suitable for mixed-income housing and continued to seek out means to assist in the redevelopment of these properties as housing.

The City during the first program year adopted of an Overlay Zoning Ordinance for the Wonderland Transit Oriented Development (TOD) District that permits less stringent parking requirements for units within a quarter mile of rapid transit. In the second program year it worked closely with two non-profits to rescue foreclosed properties and develop new units in formerly commercial or institutional non-residential properties. In the Third and Fourth Years this continued. The City previously approved the expansion for the Highway Business District Zone (from single-family) in North Revere to permit Roseland Property Company to develop more multi-family units in the Overlook Ridge project; construction of new units here commenced during the Third Year program and neared completion in the Fourth program year.

HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
 - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
 - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
 - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
 - a. Detail results of on-site inspections of rental housing.
 - b. Describe the HOME jurisdiction's affirmative marketing actions.
 - c. Describe outreach to minority and women owned businesses.

Program Year 4 CAPER HOME/ADDI response:

N/A Not applicable. The City of Revere is not a direct recipient of HOME funds; rather those funds are accessed to the benefit of the City through the eight member North Suburban HOME Consortium (NSHC) of which it is an active and involved participant. At present there are no ADDI funds.

The NSHC has well established HOME resale and recapture guidelines and separately reports directly to HUD on Match requirements, MBE and WBE requirements and assessments.

The City of Revere supported RND's request for HOME funds as a subsidy from NSHC combined with \$1M in NSP funds from DHCD and The Massachusetts Housing Investment Corp. for the \$1,750,000 development cost of the Walden House elderly low-income rental project in the first and second year (FY2010-FY2011) Action Plan and provided first CDBG funds of \$50,000 in FY2010 and again \$48,500 in FY2011 for the project as well. The City of Revere provided \$25,000 in Third Year CDBG funds to support RND's rehabilitation of four low income rental units on Highland Avenue in CT1707; \$120,000 of NSHC HOME funds were also devoted to this project.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

Program Year 4 CAPER Homeless Needs response:

1. **Revere is not the direct recipient of any public or private resources with which to address homeless needs and prevent homelessness. Revere is part of the "balance of state" McKinney Vento Homelessness Assistance Program (HUD) continuum which is overseen by the state Department of Transitional Assistance (DTA) and Department of Housing and Community Development (DHCD). Revere supports the efforts of regional providers and nonprofits working in Revere to apply to the state for McKinney funds for homelessness assistance to support a variety of housing programs for homeless families and individuals in Revere. The state applies for this**

funding annually, with the communities in the “balance of state” continuum, for specific projects. Collaborating with development and service provider partners, Revere will support specific projects for inclusion in future applications. Through DHCD, the Commonwealth also receives funding from HUD’s Homelessness Prevention and Rapid Re-Housing Program as part of the American Response and Recovery Act to communities in the “balance of state” continuum.

- 2. The Metro Boston Regional Network to End Homelessness has identified homeless families as a priority need group. In particular, the high number of families in the state’s Emergency Assistance program and now residing in motels is prioritized as are the needs of homeless and recently homeless households with barriers to workforce participation. Notably, Revere participates in the Metro Boston Regional Network to End Homelessness (MBN). Revere’s former Mayor, Thomas Ambrosino, was a co-chair of the Leadership Council for this regional network and served on the MBN Steering Committee from its inception until leaving office in January 2012. The MBN builds upon the ongoing efforts of constituent cities and towns, partnering state and federal agencies, local nonprofits, faith communities, public-spirited members of the business community, and individual residents to take the next more collaborative step of transforming those existing programs into an integrated regional safety net of housing, housing stabilization (including income and asset stabilization), and homeless prevention resources than can preempt and end family and individual homelessness. A particular focus has been on efforts to keep Revere families who become homeless residing in Revere. This can among other things, reduce the now \$400,000 cost of transporting children back to Revere schools and to help adults stay close to jobs, other family members and health care and social services they rely upon. Under the Fourth program year Action Plan, with the exception of the assistance the described below, the City again did not direct any of its limited CDBG resources to homeless assistance. Revere did work in FY2011 with nonprofit partners applying to the state for funding to produce additional units of housing for formerly homeless individuals and/or families in Revere. Revere actively supported a \$1.3 million project by Housing Families Inc, to create 4 small family and 3 large family units for formerly homeless families and advocated for NSC HOME funding in excess of \$325,000 for this development. The City made \$10,916 available in second year program funds to enable Housing Families Inc., to install fire suppression and alarm systems in the development in order to obtain a Certificate of Occupancy; this seven unit property is now fully occupied by formerly homeless persons and families. In the Third Year Action Plan \$5,000 in CDBG funds was made available to Sylvia’s Haven to support the provision of emergency housing and transitional services for two low income women with children. In the Fourth Year the City of Revere again provided Sylvia’s Haven with \$3,500 which helped to support several women with children.**

