



# Fifth Program Year CAPER

The CPMP Fifth 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 5 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 was 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 several years, Revere in the Fifth and final 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 ill. Tthere was substantial alleviation of the crisis evidenced by the declining number of new foreclosures in Revere, still 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 fifth year as an entitlement community, substantial progress was made in effectively undertaking the activities and projects contained in the Annual Plan for FY2014.**

## **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 5 CAPER General Questions response:

**For the fifth program year, FY2014, 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 were 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 \$113,515.28 in FY2014**

**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 fifth year Action Plan was again 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 was to assist in returning vacant and/or deteriorated properties to useful ownership and habitation. The city committed to rehabilitate four occupied housing units this program year. Energy efficiency and weatherization measures were to be 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. At the end of the program year, June 30, 2015, three of these rehabilitation projects were 50% complete while the final was about to get underway. Four affordable units rehabilitated consisting of three owner-occupant and one renter unit in the Fifth Program year. These consisted of one low income elderly female headed household; one low/moderate income Hispanic household; and two, female headed Hispanic headed low/moderate income families.

- **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. In the fifth program year RND completed development of 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. RND did not seek FY2014 CDBG funds to utilize in the development of low income rental housing.**

**The City of Revere's non-housing Community Development objectives for this fifth (FY2014) Action Plan were:**

- 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 were 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 (\$151,203.16)**

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.

- a. **Reservoir Avenue** - the city utilized fifth year CDBG funds in the amount of \$151,203.16 to undertake street resurfacing on Reservoir Avenue. The CDBG funding improved 50 foot wide Reservoir Avenue's 4,430 foot total length with milling and laying of a new finish paving coat and the planting of street trees. Reservoir Avenue is a high spine east-west route through the older and congested west of Broadway section. This neighborhood (Ct 1702) is predominantly low and moderate income. Limited water and sewer and drainage improvements were undertaken in coordination with these street and sidewalk improvements.
  - b. **Gateway Plaza at Shirley Avenue** - In combination with the Neighborhood Developers and other grass roots organizations, the City of Revere created a "Gateway Plaza" on public property at the entrance to Shirley Avenue (census tract 1707) at the location of the MBTA's Revere Beach Blue Line station. The Shirley Avenue neighborhood is the city's densest and lowest income neighborhood. Shirley Avenue itself it's the commercial spine and the main thoroughfare of this very old neighborhood. By installing the Gateway Plaza at the entrance to the neighborhood from popular Revere Beach, the City hopes to create a sense of place, help instill neighborhood pride, and draw customers to the smaller retail shops located along the avenue. Design of the Gateway Plaza was a collaborative process with significant neighborhood input through several charrettes and public meetings; Revere Public School students have been and will remain actively involved in creation of some of the public art installations that will be a part of this project. The City provided \$40,000 in fifth year CDBG funds to this project.
- C. Community Gardens** - In partnership with Revere on the Move and the Revere Public School Department, the City of Revere expanded the popular "Revere's First Community Garden" program established in 2012 on the grounds of the Revere High School in Census Tract 1706. An allocation of

\$10,000 in FY2014 program funds was planned to allow the Community Gardens to perhaps double in size to a total of 30, 8' by 10' garden plots offered to Revere residents to garden each season. The plots are offered to low and moderate income residents through a lottery. Gardeners are required to tend their plots and grow their fruits, vegetables and flowers in ways that respect the other gardeners; to keep gardens well-tended; to attend community garden meetings, and to care for common areas and tools while also abiding by Revere High School rules. The original garden members were awarded plots through a lottery after a community engagement effort that included advertising, flyers, neighborhood door-knocking and online outreach. Gardeners pay a \$25 fee per season, but there is a waiver process for economic hardship. These funds are used for ongoing maintenance and supplies, including compost, organic fertilizer and replacement of tools. Revere's First Community Garden has become a source of pride in the community, particularly among program participants and residents of the surrounding low and moderate income neighborhood. Fees paid by individual gardeners (\$375) are used for supplies and expenses. The expansion project is currently being bid.

### **Property Rehabilitation**

#### **Rehabilitation of deteriorated small retail properties**

The City of Revere is committed to revitalization of the Broadway Central Business District. The goal is transformation of the downtown with well-planned infrastructure improvements to support small business, create jobs, and facilitate the development of new housing. A Broadway Advisory Council appointed by the Mayor held a series of public meetings to craft a vision for a revitalized downtown core. The council's priority is essential infrastructure improvements to make the CBD safer, more attractive and more livable for residents and business alike. It called for: more and safer off-street parking facilities; new street-scape treatments; enhancement of public safety; and incentives for property renovations. The project specifically supports the non-profit Neighborhood Developers' plan to build a 48 unit elderly apartment building with ground floor retail space in place of a dilapidated structure anchoring the southern end of Broadway. The project also supports several other major commercial rehabilitation projects in the CBD. MassWorks funding was used to demolish the vacant former Police Station adjacent to City Hall and create 50 new public parking spaces there. MassWorks funds totaling \$1,850,000 were used for new sidewalks, crossing bump-outs and crosswalks and some street resurfacing. MassWorks funding was also for installation of more period lighting in the heart of the CBD. CDBG funds in the amount of \$175,000 were allocated in FY2014 to provide financial incentives to small retail businesses in the downtown so that they could upgrade deteriorated store exteriors, remove any asbestos and lead paint, and correct any code violations. Part of this CDBG allocation was also earmarked to incentivize the replacement of old and unattractive storefront signage with more tasteful and uniform signage that contributes to the revitalization of the CBD and supports the advancement of economic opportunity.

- a **Façade Improvement Grants** - The City is providing 50% matching deferred payment/forgiveness no-interest loans of up to \$25,000 to small retail/commercial businesses in the downtown central business district to upgrade deteriorated and unattractive building exteriors, to remove

asbestos and lead paint, and to correct code violations. The City and the business were collaborating on a property specific design created by an architect chosen by the City for this purpose. The design costs are considered part of the CDBG funded 50% of project cost to a maximum of \$25,000 per property. The City will place a lien on the property for the amount of the grant which shall be forgiven over a five year term at a rate of 20% per annum on the anniversary date of the final grant payment. All tenant businesses must obtain the property owner's written consent (on a form to be specified by the DPCD) to undertake the improvements and must consent to the lien before any façade grant can receive preliminary approval and proceed to the final design and construction stage. CDBG funded improvements must be preserved and maintained for the full five year term of the forgiveness loan. If the improvements are not so maintained, the entire deferred loan amount will become fully and immediately due and payable. The City views this activity as supporting the retention and creation of jobs, and as having area-wide low and moderate income benefit for an area encompassing the entire city.

### **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 in each year of the five year Strategic Plan. 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 fifth and final program year, the City assisted five sub-recipients with CDBG assistance: Sylvia's Haven, CASTLES, the Farmers Market, the Revere Community School, and CAPIC HiSET. 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. CASTLES** [Caring Alumni Supporting the Learning and Enrichment of Students] - CASTLES 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, 21<sup>st</sup> 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 eight years, CASTLES has provided the means for hundreds of children annually to participate in these programs through fundraisers and direct appeals to corporate interests. The City allocated CDBG support of \$10,000 in the fifth Annual Plan, to CASTLES to help leverage other public and private funds in order to extend these services to an estimated additional 40 low- and moderate-income children for after-school programs during the year. CASTLES however decided not to access the CDBG funding during the program year. Consequently, the DPCD amended its program and re-allocated these funds.

