

CITY OF REVERE, MASSACHUSETTS

FY2010 CDBG CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)



FOR PUBLIC COMMENT



First Program Year CAPER

The CPMP First 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 1 CAPER Executive Summary response:

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

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

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

Revere having been extremely hard hit by the national foreclosure and sub-prime lending crisis, was in the First Program Year acutely attuned to the deleterious effects of foreclosure induced home vacancies, deterioration and blight on previously stable low and moderate income neighborhoods and the negative ripple effects such trends have upon unemployment, poverty levels, crime and a myriad of related social ills. The City did everything

possible within its limited means to effectuate coordinated responses to this many pronged crisis.

Though it was the City of Revere's first year as an entitlement community and funds were not released until well into the program year, the City nonetheless made significant progress in undertaking the activities and projects contained in its annual Plan for FY2010.

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.

For the first program year, FY2010, the City 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 will 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 accomplishments by specific project/activity:

- **Creation/preservation of owner-occupied housing** – The City of Revere received a targeted demolition grant from the Commonwealth of Massachusetts' NSP program. These funds were utilized to demolish two vacant and severely deteriorated properties with an aim to ultimately redevelop them as affordable housing for home ownership. A high priority and specific objective for the City of Revere in the first year Action Plan was to employ CDBG funds to complement and leverage other resources to help create and preserve low and moderate income ownership units. The specific objective is to assist in returning vacant and/or deteriorated properties to useful ownership and habitation. The City planned to provide Chelsea Restoration Corp.'s Community Restoration Group (CRG) with \$25,000 to aid in the acquisition and rehabilitation of one or two such properties in combination with other public and private funding. These properties are to be ultimately sold to qualified buyers who have

successfully completed homebuyer training; this did not go forward as CRG was unable to successfully negotiate acquisitions with lenders. Additionally, the city provided CRG with \$8,500 to support its efforts to counsel homeowners facing the threat of foreclosure; 38 such Revere families received counseling as a result. Also, the City provided direct rehabilitation assistance to two homeowners in FY2010: a low-income female head of household in census tract 1703; and a moderate-income Hispanic family in census tract 1705.

- **Development/preservation of rental housing** - The City's specific objective was to assist Chelsea Neighborhood Developers through its newly formed Revere Neighborhood Developers LLC (RND) with financial support of up to \$50,000 for the acquisition and rehabilitation of a six-unit foreclosed rental property at 14-16 Nahant Avenue in the Shirley Avenue neighborhood. The City provided a grant of \$50,000 to RND on May 28, 2011. On August 10, 2010 the City of Revere had amended the agreement to allow those funds to be applied by RND to the acquisition and adaptive reuse of the surplus Walden Street fire station; FY2011 funds CDBG funds in an equal amount will be utilized for that purpose as well. The fire station is being redeveloped to contain 7 new units of affordable elderly rental housing construction was underway at June 30, 2011. RND was able to complete the Nahant Avenue project with other funding sources and that project is now complete with 6 affordable units for this low income (CT 1707) area.

The City of Revere's non-housing Community Development objectives for this first (FY2010) 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. Help to improve the quality of life and help reduce crime through support for vital social/public service providers and facilities
3. Help to 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 will 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 including verifiable numbers of jobs created and/or retained

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

➤ **Public Improvements;**

1. Demolition for park development - The first year Action Plan targeted one derelict structure at Donnelly Square in the Beachmont neighborhood (CT-1708) that had become an eyesore and a major cause of blight. With CDBG funds, the structure has now been raised and the land cleared to make way for a desired new passive park area. The City of Revere's second year Action Plans directs CDBG funds to development of this park in combination with funds the City has applied for from the Massachusetts PARC program. The City transferred \$77,404.50 from the Endicott Avenue street and sidewalk improvement project to complete this demolition.

2. Neighborhood street and sidewalk improvements -The city used first year CDBG funds in to undertake the first phase of street and sidewalk surface improvements on Endicott Avenue. Endicott Avenue is one of the main pedestrian spines and a well used traffic way in this congested low and moderate income neighborhood of Beachmont, CT-1708. Phase one included the replacement/improvement of 1,330 linear feet of roadway and 2660 linear feet of sidewalk. As of the program year end, the phase 1 sidewalk improvements were complete and the roadway was 75% complete. In connection with this project, the City replaced three aged and deteriorated fire hydrants.

➤ **Public Services**

1. [Community Action Programs Inter-City] Workforce Development/Job Skills Training - Under the first Annual Plan, Revere provided \$25,000 in CDBG funds to CAPIC to retrofit an area in its Irene O'Connell neighborhood service center in the Shirley Avenue section (Census Tract 1707) to permit CAPIC to expand its workforce development/job skills development programs. The programs operated in this expanded Assessment Center will directly benefit an estimated 60 exclusively low- and moderate-income clients. Renovations were completed in March of 2011.