- 3. No new resources flowing from the Homeless SuperNOFA supported projects specific to Revere alone. Other resources available to address homeless needs during the Fourth program year were:**

- **City of Malden and Medford: HUD Homelessness Prevention and Rapid Re-Housing Funds (expiring one time Stimulus Package Funds). These funds are available to Revere households facing homelessness.**
- **MA Balance of State Continuum of Care – HUD Emergency Solutions Grant will have new resources for homelessness prevention and rapid re-housing.**
- **MA Balance of State Continuum of Care – McKinney Vento Homeless Funds including Shelter Plus Care, SRO Mod Rehab, and Supportive Housing Program.**
- **State of MA Residential Assistance for Families in Transition Funds**
- **State of MA Tenancy Preservation Program Funds**
- **State of MA Flex Funds – Interagency Council on Housing and Homelessness**
- **United Way of MA Bay & Merrimack Valley Family Prevention Funds**

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 4 CAPER Specific Housing Prevention Elements response:

As a member of the MBN, Revere has access to a “flexible fund” of state resources that can assist vulnerable households that are heading into homelessness. This funding was available in FY2012 in modest amounts; this short term form of financial assistance helped pay rent arrearages and outstanding utility bills that threatened to destabilize tenancies in Revere. The MBN also makes additional homelessness prevention and solutions to homelessness available to Revere residents. As part of this regional network, Revere availed itself of emergency homelessness prevention programs and short term housing assistance available in peer cities and towns in the 26 cities and towns making up the Metro Boston region.

Chronic Homelessness

Revere in FY2013 worked with the Metro Boston Regional Network to End Homelessness as it sought to develop a regional action plan to address chronic homelessness. This regional network was set up by the MA Interagency Council on Homelessness and Housing. Plans are to capitalize on the MA Home and Healthy for Good initiative to re-house individuals who are chronically homeless.

Barriers to this effort remained twofold:

- (1) The difficulty in effectively engaging chronic homeless individuals and maintaining relationships through the transition to Home and Healthy for Good.**
- (2) The lengthy waiting list for Home and Healthy for Good.**

Lastly, the City in the Third program Year supported MBRNEH in its efforts to build a seamless Continuum of Care coordinated with the MA “single point of entry system” Emergency Assistance system for homeless families to ensure access to Revere resources.

Homeless Prevention

In the Fourth Year Action Plan, Revere provided \$3,500 for program support to Sylvia’s Haven an emergency shelter for women and children. During the program year Sylvia’s Haven housed three homeless women – each with a child. Sylvia’s Haven provided its clients with case management and counseling services that help provide them access to other services and providers. Revere has also supported a \$1.3 million project by Housing Families Inc., to create four new small family and 3 large family units and sponsored a request to NSHC for \$325,000 in HOME funds for it; CDBG funds were also provided for fire alarm suppression systems in the building. The project was completed and occupied during the third program year.