2. **Farmers Market** – The Revere Beach Partnership. The Revere Beach Partnership utilized \$10,000 in CDBG funds to expand its Farmers’ Market operations. The program runs annually for 16 weeks from May through October. Now in its 8<sup>th</sup> year, the Farmers’ Market is supported by MGH Revere and the City itself and its goal is to contribute to the overall well---being of the community. The Market is currently funded by a \$4,000 grant from Revere on the Move. A significant increase in funds is necessary to keep the program running and make improvements to it. Because it accepts EBT, WIC and SNAP payments, it provides low and moderate income Individuals and families access to fresh fruits, vegetables, and other foods they would not otherwise receive. CDBG funding has allowed the program to expand further to reach some 200 more persons.
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 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 homerless 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 fifth 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 program year, Sylvia’s Haven to sheltered 6 homeless women with children.
4. **Revere Community School** - The non-profit Revere Community School (RCS) was created in February 2013 to provide working lower-income adults access to skills training that will enable them to improve their economic status and integrate better into the fabric of the community and community life. With fifth year CDBG funding of \$10,000 RCS offered scholarships to income eligible persons for 50% of the \$50 cost of a ten week evening program of English for Speakers of Other Languages (ESOL)and provided financial support for the

program coordinator salary. Some 9 working adults will have been able to take these skills training classes when the project is complete income verification procedures have been followed. The evening ESOL classes are open to working adults from throughout the City of Revere.

5. **CAPIC HiSET** - Community Action Programs Inter-City (CAPIC) the anti-poverty agency serving the Cities of Revere and Chelsea and the Town of Winthrop Community Action Programs Inter-City, Inc. (CAPIC) was provided \$10,000 in CDBG funds to expand upon current community-based learning opportunities for low to moderate income residents of Revere, (especially a large population of adult education program graduates) who are looking to attend college, gain employment and/or obtain a better job. Specifically, CAPIC is utilizing funds to host a HiSET (formerly known as GED) class at the Revere Community School which is located at the Revere High School. Specifically, CAPIC sub-contracts to LARE/American Training, Inc. who provide the classroom instruction. The HiSET program addresses the needs of out of school youth and adults and works to remove significant barriers to employment. This includes high school drop outs, English Language Learners (ELL) and students with limited or interrupted formal education, as well as youth and adult students from the Community School's ESL classes. The HiSET program addresses gaps in services for low-income residents and makes necessary support services not only available to Revere residents but more importantly accessible. The program operates for 36 weeks. CDBG funding has will permit 22 low and moderate income persons to access these classes free of charge.

### **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 serious limitations of the City's FY2014 allocation it was still unable to dedicate any funds for this purpose.

The FY2014 plan included \$18,000 for planning purposes, a portion of which were dedicated to preparation of the 5<sup>th</sup> year (FY2014) CAPER. During program year five (FY2014) the City of Revere utilized the HUD mandated ECON system to prepare its next five year plan (FY2015-FY2019) and subsidiary Annual Plans. The City has employed consultant services as necessary. Any remaining funds were to be utilized for other longer-term planning efforts that support the city's housing, community and economic development goals.

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

<b>FY2014</b>	<b>Funds expended</b>
<b>TOTAL CDBG FY2014 Entitlement - \$719,092</b>	
	<b><u>Obligated</u></b>
<b>1. Housing - \$112,500.00 as follows:</b>	<b>\$89,398.00</b>
• low-income rental housing development assistance	
• owner-occupied housing	
a. land acquisition assistance for development of owner homes	
b. owner-occupied home improvement loans	
<b>2. Commercial Property Rehabilitation - \$175,000</b>	<b>\$175,000.00</b>
• Storefront rehabilitation grants - \$150,000	
• Signage replacement rebates - \$25,000	
<b>3. Public facilities/Infrastructure; \$237,055</b>	<b>\$224,762.27</b>
• neighborhood street improvements; \$187,055	
• open space improvements; \$40,000	
• establishment of community garden \$10,000	
<b>4. Public Services - \$43,500</b>	<b>\$33,500.00</b>
• Youth Services - CASTLES [Concerned Alumni Supporting the Learning and Enrichment of Students]; \$10,000	
• Farmer's Market (Revere Beach Partnership) - \$10,000	
• Sylvia's Haven - \$3,500	
• Revere Community School - \$10,000	
• CAPIC - HiSET (GED) class - \$10,000	
<b>5. administration - \$124,987 - program management and oversight</b>	<b>\$122,262.56</b>
<b>6. Planning - \$16,000 (<b>\$18,000</b>)</b>	<b>\$16,000.00</b>
• Preparation of FY2014 CAPER; other planning activities	
<b>6. Contingency - \$10,000</b>	<b>\$10,000.00</b>
<b>CDBG FY2014 Entitlement</b>	
Carryover/reprogrammed Funds	0.00
Program Income	\$5,389.41

- 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 FY2014 Fifth 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 in the final program year continued to require more defined work plans and more specific performance schedules for all public service programs. 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 collaborate on means of 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 local 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 a 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.**

- f. 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 five 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 fifth 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 Fifth 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 has begun the process of creating a team to try again for future funding.**

g. 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 fifth 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 FY2014 Projects**

CDBG funded projects were to be augmented by at least \$403,200 in identified private and public funding as indicated below. Moreover, housing developments are expected to leverage as yet undetermined public and private funding that is likely to be in excess of several million dollars.

Project

Private

Other Public

Housing

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➤ rental housing development	tbd	tbd (NSP; HOME; MHIC)
➤ owner occupied housing	tbd	tbd (NSP; HOME, MA Attorney General)
Façade grants	\$200,000	-0-
Public facilities		
➤ street improvements	-0-	\$20,000 (state Chap. 90)
➤ open space improvements	\$40,000	-0-
➤ community gardens	\$375	-0-
Public Services		
➤ CASTLES	\$35,000	-0-
➤ Farmer's Market	\$6,500	-0-
➤ Sylvia's Haven	\$45,250	-0-
➤ Revere Community School	\$5,000	\$41,575
➤ CAPIC – HiSET (GED)	\$9,500	-0-

**Public Service Cap: funds obligated amount to 4.65% of FY2014 Entitlement**

**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 5 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 40 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, FY2012, FY2013 and FY2014 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 Fifth Year FY2014 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 fifth program year was a 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 FY2014. The fact that Revere is expected to do more with a substantial reduction in CDBG funding notwithstanding, the City worked diligently and in the fifth 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, 2015, no comments were received with respect to the Fifth Program year (FY2014) 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 5 CAPER Citizen Participation response:

**No citizen comments were received during the program year. FY 2014 (July 1, 2014 – June 30, 2015) Annual Plan performance was discussed during the advertised input and final plan hearings for the FY2015 Action Plan held on February 25, and March 4, 2015. 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 9 to September 23, 2015. As of September 28, 2015, no comments were received with respect to the Fifth Program year CAPER.**

## Institutional Structure

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

Program Year 5 CAPER Institutional Structure response:

**Again in the fifth year program, the Mayor directed the DPCD to manage the activities and funding under the FY2014 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 FY2014 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 2014 Action Plan in terms of identified community development and housing needs.**

**During FY2014, 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, third, fourth and fifth 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 FY2014, to maintain for a fifth 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 5 CAPER monitoring response:

**As the entity designated by the Mayor to carry out the five years 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 FY2014 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 FY2014, nor in the preceding four program years given insufficient resources the above economic development monitoring efforts did not apply; façade and signage programs are going forward in FY2015 under FY2014 program allocations]**

- 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 FY2014 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 fifth 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 off 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 low and moderate income neighborhoods by the near completion of street and sidewalk surfaces and creation of the Shirley Avenue Gateway. CDBG funds also allowed the Community Garden to expand and service more low and moderate income families. 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 \$1,500,000, later increased with an additional \$350,000 as a state response to the July 28, 2014 F2 tornado that struck the downtown. Fifth year CDBG funds were allocated but not yet expended for façade and sign improvements to small businesses in the downtown CBD. CDBG funding of public services in the FY2014 Annual Plan helped expand after-school and evening educational programs for low and moderate-income persons, children and have aided a homeless shelter. Funds have enabled the local Farmers Market to expand and reach more low and moderate income persons.**
- b. The City of Revere has continued to make appreciable progress during the fifth 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 fifth program year to provide decent housing and a suitable living environment through rehabilitation of three owner-occupied homes. The aforementioned street improvement and Gateway projects have already had significant stabilizing impact on the low and moderate-income Reservoir Avenue and Shirley Avenue neighborhoods.**
- d. No Fifth Year Program activities have fallen or are falling behind schedule.**
- e. Fifth Year Program activities and strategies 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**