2. CASTLES [Caring Alumni Supporting the Learning and Enrichment of Students] raises funds with which to enable children of low- and moderate-income families to attend, free of charge, tuition-based after school and summer programs with educational, recreational and cultural focus. In most cases, the of participation in a package of such programs for one elementary school child amounts to \$3,000 or more annually – a sum well beyond the means of many low/moderate-income families. With CDBG support of \$23,350 in the first Annual Plan, CASTLES was able to permit 55 low and moderate-income children participate in some of these programs over the school year and in the summer months.

3. Revere Beach Partnership (RBP) The first year (FY2010) Action Plan provided the community-based RBP with funds to support 2 activities:

- \$3,000 to RBP to expand its highly successful summer kayaking instructional program to benefit an estimated additional 20 low-

and moderate-income children to participate. The seasonal program was set to run between July 6 and August 12, 2010.

- \$8,000 to launch, in cooperation with Revere Cares and in conjunction with the seasonal Farmers' Market it manages at Revere Beach, a new nutrition education program for low-income neighborhood residents. The program was structured to encourage low- and moderate-income persons to eat healthier fresh foods through organized instruction at the neighborhood level centered around the lower income Shirley Avenue neighborhood (Census Tract 1707) - immediately adjacent to the Farmers Market's Revere Beach location. Some 31 extremely low and low- income persons participated in workshops conducted on June 16, 23 and 29, 2011. The workshops covered best practices for food selection and storage and recipes for simple, healthy and appealing meals for working families. Posters, newsletters, ads, electronic media and social networks were used to publicize the workshops and program. Also, thousands of healthy food options informational flyers created as were prepared and distributed at weekly farmers markets at Revere Beach and elsewhere throughout the City. These were printed in English and Spanish.

- **Planning** – The City had planned in the First Year Plan to assist with a capacity building initiative aimed to create a print and electronic based centralized community resource directory of agencies and programs operating in the City and through a series of workshops, foster and encourage ongoing dialogue and collaboration among those organizations and agencies. Though the City regards this effort as a high priority, because of the late program year start and external issues among the local non-profit sector. This action was postponed until a future time and funds were not expended for this purpose.

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

FY2010 Action Plan funding expended

TOTAL CDBG FY2010 Entitlement - \$786,893

1. Housing - \$125,000		obligated
• \$50,000 - low-income rental housing development		\$50,000.00
• \$75,000 - owner-occupied housing		\$75,000.00
a. foreclosure counseling		
b. first-time buyer assistance		
c. land acquisition assistance - development of owner homes		
d. owner-occupied home improvement loans		
	Funds carried over:	none
2. Public facilities/Infrastructure - \$434,515:		
• demolition /park development - Donnelly Square (\$100,000)		\$177,404.50*
• neighborhood street & sidewalk improvements (\$334,515)		\$257,110.50*

Funds carried over: none

- 3. Public Services - \$60,000
 - CAPIC (\$25,000) \$25,000.00
 - CASTLES (\$24,000) \$24,000.00
 - Revere Beach Partnership \$11,000.00
 - a. Youth Kayaking Program (\$3,000)
 - b. Neighborhood Nutrition Program (\$8,000)

Funds carried over: none

4. Administration - \$140,028 program management/ oversight

- 5. Planning - \$17,350
 - Preparation of CAPER & FY2011 Annual Plan \$15,000
 - Capacity building for community-based organizations \$2,350

Funds carried over: none_

6. Contingency - \$10,000 \$10,000.00
(applied to demolition)

Funds carried over: \$0.00

*by amendments dated November 23, 2010 and February 17, 2011

There was no program income in FY2010

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

Rental housing development was completed as planned. Ownership housing rehab was also completed in spite of a late program year approval and start. Efforts to rescue foreclosed and/or vacant properties have been hampered by systemic and legal issues associated with the sub-prime lending crisis as it exists nationally. These efforts will continue nevertheless. Because of the delay in approval and release of funds for the city's first year program, some of the public facilities projects missed a construction session. Nonetheless, through effective and efficient project management, the City was able to substantially complete these projects by the program year end with any unfinished project elements completed shortly thereafter. Likewise, the late program year start contributed to delay in setting up the new Neighborhood Nutrition Program. Other public services programs were successfully completed, though there is an inherent time delay owing to the seasonal nature of the kayaking program.

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

In coming years, the city will seek more defined work plans and more specific performance schedules for all public service programs. Beyond that, the City has had no experiences that would lead it to change its program structure or procedures.