On January 26, 2012 Revere conducted its first ever point-in-time, one night count of homeless people living on the streets. The count was conducted by Cate Blackford of the DPCD escorted by Revere Police Chief Terence Reardon. The census revealed two unsheltered white males living on Revere Streets; one elderly and one middle aged. The City recognizes that this count is one of the best resources for information about the unsheltered homeless population in a community. Therefore, Revere continued the one night census in FY2012 and again in FY2013; no homeless persons were detected on the streets of Revere on January 29, 2014 when the point in time census took place.

Discharge Coordination Policy

Revere has helped coordinate the Massachusetts implementation of the new Medicaid Program: Money Follows the Person, in order to facilitate transitions from long term and chronic care institutions into community integrated housing. In the fourth program year the Revere Housing Authority applied for HUD rental vouchers including Non-elderly Disabled Vouchers as a means to alleviate discharge caused homelessness.

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.

- b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
 - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
 - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
 - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
 - b. Homeless Discharge Coordination
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
 - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Program Year 4 CAPER ESG response:

N/A – Not applicable, Revere receives no ESG funding.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
 2. Changes in Program Objectives
-

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
 - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
 - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
 - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
 - a. Indicate how use of CDBG funds did not meet national objectives.
 - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
8. Program income received
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
 - b. Detail the amount repaid on each float-funded activity.
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
 - d. Detail the amount of income received from the sale of property by parcel.

9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.

10. Loans and other receivables
 - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
 - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
 - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
 - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
 - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

11. Lump sum agreements
 - a. Provide the name of the financial institution.
 - b. Provide the date the funds were deposited.
 - c. Provide the date the use of funds commenced.
 - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
 - a. Identify the type of program and number of projects/units completed for each program.
 - b. Provide the total CDBG funds involved in the program.
 - c. Detail other public and private funds involved in the project.

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
 - a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year 4 CAPER Community Development response:

Consistent with the objectives established in Revere’s FY2010-FY2015 Strategic Plan, the specific non-housing Community Development needs under the fourth year (FY2013) Action Plan are:

1. To enhance the quality of life through the provision of better public facilities and promote neighborhood stabilization by means of infrastructure improvements;
2. To help improve the quality of life and help reduce crime through support for vital social/public service providers and facilities;
3. To help reduce poverty and improve the quality of life for low- and moderate-income people by expanding economic opportunities, by infrastructure improvements and public facilities that support economic development and job creation.

Short-term non-housing Community Development objectives established by Revere are intended to achieve noticeable progress towards the CDBG program's primary objectives to provide decent housing and a suitable living environment and to expand economic opportunities, principally for low- and moderate-income (L/M) persons. The short-term objectives in the FY2013 Action Plan are:

Goals

For this fourth plan year, the City planned to undertake the following activities that aim to accomplish the following housing and community development goals:

- DH-3(1)(2) **ownership and rental housing projects** - Help to sustain decent housing through foreclosure prevention counseling
- SL-1(1) **support for women's shelter** - help to provide/sustain a Suitable Living Environment for L/M income residents
- SL-3(1) **Development/improvement of public open spaces** - help to provide a Suitable Living Environment for low- and moderate-income residents
- SL-3(6) **Historic Preservation** - Elimination of slums and blight and historic preservation
- SL-3(2) **Street Improvements** - help to provide/sustain a Suitable Living Environment for L/M income residents in predominantly lower income neighborhood; support economic opportunity in Central Business District
- SL-3(4) **CASTLES** - help sustain a suitable living environment for L/M children

Outcome Measurements

Outcomes for these objectives are measured against:

- Quantifiable improvements or additions to public facilities and infrastructure
- The numbers of low- and moderate-income persons and families aided by public service providers who are supported in part by CDBG funds
- Evaluation of changes in quality of life status and reduction of poverty through the provision of specific public services; evaluation of effectiveness of actions intended to support expanded economic opportunity

Adhering to Revere's priority non-housing community development needs as established in the FY2010-2015 Strategic Plan, and considering that dramatic reductions in CDBG allocations have severely limited the City's options, the city is able to select and include only the following categories of projects for the fourth year Action Plan.