**homeless women and children sheltered; and the additional number of lower income persons given access to after-school and ESL programs.**

- 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 continuing during the fifth program year.**
- h. All major Fifth Year Program goals are on target as are the overarching goals of the Five Year Strategic Plan.**
- i. In the Fifth 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 Fifth Year Program.**

## **Lead-based Paint**

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

Program Year 5 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-lead 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". Some lead paint was remediated in one housing rehabilitation project and was done within the scope of that project with CDBG funds No other lead paint remediation was done in FY2014 using CDBG funds as no other 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 5 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 5 CAPER Specific Housing Objectives response:

**In the fifth program year (FY2014) of the current five year (FY2010-FY2014) Strategic Plan, the City of Revere continued 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 undertake 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 July 2014, the latest period available, 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 107 total housing units in Revere (out of its total 2010 census count of 22,100 housing units) for a distress rate of 4.8%. This represents a 26% decrease. Revere's distress rate is now only 2.0% higher than the statewide rate of 7.1%. Revere as of October 2013 ranked fourth highest rate of decline among Massachusetts Gateway Communities. Nevertheless, any foreclosure and/or distressed home remains a

major concern for the City of Revere. Revere has 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 received a targeted demolition grant from the Massachusetts DHCD through the Commonwealth's NSP program several years ago. These funds were utilized to demolish one vacant and severely deteriorated property and two units of affordable housing are to be built on that site with CDBG and other assistance. The previously discussed \$450,000 grant from the Massachusetts Attorney General's Office provided 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 fifth 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 was to assist in returning vacant and/or deteriorated properties to useful ownership and habitation. In this program year, the City was again ready to 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 would then be sold to a qualified buyer who has successfully completed homebuyer training. The City of Revere was to have rehabilitated 1 or 2 currently owner-occupied properties. Energy efficiency and weatherization measures will be undertaken with CDBG funds and/or coordinated with 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 standards will apply to all home improvements. CRG did not find it necessary to utilize available CDBG funds and those funds were employed in continuing housing rehabilitation program efforts.

**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:** \$113,514.28 CDBG year 5; other – estimated \$200,000 public & private (Attorney General Grant; HOME; FHLBB; lending Institution)

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

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

**Actual Accomplishment: As distressed housing rescues were undertaken through other means available, these funds were re-allocated to continuing housing rehabilitation program efforts.**

## 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

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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. RND is also advancing plans for the development of 38 units of low income elderly housing at the site of a vacant and badly deteriorated restaurant located at 284 Broadway in CT 1704. The City was prepared to up to \$25,000 for another rental project to house lower income persons. The City provided \$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. Energy efficiency and weatherization measures would be undertaken with CDBG funds and coordinated with other sources, including HOME. Such measures included insulation, replacement of doors and windows, and replacement of inefficient hvac systems. Energy Star equipment and standards would have applied to all new construction projects as they have to rehabilitation/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 FY2014; other – tbd public (HOME; MHIC-AHT, Historic Tax Credits, and NSP)

**Proposed Accomplishment:** 30 affordable family units created in CT1707 and/or pre-development assistance for the creation of 38 units of affordable elderly rental housing units in CT1704.

**Outcome Measurement:** number of new low-moderate income family and/or elderly rental units created.

**Actual Accomplishments: The 30 affordable family units are now fully occupied and the 38 units of affordable elderly rental housing are now in construction. Because no CDBG were requested for either of these projects the CDBG funds were re-allocated to ongoing housing rehabilitation efforts.**

### 3. 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 fifth 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, employing other public and private funding, including NSP funds through receivership. Though receivership projects were undertaken, CDBG funds were not needed and to support the effort. The City of Revere rehabilitated 3 currently owner-occupied properties which contained one low and moderate income rental unit which was rehabilitated as well. CRC also provided public service funding to assist in its vital mission of foreclosure prevention counseling; however with a continued decline in foreclosures during the program year, CRC was able to provide counseling through its own means. Several Revere homeowners were counselled in the fifth 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 Accomplishment: 4 affordable units rehabilitated consisting of three owner-occupant and one renter unit. Of these, one was a low income elderly female headed household; one was a low/moderate income Hispanic household; and two were female Hispanic headed low/moderate income families.**

## Public Housing Strategy

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

Program Year 5 CAPER Public Housing Strategy response:

**During the City of Revere's CDBG fifth program year under the FY2014-2015 Strategic Plan, the Revere Housing Authority (RHA) strove to continue making gains in the areas of administrative management, finance & accounting, maintenance, asset management, housing management, tenant selection and the Housing Choice Voucher Program. This program year the RHA sought tenant input on housing quality and the 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 RHA voucher holders. The RHA first initiated its FSS program within the Section 8 program in 2007. Subsequently, the RHA was awarded an FSS Coordinator's Grant. The program now has 39 participants and an active waiting list. Three participants have successfully completed the homeownership program. The RHA has partnered with the One Family Scholars Program, and a FSS participant has been given a scholarship in the One Family Scholars Program. The One Family Scholars Program is a comprehensive college scholarship program that helps break the cycle of poverty and family homelessness for low-income single parents**

**In the course of the program year, the RHA applied under an Administrative Plan to begin a resident homeownership program with the goal of assisting up to three families per year. The RHA in FY2015 continued its Officer-in-Residence program at both the 200-1 State Family/Veterans Coledge**

**Street development and at Carl Hyman Towers located at 50 Walnut Avenue. In FY2015 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 here are provided assistance with home health aides, medications, help with household chores, and the continuum of care necessary for the elderly and infirm to live independently. The RHA continued these programs in the new program year and would look to expand supportive living efforts if additional funding could be secured.**

**Projected formula funding for state housing capital improvement is approximately \$1,072,041.00. The RHA is currently working on the 705 State Scattered Sites performing interior and exterior renovations and structural repairs. Major improvements to the interior of the state elderly project at Alfred Liston Towers that began during the fifth program year are still underway as is replacement of siding, lighting, handrails, walkways and roofs throughout RHA developments. The current amount of the annual capital fund 2015 grant is for \$222,812.00. Work also started on the Federal Family 14-1 Siding Replacement Project. Major improvements at the William Petrilli Gardens, 2 Harris Street site which included replacement of exterior doors and windows were completed during the program year. The RHA continues to seek non-traditional funds for the development and modernization of various sites. The RHA is 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 and is performing at a high level of excellence. For more information visit the RHA website at [www.revereha.org](http://www.revereha.org).**

## **Barriers to Affordable Housing**

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

Program Year 5 CAPER Barriers to Affordable Housing response:

**In this Fifth 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**

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**community. During the Fifth 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 FY2014 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 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, Fourth and Fifth Program 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 and fifth program years.**

## **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 5 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 5 CAPER Homeless Needs response:

1. **Sources of Funds**

- **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 – HEARTH Act Funds including Shelter Plus Care, SRO Mod Rehab, and Supportive Housing Program**
- **MA MRVP funding**
- **State of MA Residential Assistance for Families in Transition Funds**
- **State of MA Tenancy Preservation Program Funds through Just-a-Start**
- **Interagency Council on Housing and Homelessness -**
- **United Way of MA Bay & Merrimack Valley Family Prevention Funds**

**The City of 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” continuum which is overseen by the state Department of Transitional Assistance (DTA) and Department of Housing and Community Development (DHCD). Revere supports 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 service provider partners, Revere will support specific projects for inclusion in future applications. It is important to note that the tri-community (Chelsea, Revere & Winthrop) anti-poverty agency CAPIC administered the HomeBASE Rental Assistance Self-Sufficiency Demonstration Program. CAPIC enrolled 19 individuals into the Program. CAPIC conducted comprehensive intakes on all 19 clients and provided comprehensive services. All 19 clients were provided with the resources she and/or the family was in need of such as GED, Adult Basic Education, ESOL class, skills training programs, housing prevention services, and other CAPIC services. One client was placed into a new apartment with CAPIC’s assistance. The Program ended on 7/1/14. Despite a loss of funding, CAPIC continued to provide basic housing prevention services to low-income individuals and families who were at-risk of being displaced.**

**The City of Revere in the fifth year program supported the application of Just-A-Start Corp. for funding to provide rental assistance, dispute resolution, stability support and case management in Revere and Chelsea. Through DHCD, the Commonwealth also received funding from HUD’s Homelessness Prevention and Rapid Re-Housing Program (HPRP).**

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Responses to these questions will have been directly provided elsewhere by DHCD. Per HUD requirements, the Balance of State Continuum of Care will seek funding for renewals of projects/programs rather than any new projects. In the coming program year as in 2014 several programs expected to benefit Revere may be funded, including Chelsea Revere Homeless to Housing.

## 2. Homelessness

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. As of January 2014 the Massachusetts Department of Housing and Community Development reported 2100 families/individuals housed in Massachusetts hotels/motels. Another 2000 were in shelters. The number of Revere homeless public school students stood at 85 in January 2014; approximately 60% of them were housed in hotels/motels. One could extrapolate that somewhere in the range of 200 family members in Revere are being housed in hotels/motels or are temporarily rooming with others.

Also prioritized are the needs of homeless and recently homeless households with low incomes and experiencing barriers to workforce participation. Notably, Revere participates in the Metro Boston Regional Network to End Homelessness (MBN). 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 that can pre-empt and end family and individual homelessness. A particular focus has been on efforts to enable Revere families who become homeless to continue residing in Revere. This can among other things, reduce the now more than \$400,000 annual cost of transporting children back to Revere schools and help adults stay close to jobs, other family members and the health care and social services they rely upon. Statewide two years ago, the number of homeless families decreased by 500 because The Boston Housing Authority released 500 Mass. Rental Housing Vouchers and Section 8 Certificates. 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. When such funding is available, this short term form of financial assistance can pay rent arrearages and outstanding utility bills that threaten to destabilize a tenancy. The MBN also makes additional homelessness prevention and solutions to homelessness available to Revere residents. As part of this regional network, Revere can avail 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.

## 3. Chronic Homelessness

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**Revere is working with the Metro Boston Regional Network to End Homelessness as it seeks to develop and implement a regional action plan to address chronic homelessness. This regional network was set up by the MA Interagency Council on Homelessness and Housing. The Network seeks to capitalize on the MA Home and Healthy for Good initiative and Journey to Success to re-house individuals who are chronically homeless. Barriers to this effort remain 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.**

#### **4. Homeless Prevention**

**In this fifth year Action Plan, because of limited resources, the City of Revere did not any funds to support homeless prevention programs other than to again provide a modest level of support to the Sylvia's Haven shelter/transitional home. In the fourth program year, Revere provided \$3,500 to assist Sylvia's Haven, an emergency shelter for women and children. Sylvia's typically houses two homeless women, usually each with a child. Sylvia's provides its clients with case management and counseling services that help provide them access to other services and providers. Revere in FY2012 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 to enable the project to go forward. Also, in the second year program, the City of Revere made \$10,916 available to enable Housing Families Inc., to install fire suppression and alarm systems in the development in order to obtain a Certificate of Occupancy. The project was completed and occupied at the start of the third program year.**

**For numerous years CAPIC has partnered with the Associated Grant Makers to provide local homeless children living in shelters and hotels/motels with a positive summer camp experience. CAPIC's Summer Camp Program provides each child with a stable environment and routine during a very chaotic and unsettling time for themselves and their families. In 2013, CAPIC's Summer Camp Program worked closely with the Department of Transitional Assistance, CAPIC's Emergency Assistance Program, as well as with the Associated Grant Maker's to enroll local homeless children living at the Walnut Place Shelter in Revere in the summer camp; a challenging, yet rewarding experience. A total of 7 homeless children participated in CAPIC's Summer Camp and received transportation to and from camp every day. It should also be noted, that many of these children had extremely demanding emotional needs. A partnership with North Suffolk Mental Health Association provided counseling and comprehensive support services for these children and their families.**

**In January 2015 the Revere Police Department overnight shift surveyed the streets in order to conduct its third annual point-in-time, one night**

**count of homeless people living on the streets; no unsheltered persons were observed. The census for the third year had also revealed no unsheltered individuals living on Revere streets. This is encouraging as two unsheltered white males, one elderly and one middle-aged, were counted in the first 2012 point in time census. The City recognizes that this count is one of the best resources for information about the unsheltered homeless population in a community. counted.**

**In the Fifth program year, Revere continued working with the Metro Boston Regional Network to End Homelessness as it strives to develop a regional action plan to build homelessness prevention capacity in the region. This regional network was set up by the MA Interagency Council on Homelessness and Housing. Revere also participated in the Homelessness Prevention Working Group hosted by the Metro Boston Regional Network to End Homelessness. Lastly, the City has worked with MBRNEH to build a seamless Continuum of Care and to coordinate with the MA "single point of entry system" Emergency Assistance system for homeless families to ensure access to Revere resources.**

#### **5. Discharge Coordination Policy**

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

- a. 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 Fifth ourth program year were:**

- **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 5 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.

In the Fifth program Year, over the year the City of Revere 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 Fifth 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 FY2013 and again in FY2014; no homeless persons were detected on the streets of Revere in January 2015 when another 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 Fifth 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 5 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.

- a. 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.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. 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.
- g. 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.

- h. 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.
- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

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 5 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 fifth and final (FY2014) 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 FY2014 Action Plan are:

### **Goals**

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

- SL-1; SL-3 **rehabilitation/preservation of commercial property facades** – help sustain suitable living environment for L/M residents; support economic opportunity in Central Business District
- SL-3 **Street Improvements/streetscapes** - help to provide/sustain a suitable Living Environment for L/M income residents in predominantly lower income neighborhood;
- SL-1; SL-3 **Development/improvement of public open spaces** - help to provide access to a Suitable Living Environment for low- and moderate-income residents; help to provide/sustain a suitable Living Environment for L/M income residents in predominantly lower income neighborhoods;
- SL-3 **CASTLES** - help provide/sustain a suitable living environment for L/M children
- SL-2; SL-3 **Farmers Market** (Revere Beach Partnership)- help to provide a Suitable Living Environment for low- and moderate-income residents
- SL-1 (DH-1) **Sylvia's Haven**; support for women's shelter - help to provide/sustain a Suitable Living Environment for L/M income residents
- SL-3 (EO-1) **Revere Community School; Adult ESOL Program** - help to provide a Suitable Living Environment for L/M moderate-income residents; support economic opportunity for L/M residents

- SL-3 (EO-1) CAPIC, **HiSET** (GED) program - help to provide a Suitable Living Environment for low- and moderate-income residents; support economic opportunity for L/M residents

### **Outcome Measurements**

Outcomes for these objectives will be measured against:

- Quantifiable improvements or additions to public facilities and infrastructure
- The number of non-residential properties upgraded/brought to code
- 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 major and continuing funding reductions in Revere's CDBG allocation severely limit the City's options, the city has only been able to select and include only the following categories of projects for the fifth year Action Plan.