Public Improvements

Street and sidewalk improvements - \$424,517

Revere regards street and sidewalk improvements to be a significant factor in enhancing the quality of life for low and moderate income residents and consequently considers such efforts a priority. Upgrading deteriorated street and sidewalk surfaces, introducing trees and other streetscape features, and rendering public ways fully handicapped accessible do much to enhance the quality of life in low and moderate-income neighborhoods and help stabilize neighborhoods and support the preservation of the affordable housing stock as well as to enhance economic opportunity.

- c. **Franklin Avenue** - the city will utilize fourth year CDBG funds in the amount of \$149,814 to undertake major street and sidewalk surface improvements on Franklin Avenue. The CDBG funding will improve 50 foot wide Franklin Avenue's 1,350 foot total length with milling and laying of a new finish paving coat, with installation of new accessible sidewalks and the planting of street trees as possible. Franklin Avenue is the high spine and a well-traveled way for the City's lowest income and most congested neighborhood - the Shirley neighborhood (CT-1702). Limited water and sewer and drainage improvements may be undertaken in coordination with these street and sidewalk improvements.

Priority: Public Facilities:

Objective: SL-3(2) - help to provide a Suitable Living Environment for low- and moderate-income residents

Funding: \$149,814 - CDBG year 4

Proposed Accomplishment: up to 1,350 linear feet of street re-surfaced
And 1,550 linear feet of appurtenant sidewalks and 380 foot of
Incorporated driveway openings reconstructed

Outcome Measurement: actual number of linear feet of street re-surfaced and sidewalks reconstructed.

Actual Accomplishment: 1,550 linear feet of sidewalks have been reconstructed at a cost of \$203,357 with \$53,543 of that being funds re-assigned from the CBD improvement project. The 1,350 linear foot street surface is being milled and re-surfaced using state Chap. 90 funds.

- d. **Central Business District improvements** - Revere has a general population consisting of at least 54% low and moderate income persons. This project has area wide benefit for Census tracts 1701, 1702 and 1706. The American Community Census for 2005-2009 indicates 5,558 persons in Revere were living in poverty. Revere also has an unemployment rate higher than the state. While the statewide unemployment rate remained constant at 6.6% in December of 2012 from 6.6% in December of 2011, the rate in the City of Revere decreased somewhat from 7.5% to 7.1% over the same period. With its growing numbers of low and moderate income

residents and with consistently higher rates of unemployment than statewide averages, Revere has determined it essential to revitalize Broadway, its small business retail-oriented Central Business District as a means to encourage reinvestment and support the creation and retention of jobs for low and moderate income residents. In the fourth program year Revere will dedicate \$210,000 for planning and construction of further streetscape improvements in the six block core of the Broadway Central Business District between Beach Street and Mountain Avenue. During the fourth program year, in cooperation with the City's Economic Development Director, the DPCD will continue to plan for future actions in the Broadway CDB to promote the commercial activity and to further enhance the business climate of the downtown center. In FY2014, to the extent permitted by CDBG allocations, the City will dedicate additional funds to physical improvements to the downtown area.

Priority: Public Facilities:

Objective: SL-3(2) - help to provide a Suitable Living Environment for low- and moderate-income residents

Funding: \$210,000 - CDBG year 4; CDBG FY2014 tbd

Proposed Accomplishment: upgrade of streetscape in six-block Downtown center; planning for future business enhancement actions

Outcome Measurement: actual level of streetscape emplaced; Business property improvement planning completed

Actual Accomplishments: project design was completed and project was bid with a unit price contract awarded during the program year. No construction had gotten underway by Fourth Program year end on June 30, 2014, though all CDBG funds for this project were fully encumbered.

Non-Residential Historic Preservation/Elimination of Slums and Blight – \$3,500

Many of Revere's historic sites have been lost to careless development and the lack of preservation efforts over the course of many, many decades. What remains of Revere's heritage is nonetheless significant and highly deserving of preservation and restoration efforts.