### **Property Rehabilitation**

#### **Rehabilitation of deteriorated small retail properties**

The City of Revere is committed to revitalization of the Broadway Central Business District. The goal is transformation of the downtown with well-planned infrastructure improvements to support small business, create jobs, and facilitate the development of new housing. A Broadway Advisory Council appointed by the Mayor held a series of public meetings to craft a vision for a revitalized downtown core. The council's priority is essential infrastructure improvements to make the CBD safer, more attractive and more livable for residents and business alike. It called for: more and safer off-street parking facilities; new street-scape treatments; enhancement of public safety; and incentives for property renovations. The project specifically supports the non-profit Neighborhood Developers' plan to build a 48 unit elderly apartment building with ground floor retail space in place of a dilapidated structure anchoring the southern end of Broadway. The project also supports several other major commercial rehabilitation projects in the CBD. MassWorks funding will be used to demolish the vacant former Police Station adjacent to City Hall and create 50 new public parking spaces there as well as to improve safe pedestrian and motorist access to an existing municipal parking lot serving the downtown. MassWorks funds will be used for new sidewalks, crossing bump-outs and crosswalks as critical pedestrian safety measures and some street resurfacing. MassWorks funding will also be used for installation of more period lighting in the heart of the CBD. CDBG funds in the amount of \$175,000 have been allocated in FY2014 to provide financial incentives to small retail businesses in the downtown so that they will upgrade deteriorated store exteriors, remove any asbestos and lead paint, and correct any code violations. Part of this CDBG allocation will also incentivize the replacement of old and unattractive storefront signage with more tasteful and uniform signage that

contributes to the revitalization of the CBD and supports the advancement of economic opportunity.

- a Façade Improvement Grants** - The City planned to provide 50% matching deferred payment/forgiveness no-interest loans of up to \$25,000 to small retail businesses in the downtown central business district to upgrade deteriorated and unattractive building exteriors, to remove asbestos and lead paint, and to correct code violations. The City and the business collaborate on a property specific design which is created by an architect chosen by the City for this purpose. The design cost is considered part of the CDBG funded 50% of project cost to a maximum of \$25,000 per property. The City places a lien on the property for the amount of the grant which shall be forgiven over a five year term at a rate of 20% per annum on the anniversary date of the final grant payment. All tenant businesses must obtain the property owner's written consent (on a form to be specified by the DPCD) to undertake the improvements and must consent to the lien before any façade grant can receive preliminary approval and proceed to the final design and construction stage. CDBG funded improvements must be preserved and maintained for the full five year term of the forgiveness loan. If the improvements are not so maintained, the entire deferred loan amount will become fully and immediately due and payable. The City views this activity as supporting the retention and creation of jobs, and as having area-wide low and moderate income benefit for an area encompassing the entire city.

**Priority:** Public Facilities:

**Objective:** SL-1; SL-3; EO-1 - help to provide a Suitable Living Environment for low- and moderate-income residents; support economic opportunity

**Funding:** \$150,000 - CDBG year 5; \$150,000+ - private

**Proposed Accomplishment:** 6 or more storefronts rehabilitated

**Outcome Measurement:** actual number of storefronts rehabilitated

**Actual Accomplishments: The City has approved 10 storefront façade improvement grants; no work was completed by program year end.**

- b Signage Rebate Program -** The City provides outright grants of up to \$5,000 to small retail/commercial businesses in the downtown central business district to replace unattractive signage with new signs that are conducive to Revere's desire to promote renewal of the City center consistent with the overall revitalization plan and vision for CBD. The City requires that new signs be created and installed by city approved vendors in accordance with design standards the DPCD established specifically for this purpose. The design cost is an eligible part of the CDBG funded grant for signage replacement; any costs in excess of the Signage grant are the sole responsibility of the business and/or property owner. The City does not place liens against the property for these awards which will be simple outright grants but signs must be maintained in place for five years. Should the sign be removed or, without the prior consent of the city, be substantially altered within the five year term, the grant must be repaid in full to the City. All tenant businesses must obtain the property owner's written consent (on a form to be specified by the DPCD) to remove old signage and emplace new signs

before any grant can receive final approval and a sign manufacture order issued. The City views this activity as supporting the retention and creation of jobs, and having area-wide low and moderate income benefit for an area encompassing the entire city.

**Priority:** Public Facilities:

**Objective:** SL-1; SL-3; EO-1 - help to provide a Suitable Living Environment for low- and moderate-income residents; support economic opportunity

**Funding:** \$25,000 - CDBG year 5; up to \$25,000 – private

**Proposed Accomplishment:** 5 or more new signs emplaced

**Outcome Measurement:** actual number of new store signs installed

**Actual Accomplishments: 10 sign rebates have been approved; None have yet been completed.**

### **Public Improvements**

#### **Street and sidewalk/streetscape/community spaces improvements**

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.

- a. **Reservoir Avenue** - the city will utilize fifth year CDBG funds in the amount of \$187,055 to undertake street resurfacing on Reservoir Avenue. The CDBG funding will improve 50 foot wide Reservoir Avenue's 4,430 foot total length with milling and laying of a new finish paving coat and the planting of street trees as possible. Reservoir Avenue is a high spine east-west route through the older and congested west of Broadway section. This neighborhood (Ct 1702) is predominantly low and moderate income. 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:** \$187,055 - CDBG year 5; \$20,000 – other public

**Proposed Accomplishment:** up to 4,430 linear feet of street re-surfaced and appurtenant driveway openings reconstructed

**Outcome Measurement:** actual number of linear feet of street re-Surfaced

**Actual Accomplishments: 4,430 linear feet of street was re-surfaced below budget estimate.**

- b. Gateway Plaza at Shirley Avenue** – In combination with the Neighborhood Developers and other grass roots organizations, the City of Revere will create a “Gateway Plaza” on public property at the entrance to Shirley Avenue (census tract 1707) at the location of the MBTA’s Revere Beach Blue Line station. The Shirley Avenue neighborhood is the city’s densest and lowest income neighborhood. Shirley Avenue itself it’s the commercial spine and the main thoroughfare of this very old neighborhood. By installing the Gateway Plaza at the entrance to the neighborhood from popular Revere Beach, the City hopes to create a sense of place, help instill neighborhood pride, and draw customers to the smaller retail shops located along the avenue. Design of the Gateway Plaza has been a collaborative process with significant neighborhood input through several charettes and public meetings; Revere Public School students have been and will remain actively involved in creation of some of the public art installations that will be a part of this project. The City will provide \$40,000 in fifth year CDBG funds to this project. Another \$40,000 will come from private sources.

**Priority:** Public Facilities:

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

**Funding:** \$40,000 - CDBG year; \$40,000 - private funds

**Proposed Accomplishment:** upgrade of streetscape in the lower income Shirley Avenue neighborhood entrance

**Outcome Measurement:** actual level of streetscape emplaced

**Actual Accomplishments: 80% of Shirley Avenue Gateway project has been completed with open space landscaped and walkways altered. Wayfinding elements are currently in design/planning.**

- c. Community Gardens** – In partnership with Revere on the Move and the Revere Public School Department, the City of Revere will expand the popular “Revere’s First Community Garden” program established in 2012 on the grounds of the Revere High School in Census Tract 1706. An allocation of \$10,000 in FY2014 program funds will allow the Community Gardens to double in size to a total of 30, 8’ by 10’ garden plots offered to Revere residents to garden each season. The plots are offered to low and moderate income residents through a lottery. Gardeners are required to tend their plots and grow their fruits, vegetables and flowers in ways that respect the other gardeners; to keep gardens well-tended; to attend community garden meetings, and to care for common areas and tools while also abiding by Revere High School rules. The original garden members were awarded plots through a lottery after an extensive community engagement effort that included advertising, flyers, neighborhood door-knocking and online outreach. Gardeners pay a \$25 fee per season, but there is a waiver process for economic hardship. These funds are used for ongoing maintenance and supplies, including compost, organic fertilizer and replacement of tools. Revere’s First Community Garden has become a source of pride in the community, particularly among program participants and residents of the surrounding low and moderate income neighborhood. Fees paid by individual gardeners (\$375) are used for supplies and expenses.

**Priority:** Public Facilities:

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

**Funding:** \$10,000 - CDBG year 5; \$375 – private funds

**Proposed Accomplishment:** expansion of the community Garden from 15 to 30 individual plots

**Outcome Measurement:** number of individual plots planted by low/moderate income gardeners; increase in volume of home-grown vegetable yields

**Actual Accomplishments: Project to create an additional 9 new garden plots is in the bid process.**

### **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 in each year of the five year Strategic Plan. 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 fifth and final program year, the City planned to assist five sub-recipients with CDBG assistance: Sylvia’s Haven, CASTLES, the Farmers Market, the Revere Community School, and CAPIC HiSET. These organizations’ beneficiaries are all low and moderate income persons and the programs they support operate city-wide regardless of their geographic physical location.

**1. CASTLES** [Caring Alumni Supporting the Learning and Enrichment of Students] - CASTLES 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, 21<sup>st</sup> 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 fifth Annual Plan, and with other public and private funds those funds will

leverage. CASTLES will be able to extend these programs to up to an additional 40 low- and moderate-income children for after-school programs during the year. CASTLES expects to assist a total of 315 students during the school year beginning September 2014.

**Priority:** Public Services

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

**Funding:** \$10,000 - CDBG year 5; other – est. \$35,000

**Proposed Accomplishment:** up to 40 additional low & moderate income children enrolled in after-school programs

**Outcome Measurement:** actual number of newly enrolled children

**Actual Accomplishments: None. CASTLES opted not to seek the CDBG funding.**

6. **Farmers Market** – The Revere Beach Partnership. The Revere Beach Partnership will utilize \$10,000 in CDBG funds to expand its Farmers’ Market operations. The program runs annually for 16 weeks from May through October. Now in its 8<sup>th</sup> year, the Farmers’ Market is supported by MGH Revere and the City itself and its goal is to contribute to the overall well---being of the community. The Market is currently funded by a \$4,000 grant from Revere on the Move. A significant increase in funds is necessary to keep the program running and make improvements to it. Because the Market is located in the Shirley Ave. neighborhood (CT-1707), the City’s lowest income area, and because it accepts EBT, WIC and SNAP payments, it provides low and moderate income Individuals and families access to fresh fruits, vegetables, and other foods they would not otherwise receive. During the 2013 season, the Farmers’ Market served 130 low and moderate income neighborhood persons through its “Beach Bucks” matching program. CDBG funding was approved to expand further into the community and the Market was re-located to the downtown center. The aim was to reach as many as 200 more low and moderate income persons.

**Priority:** Public Services

**Objective:** SL-3 - help to sustain a suitable living environment

**Funding:** \$10,000 - CDBG year 5; other – \$6,500

**Proposed Accomplishment:** 200 additional low & moderate income persons able to obtain healthy foods

**Outcome Measurement:** actual number of persons obtaining healthy food

**Actual Accomplishments: An estimated 175 additional low and moderate income persons were able to access fresh fruits and vegetables at the expanded and centrally relocated Farmer’s Market**

7. **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 fifth 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 expects to shelter up to 4 homeless women with a total of 3 children.

**Priority:** Public Services

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

**Funding:** \$3,500 - CDBG year 5; \$45,250 private; other – tbd

**Proposed Accomplishment:** up to 4 homeless women with a total pf 3 children will be sheltered

**Outcome Measurement:** actual number of homeless women with children sheltered

**Actual Accomplishments: 6 women, several with children were provided shelter.**

8. **Revere Community School** - The non-profit Revere Community School (RCS) was created in February 2013 to provide working lower-income adults access to skills training that will enable them to improve their economic status and integrate better into the fabric of the community and community life. With fifth year CDBG funding of \$10,000 RCS offered scholarships to income eligible persons for 50% of the \$50 cost of a ten week evening program of English for Speakers of Other Languages (ESOL).and provided financial support for the program coordinator salary. It was expected that 200 working adults will be able to take these skills training classes overall. Income verification procedures were followed. The evening ESOL classes were open to working adults from throughout the City of Revere.

**Priority:** Public Services

**Objective:** SL-3(4) EO-1 (1) - help to sustain a suitable living environment; increase economic opportunity

**Funding:** \$10,000 - CDBG year 5; other – \$41,575

**Proposed Accomplishment:** 200 low & moderate income persons able to learn English as a second language

**Outcome Measurement:** actual number of persons learning English

**Actual Accomplishments: 9 additional scholrships were provided. The program continues beyond the CDBG program year end.**

9. **CAPIC HiSET** - Community Action Programs Inter-City (CAPIC) the anti-poverty agency serving the Cities of Revere and Chelsea and the Town of Winthrop Community Action Programs Inter-City, Inc. (CAPIC) was provided \$10,000 in CDBG funds to expand upon current community-based learning opportunities for low to moderate income residents of Revere, (especially a large population of adult education program graduates) who are looking to attend college, gain employment and/or obtain a better job. Specifically, CAPIC utilized funds to host a HiSET (formerly known as GED) class at the Revere Community School which is located at the Revere High School. Specifically,

CAPIC sub-contracted to LARE/American Training, Inc. who provide the classroom instruction. The HiSET program addresses the needs of out of school youth and adults and work to remove significant barriers to employment. This includes high school drop outs, English Language Learners (ELL) and students with limited or interrupted formal education, as well as youth and adult students from the Community School's ESL classes. The HiSET program addresses gaps in services for low-income residents and make necessary support services not only available to Revere residents but more importantly accessible. The program operates for 36 weeks. CDBG funding will permit approximately 45 low and moderate income persons to access these classes free of charge.

**Priority:** Public Services

**Objective:** SL-3(4) EO-1 (2) help to sustain a suitable living environment; increase economic opportunity

**Funding:** \$10,000 - CDBG year 5; other – \$9,500.

**Proposed Accomplishment:** 45 low & moderate income persons able to learn participate in HiSET (GED) classes

**Outcome Measurement:** actual number of persons taking GED classes

**Actual Accomplishments: at program year end, 22 low and moderate income persons were assisted through HiSet.**

### **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 serious limitations of the City's FY2014 allocation it is still unable to dedicate any funds for this purpose.

The FY2014 plan includes \$18,000 for planning purposes, a portion of which will be dedicated to preparation of the 5<sup>th</sup> year (FY2014) CAPER. During program year five (FY2014) the City of Revere will utilize the HUD mandated ECON system to prepare its next five year plan (FY2015-FY2019) and subsidiary Annual Plans. The City will employ consultant services as necessary. Any remaining funds will be utilized for other longer-term planning efforts that support the city's housing, community and economic development goals.

**2. The City of Revere had no reason and found no cause to change program objectives in the Fifth 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.**

- a. The City applied secured a \$1.5 million MassWorks grant for the Broadway CBD Revitalization Project begun under the Third Year Plan and continued in the Fourth and fifth Year Plans. All other resources identified for public services were pursued and largely obtained by sub-recipients in approximately the same values projected. The CDB project is now largely complete.**
- b. The City of Revere acting through the DPCD provided certifications of consistency in a fair and impartial manner by undertaking public improvements in targeted locations that clearly benefit low and moderate income residents and by monitoring sub-recipients to ascertain that all activities were conducted openly, fairly and impartial and that they exclusively benefited low and moderate income persons.**
- c. The City of Revere and its sub-recipients did nothing during the Fifth Year to hinder Consolidated Plan implementation through either action or willful inaction; rather the City pro-actively worked to fully carry out its Consolidated Plan through every means at its disposal and under its control.**

**4. No CDBG funds were used for purposes not meeting National Objectives in the Fifth Year Plan.**

**5. No non-housing Community Development activities were undertaken in the Fifth ourth Program Year that involved acquisition, rehabilitation or demolition of occupied real property. No Displacement or Relocation was caused.**

**6. The City of Revere undertook no specific economic development activities with CDBG funds in Program Year Five.**

**7. All activities undertaken in Program Year 5 fell within one of the presumed limited clientele low and moderate income benefit.**

**8 With the exception of small Home Improvement Loan repayments (\$5,389.41) the City of Revere received no program income in FY2014 under any revolving fund activity, float-funded activity, other loan repayments, or from the sale of real estate.**

**9. One prior period adjustment was made in FY2011 for a disallowed prior period expenditure - the nutrition program included in the First Year (FY2010) Plan. No prior period adjustments were made for this reporting period – July 1, 2014-June 30, 2015.**

**10. No loan or other receivable activity occurred in FY2014; there are no CDBG funded loans of any type outstanding at this point.**

**11. The City of Revere entered no lump sum agreements involving CDBG funds with financial institutions during the Fifth Program Year.**