- a. **Museum House** One such site is the City-owned Revere Society for Cultural and Historic Preservation's (RSCHP) Museum House. The former Immaculate Conception Rectory was built in the 1880's and acquired from the Catholic Church in the early 1980's thereafter it was leased to RSCHP for use as a museum of local history and culture. The Museum houses countless artifacts from the City's more than 300 year old history and features irreplaceable items from the heyday of Revere Beach which was designated a National Historic Landmark in 2003. The Museum House as it is known, has undergone painstaking incremental restoration through various fundraising efforts and this preservation campaign continues. In FY2012 the City provided RSCHP with \$10,000 to help permanently repair and restore the roof of this historic museum structure in order to ensure the building's structural integrity and preserve its irreplaceable contents. The RSCHP raised additional private funds for the project including funds

that were used to make temporary emergency roof repairs. Specifically, a decorative railing system was restored and re-installed along the roof perimeter. Though RSCHP had intended at the time to undertake repair and restoration of water damaged ceilings and other internal elements in the 3rd and 4th floors of the building caused by the leaking around the roof skylight, funding proved insufficient to do so. Preservation of this and other historical resources is important to Revere, accordingly non-residential historic preservation remains a high priority for the City. In this fourth year Annual Plan Revere is committing \$3,500 for essential restoration at the historic RSHCP Museum allowing residents and visitors continued access to exhibits highlighting the historic significance of the city and its beach and providing an educational resource for local students. Ongoing restoration of this historic gem helps remove incidences of slums and blight in the middle of the predominantly low and moderate income Library neighborhood – CT1706.

Priority: Non-residential Historic Preservation:

Objective: SL-3(6) - help to provide a Suitable Living Environment for Low- and moderate-income residents

Funding: \$10,000 - CDBG year 3; \$3,500 – CDBG year 4 combined with Estimated \$100,000 – private funds

Proposed Accomplishment: critical structural components of a Deteriorated historic museum restored and preserved

Outcome Measurement: state of good repair; restoration achieved

Actual Accomplishments – The planned restoration work was completed by RSCHP using other resources. The \$3,500 of CDBG funds were re-programmed to housing rehabilitation projects.

Public Services

Although Revere’s population was largely static throughout the 20th century and only increased noticeably in the past decade, population growth has been dramatic during this time. Previously, low- and moderate-income people in Revere were for the most part able to access necessary public services from regional providers operating in the metropolitan Boston area. The city’s nearly 20% population growth in the past decade has greatly increased demand for a wide variety of public services and for greater access to those services. Revere historically lacked a network of locally based public service providers typically found in urbanized areas. The city is now benefitting from an expanded array of public service providers and programs. Established public service agencies that have long operated in Revere have been growing their programs and services while several newer organizations have begun to operate in the city or to expand from outside the city into Revere’s lower income neighborhoods. Though Revere has severely limited CDBG resources with which to assist in the provision of public services, it has nonetheless identified the provision of these services to be a significant community need. The City remains committed to providing assistance to help long-established community-based organizations as well as newer non-profits to expand their multi-faceted efforts to meet various needs of low-income persons. In the third program year, the City will assist three sub-recipients with CDBG assistance: CRG, CASTLES, and Sylvia’s Haven. These organizations’ beneficiaries will all be low and moderate income persons and the

programs they support will operate city-wide regardless of their geographic physical location.

- 2. CRG** [Community Restoration Group] The City also is providing financial assistance of \$3,500 to CRG in the FY2013 program year for foreclosure prevention counseling and negotiation services. CRG will have managed 40 low and moderate income Revere cases by FY2012 year end. The City expects to have 22 such cases managed in Revere by CRG during the third program year.