**12. Housing Rehabilitation.**

**a. In the Fifth Program Year, the City provided direct rehabilitation assistance to three homeowners under its established Housing Rehabilitation Program: one moderate-income female headed Hispanic household in census tract 1704 having a low income Hispanic household tenant; one moderate income Hispanic female headed household also in CT 1704; and one low income elderly female head of household in CT 1704.**

**b. a total of \$89,398 of CDBG funds was expended from the FY2014 grant; no other CDBG funds were involved**

**c. Other public (HOME) and private (bank) funds were involved in the ongoing Receivership initiative.**

Housing Rehabilitation completed in FY2014 (July 1, 20143 – June 30, 2015)

<u>Type</u>	<u># units</u>	<u>CDBG \$</u>	<u>other public/private \$</u>
1. Owner occupied (loans)	4	\$89,398	n/a

**13. The City has no HUD approved neighborhood revitalization strategies.**

## **Antipoverty Strategy**

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 5 CAPER Antipoverty Strategy response:

**Revere is served by a network of regionally and locally based organizations focused on various initiatives intended to help reduce the numbers of persons living in poverty and dedicated to efforts addressing social problems associated with the circumstances surrounding poverty.**

**Revere’s central economic development objective remains focused on job creating major developments that it is hoped will open up new sustainable job opportunities for unemployed and under-employed lower income residents. Revere’s unemployment rate decreased 20% from a rate of 6.3% in June of 2014 to 5.0% in May of 2015. Nevertheless, that recently reported unemployment rate remains slightly higher than the statewide rate of 4.9% in June of 2015, but shows considerable improvement from March of 2012 when the local unemployment rate was 17.5% higher than the statewide rate.**

**Revere has long been under-represented in terms of the decision making process as regards job training and skills development policies on the**

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regional level. In the fifth program year, the City continued to pursue a track initiated in the FY2010 program year working through the local anti-poverty agency, CAPIC, to provide greater access to job training programs and emerging job opportunities for unemployed and underemployed persons. As the City works to reduce the numbers of persons living at or below the poverty level – 5,558 according to the 2005-2009 ACS Survey - it must collaborate with local and regional partners on strategies to preserve the supply of affordable housing consistent with Strategic Plan goals so as to ensure that Revere remains a place where its residents can still afford to live as they seek to improve their employability and better their economic status.

The foremost opportunity for local job development is the Waterfront Square mixed -use Transit Oriented Development (TOD) at Wonderland, immediately adjacent to the City’s lowest income neighborhood, Shirley Avenue (Census Tract 1707). This opportunity is followed by the likely re-development of the adjoining 35 acre Wonderland Greyhound Park as another mixed-use commercial development promising office and retail jobs. The very good prospect of a casino at Suffolk Downs continues to hold promise for new jobs in the hospitality and entertainment industries for Revere residents. All of these developments are easily accessible to the city’s lower income neighborhoods.

Infrastructure support of the Waterfront Square development began in the summer of 2010 with construction of a \$56 million federally and state funded 1463 car parking garage and bus way improvements; that project was completed and opened in July 2012. Construction was also completed on a \$20 million public plaza and development platform with a pedestrian bridge in June of 2013. These infrastructure investments are believed to have created or some 516 construction jobs; it is believed these projects are helping leverage an additional 1400 private construction jobs since construction on the private development started in the fall of 2013, construction began on 194 rental units in two buildings in the TOD. The first building containing 44 units is now complete and occupied. A second phase of 230 units is now being built by a different developer. Ultimately the project will create 680 to 867 permanent jobs with office/lab hotel and services tenants at Waterfront Square.

The City and its partners on the Wonderland South Parking Garage (SPG) worked with Suffolk Construction to conduct a local job fair so as to facilitate hiring and utilization of low-income workers and area residents. This has also served to connect workers with apprentice and pre-apprenticeship programs such as the free Apprenticeship Preparedness Program operated by the Metropolitan Boston Building and Construction Trades Council which prepares young adults, minorities, women and people of low to moderate-income to enter building trades. As of 2/29/2012, some 260 full-time and 80 part-time workers were employed in the SPG construction project. The new public plaza and pedestrian bridge project created an additional 25 construction jobs.

The City remains focused on long term employment as the most effective poverty fighting tool and is working to capitalize on emerging permanent employment opportunities associated with these major development

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projects for that reason. In the Fourth program year, Revere aimed towards achieving its overarching anti-poverty strategy of working ever more cooperatively with several agencies and programs in order to better position Revere workers for employment and career advancement. To support job creation/retention, Revere in program year three, worked to enhance the business climate in the Broadway Central Business District with CDBG supported capital improvements this continued in program year 4 during which the City was able to secure a \$1.5 million MassWorks grant to help revitalize the downtown area. The project was essentially completed in program year 5. The City is now seeking State funding to do a second major phase of downtown revitalization. During the 5 program year the City gave preliminary approval for facades grants and signage rebates for 10 storefronts in the CBD.

Metro North Regional Employment Board (MNEB Career Center in Everett with its educational partner Bunker Hill Community College; North Shore Community College is the educational partner of the North Shore Workforce Investment Board. The City is working through partners such as CAPIC to make certain these regional boards include Revere residents in the programs they administer.

Community Action Program Inter-City, Inc. (CAPIC) – Offers employment training programs through the agency’s workforce training subcontractor, American Training Inc. /LARE. Chief among their efforts are training programs for the chronically unemployed. Combined with an array of social service resources, CAPIC augments self-sufficiency skills through LARE vocational counseling, medical billing/office skills, early child education, computer skills, electronic quality control, English as a Second Language, and adult and youth educational/GED prep programs. CAPIC’s Revere Gateway Initiative Workforce Development/Job Training Center provided local low-income residents with direct resources to assess their job skills, and referrals to job training resources. The primary goal of the program is to enhance the employability of low-income Revere residents who are under employed or unemployed. The project addressed gaps in services for low-income residents; making necessary support services not only available to residents but more importantly accessible. The Center is staffed by an experienced assessment counselor, who has an established working relationship with the LARE Training Center and local employers.

Since the Center opened its doors, CAPIC has provided 200 unemployed low-income residents have received employment counseling and comprehensive case management services. Clients have been identified for employment training services, referred to the LARE Training Program, and referred to Bunker Hill Community College for ESL classes. It is important to note that all clients have also been referred to all CAPIC Programs/services as needed, as well received assistance with applying for Food Stamps, WIC, etc. The LARE Training Center, a division of American Training, Inc., continues to host DESE Adult Basic Education classes two times per week at the Center, with 45 local individuals enrolled. CAPIC also received FY’14 Revere Community Development Block Grant (CDBG) funds to provide Hi-SET (formerly known as GED) classroom instruction at the Revere

**Community School. This was accomplished through a sub-contract with the LARE Training Center. The HiSET program addressed the needs of out of school youth and adults and works to remove significant barriers to employment. A total of 22 low-income Revere residents participated in the Program.**

**It is important to note that CAPIC's Workforce Development/Emergency Assistance Program was funded through a Special Appropriation authorized by the Massachusetts State Legislature. The appropriation funded workforce development program activities from July 1, 2014 through March 2015, at which time funding authority ended. Casework activities associated with workforce development have diminished without funding. CAPIC has proposed that funding for FY 2017 be assumed by service area municipalities.**

**In September 2012 CAPIC received a two-year grant from the Massachusetts Attorney General's Office to operate the HomeCorps Borrower Recovery Program. Funds provided CAPIC with the means to expand upon current homelessness prevention services for individuals and families referred from the MA Attorney General's Office.**

**Over the past two years, CAPIC's HomeCorps Borrower Recovery Program provided comprehensive case management/housing search services, as well as budget counseling, advocacy and mediation services, appropriate referrals and stabilization services to 49 individuals/families who were at-risk of losing their home or had lost their home to foreclosure. A total of 13 families were assisted with AGO HomeCorps rental funds and either maintained their tenancy or moved into a new home or apartment. In addition, CAPIC utilized intra-agency resources including: LIHEAP, court advocates, child care, and other programs to flag families/individuals dealing with extraordinary situations, large outstanding utility bills, child care barriers, mental health issues, and other barriers keeping households from stable tenancy and long-term self-sufficiency. The Program ended in September 2014. Recently, CAPIC has been meeting with Revere City Officials to consider the feasibility of creating emergency housing for persons displaced by executions for possession resulting from uninhabitable living conditions.**

**Revere CARES/MGH Center for Community Health Improvement – Affiliated with "Building Futures" a youth employment initiative of *Career Source*, a Massachusetts One Stop Center; it is chartered by the Metro North Regional Employment Board and operated by Employment Resources, Inc. The program is funded through a four year grant from Revere CARES/MGH Center for Community Health Improvement via competitive bid process.**

**Revere Housing Authority's Family Self-Sufficiency (FSS) Program – This established initiative provides a multitude of services structured specifically**

for low income voucher holders. Service programs include vocational counseling, enrollment in an educational or job-training program, personal development guidance, and financial management training. The FSS program is structured to provide an avenue to homeownership opportunities for RHA voucher holders. The RHA has a well-established Family Self-Sufficiency (FSS) Program and continues to work at moving resident families from "welfare to work". The FSS program is structured to provide an avenue to homeownership opportunities for RHA voucher holders. The RHA first initiated its FSS program within the Section 8 program in 2007. Subsequently, the RHA was awarded an FSS Coordinator's Grant. The program now has 39 participants and an active waiting list. Four participants have successfully completed the homeownership program. The RHA has partnered with the One Family Scholars Program, and a FSS participant has been given a scholarship in the One Family Scholars Program. The One Family Scholars Program is a comprehensive college scholarship program that helps break the cycle of poverty and family homelessness for low-income single parents.

## NON-HOMELESS SPECIAL NEEDS

### Non-homeless Special Needs

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Program Year 5 CAPER Non-homeless Special Needs response:

**As cited in the 2010-2014 Strategic Plan, Housing Market Analysis section, there are several special needs non-homeless sub-population groups that can be targeted for assistance by Revere and its collaborators or by private housing providers over the five year timeline of this Strategic Plan. These are persons who are Elderly, Frail Elderly and Physically Disabled (including some with HIV or AIDS as discussed below) who may require housing in the form of independent living units or specialized supportive units. Some may be able to continue living independently with the provision of necessary supportive services from specialized human service providers.**

***Elderly:* According to the American Community Survey estimates for 2004-2009, Revere has 7,538 residents aged 65 or older (over 15% of the city's population), The City's estimate for 2012 is that there are some 9,226 such persons and 24% of Revere's households have at least one member who is 65 or older. More than 45% of Revere's elderly (age 65+) population is believed to have some type of disability, including sensory, physical, mental, self-care and other types of limitations. One elderly low-income female homeowner was provided with Home Improvement financial assistance by the DPCD in the Fifth Year. The city also supported the efforts of the Neighborhood Developers to obtain financing for 48 units of lower income**

elderly housing at 5 Beach Street in the downtown core. This project is now well into construction.

***Disabled:*** According to the 2000 Census, Revere is home to 12,178 people ages five (5) and over who have some type of disability, including sensory, physical, mental, self-care, and other types of limitations – this represents over 27% of the total population over the age of 5, and 25% of the community's total population. No later statistics are available as yet. Given these relatively high numbers of elderly and disabled residents, efforts to address those needs are important within the context of the Consolidated Plan; however, resources remain extremely limited given the high demand for federal and state funding and with the small CDBG allocation the City received in FY2013 and 2014. No fifth year funds were used for this need.

***People with HIV or AIDS<sup>1</sup>:*** As of December 31, 2008 (the latest period for which statistics are available), Revere was among the top 20 communities in Massachusetts for people living with HIV/AIDS per 100,000 residents, with 149 residents, or .26% of Revere's total population. Between 2005 and 2007, an average of eight (8) new cases of HIV/AIDS were diagnosed in Revere each year. It is important to note that many of these individuals, especially those with AIDS, are also counted in the Disabled population numbers (above) due to self-care and other limitations. Others receive supportive services from regionally based human service providers. Consequently, Revere has not established separate goals for persons with HIV or AIDS in its Consolidated Plan and no funds were dedicated to this need in the Fifth Year program.

***Veterans:*** According to the 2004-2009 American Community Survey estimates, Revere has 2,910 veterans, or 5.8% of the community's total population. This is a decline from the 2000 Census data, which reported 3,946 veterans. Revere has not established separate goals for veterans in its Consolidated Plan and no funds were utilized for this specific need in the Fifth Year program. The City has been supportive of CAPIC's efforts to create Veterans housing opportunities.

***Other Special Needs Populations:*** Lastly, while there are sub-population group needs consisting of people with Developmentally Disabilities and people with Severe Mental Illness and those who have Alcohol and Drug Addictions, given the specialized care required, these are best dealt with through the network of human service providers and state funded programs. In the case of the Developmentally Disabled, DMH and other public agencies are best equipped to coordinate services and housing. Those with Severe Mental Illness and/or Alcohol and Drug addictions are largely the focus of state programs and the Continuum of Care housing and supportive services coordinated by the state under the classification Balance of State. Therefore these need categories were not established as priorities in the Strategic Plan or addressed in this FY2014 Annual Plan.

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<sup>1</sup> Massachusetts Department of Public Health HIV/AIDS Surveillance Program, January 1, 2009.

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## Specific HOPWA Objectives

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

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives  
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
  - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
  - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
  - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
  - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
  - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
  - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
  
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
  - a. Grantee Narrative
    - i. Grantee and Community Overview
      - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
      - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
      - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
      - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
      - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
      - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
  
    - ii. Project Accomplishment Overview

- (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
  - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
  - (3) A brief description of any unique supportive service or other service delivery models or efforts
  - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. Barriers or Trends Overview
- (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
  - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
  - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
- i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
  - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Program Year 5 CAPER Specific HOPWA Objectives response:

**N/A – the City of Revere is not recipient of any HOPWA funds.**

## OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 5 CAPER Other Narrative response:

**As in the First, Second, Third and fourth program years under the 2010-2014 Strategic Plan, the City of Revere consulted with residents, community organizations, and institutions prior to deciding upon programs and activities to be undertaken in the FY2014 program year. Revere strove to address multiple needs to the best of its ability, with limited Community Development Block Grant (CDBG) funding. The lack of sufficient resources routinely hampers the City's ability to meet needs. Notwithstanding this reduction in federal resources, the city has made every effort humanly possible to leverage CDBG resources, matching other public and private resources (such as a \$1.850 million MassWorks grant) to specific projects and relying on creative working partnerships with other public and private institutions.**

**Revere's Fifth year housing and community development Action Plan has been a thoughtful and rational response to multiple community needs and objectives as established in the 2010-2014 Strategic Plan. The Action Plan addressed certain prioritized community needs specifically, deteriorated public facilities and to the extent possible, supported efforts to meet public service needs of low- and moderate-income residents.**

**The FY2014 program facilitated and provided financial support for efforts to preserve and expand the affordable housing stock for renters and owners alike. The preservation/renovation of affordable housing remains a paramount objective; this need remains acute even as the proliferation of foreclosures has eased and with it the abandonment of properties which had a severely deleterious effect on otherwise stable neighborhoods.**

**The City of Revere believes the Strategic Plan for FY2010-2014 represents a well- conceived and balanced strategy for addressing at least some of the jurisdiction's priority housing and community development needs. Revere has undertaken coordinated and cooperative actions in concert with other providers in order to address pressing issues affecting low and moderate income persons. As with the First, Second, third and fourth year Action Plans, the Fifth Year plan continued the process of achieving specific goals in the most reasonable manner possible even in constantly dwindling public resources at all levels. Nonetheless, the City of Revere continued to pursue its prioritized objectives in FY2014 and by building on achievements made under the first, second, third and fourth year Action Plans.**