Priority: Public Services

Objective: DH-3(2) – sustainability for decent housing

Funding: \$3,500 - CDBG year 3; \$4,200 private; other public est. \$5,250

Proposed Accomplishment: 22 homeowners receive foreclosure Counseling

Actual Accomplishments: *As the need dropped dramatically CRC was able to counsel and assist seven Revere homeowners facing foreclosure using its own program resources; three of these were female heads of household. The \$3,500 in CDBG set aside for this effort were re-assigned to the City's ongoing housing rehabilitation program.*

- 4. CASTLES** [Caring Alumni Supporting the Learning and Enrichment of Students] raises funds with which to enable children of low- and moderate-income families to attend - free of charge - tuition-based after school and summer programs with educational, recreational and cultural focus. The following programs are among those engaged by CASTLES: For Kids Only, Kid Smart, 21st Century Program, ASK, Youth in Motion, MGH Youth Zone and dedicated programs offered by the Revere Parks and Recreation Department. In most cases, the of participation in a package of such programs for one elementary school child amounts to \$1,500-\$3,000 or so – a sum well beyond the means of many low/moderate-income families. Over the past seven years, CASTLES has provided the means for hundreds of children annually to participate in these programs through fundraisers and direct appeals to corporate interests. With CDBG support of \$10,000 in the fourth Annual Plan, and with other public and private funds those funds will leverage. CASTLES was able to extend these programs to an additional fifteen low- and moderate-income children for after-school programs during the year. CASTLES has assisted a total of 275 students during the school year beginning September 2013.

Priority: Public Services

Objective: SL-3(4) - help to sustain a suitable living environment

Funding: \$10,000 - CDBG year 4; other – \$24,975

Proposed Accomplishment: 15 additional low & moderate income children enrolled in after-school programs

Outcome Measurement: actual number of newly enrolled children

Actual Accomplishments: *15 additional low and moderate income children enrolled in multi-faceted after school programs. Of these, 5 were Hispanic and 3 were multi-racial. Of the 15 children, 9 were very low income, 2 were low income and 4 were moderate income.*

5. Sylvia's Haven – This is a small non-profit organization in the Beachmont neighborhood providing critical shelter for homeless women with children and seeking to direct them to needed financial, health and social service resources. Sylvia's Haven aims to transition these women into first supportive, and then permanent independent living environments. Sylvia Anthony, the organization's founder and President, has transformed a six bedroom, three bathroom residences into "Sylvia's Haven". She has modified the property to include two laundry rooms and strives to provide the basic necessities and security for women with children rendered homeless due to a variety of circumstances. Sylvia Anthony raises private funds to the extent she can with direct mailings and newsletters and relies on volunteers to operate the shelter. In the fourth program year, Revere provided Sylvia's Haven with \$3,500 in CDBG funds to help enable this homeless shelter provider continue its essential operations. In the coming year, Sylvia's Haven expected to shelter 3-5 homeless women with children.

Priority: Public Services

Objective: SL-1(1) - help to provide a suitable living environment

Funding: \$3,500 - CDBG year4; \$43,120 private; other – tbd

Proposed Accomplishment: 3-5 homeless women with children sheltered

Outcome Measurement: actual number of homeless women with children sheltered

Actual Accomplishments: Three low-income women were sheltered, one with a child.

Planning

In preparing the Strategic Plan and the first three year Action Plans, and further in consultation with local public service providers, it became apparent to the City that there is a real need to enhance and facilitate coordination and communication among human service providers, particularly as new public service organizations come on line or expand into Revere. The City supports capacity building initiatives which aim to centralize information on community resources and programs operating in the City so as to foster and encourage dialogue and collaboration among those organizations and agencies. The City regards this effort as a high priority, but given the sharp reductions in the City's allocation it has thus far been unable to dedicate any funds for this purpose.

The FY2013 plan included \$16,000 for preparation of the 5th year (FY2014) Annual Plan and the FY2013 CAPER. Since the conclusion of program year four, in FY2014, the City of Revere has begun to plan for the HUD mandated utilization of ECON in preparing its next five year plan (FY2015-FY2019) and subsidiary Annual Plans. The City will employ consultant services as necessary to accomplish this.

2. The City of Revere had no reason and found no cause to change program objectives in the Fourth Year Action Plan aside from re-assigning small amounts not needed for projects as originally intended.

3. Assessment of Efforts in Carrying Out Planned Actions.