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

The City of Revere has not undertaken an Analysis of Impediments to Fair Housing Choice. In its five year Strategic Plan, the City committed to undertaking an AIFHC in the third program year, FY2012. In FY2011 the City will reach out to other CDBG communities to understand how they have conducted their analyses and so to benefit from their experiences. The City will prepare an RFP for consultant services to assist in this effort during program year FY2011 and will issue that RFP and engage a consultant facilitator early in program year FY2012.

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

The City of Revere has not yet identified any impediments to fair housing choice and is consequently unable to take any remedial actions until such time as an AIFHC is completed and action recommendations issued.

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

As stated in both the Strategic and 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. This first program year, the city faced ever growing demands in the face of shrinking revenues as the result of policy decisions and budgetary strains on both the federal and state levels. The City also faced a serious housing foreclosure crisis and very high unemployment levels that remained unabated. The City has had to work harder than ever as it is asked to meet many competing and sometimes conflicting needs. Nevertheless, the City worked hard to deploy its limited CDBG resources prudently and sought wherever possible to leverage other public and private funds to help address these great needs. Revere worked diligently in consort public and private sector entities to offset and where possible halt the effects of foreclosure. It has also reached out to a variety of public and private organizations and agencies so that it can better take advantage emerging job creating developments by helping to position low and moderate income residents to avail themselves of coming employment opportunities.

5. Leveraging Resources

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

The first year program largely succeeded in obtaining the public and private funds identified as necessary/available to address needs through specific objectives established. Exceptions are attributable to timing issues alone. These resources are for the most part being secured in the course of the second program year.

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

Other Resources Applied to FY2010 Projects

CDBG funded projects were augmented or served to leverage the following private and public funds:

<u>Project</u>	<u>Private</u>	<u>Other Public</u>
Housing		
➤ rental housing development	-0-	\$1,700,000 (HOME; MHIC)
➤ owner occupied housing	\$266,599	\$105,057 (NSP; HOME)
Public facilities/Infrastructure		
➤ building demolition	-0-	-0-
➤ street improvements	-0-	\$285,000 (state)
Public Services		
➤ CAPIC	-0-	\$13,088
➤ CASTLES	\$300,000	-0-
➤ Revere Beach Partnership Youth Kayaking Neighborhood Nutrition	\$122,500	

- c. How matching requirements were satisfied.

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

Program Year 1 CAPER General Questions response:

Managing the Process

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

Program Year 1 CAPER Managing the Process response:

The lead agency responsible for the administration of programs and projects under the FY2010 Action Plan in accordance with the objectives contained in 2010-2014 Strategic Plan was the City of Revere's Department of Planning and Community Development (DPCD) - in existence since 1978 and throughout that time the entity responsible for the City's centralized planning functions and community and economic development initiatives. The DPCD staff has decades of experience managing more than \$20 million in CDBG funds. These funds in turn have leveraged many millions of additional funds dedicated to housing, community and economic development purposes. This staff has been charged with compliance with all CDBG program and planning requirements. All told, the DPCD has secured and managed in excess of \$100 million in federal and state funds for community and economic development purposes over the years and has never failed to comply with any program requirements. The DPCD remained an active member in the North Suburban HOME Consortium in the 2010 program year and worked to coordinate HOME funded initiatives so as to advance the objectives of the FY2010 Action Plan and Five Year CDBG Strategic Plan along with the Consortium's multi-year HOME.

Significant Aspects of the Plan Development Process – In addition to public hearings held to obtain citizen views and ideas, the DPCD has worked diligently to encourage and obtain the input of citizens, multiple public and private agencies, community-based organizations, the business community and public officials.

As it prepared to undertake the Strategic Plan and prepare and implement the First Year Action Plan, the DPCD took a number of significant steps. In the spring and summer of 2009, the City held a series of major neighborhood visioning sessions in the lowest income (Census Tract 1707) most-negatively impacted neighborhood in the City. The City believes the lessons learned and the goals formulated through this process are relevant and transferable to other older lower income neighborhoods in the city because of the similar characteristics they share with Shirley Avenue. ***The Shirley Avenue Neighborhood Gateway Planning Initiative***, funded by a grant from the Commonwealth of Massachusetts, consisted of: convening a steering committee cutting across the spectrum of public and community-based organizations; the analysis of housing and socio-economic data; and several thematically focused broad-based community meetings. The information drawn from these public dialogues on "Economic Development and Jobs", "Housing and Homelessness" and Physical Infrastructure and Connections" and the findings of the final report have had significant bearing on the preparation of the five year Strategic Plan.

In the process of preparing the Strategic Plan and the FY2010 Annual Plan, the city reviewed and considered a number of planning documents and reports of a number of local and regional groups and agencies. The DPCD is actively engaged with and maintains an ongoing dialogue with an array of public and private entities engaged in housing, public-service, and other activities intended to benefit and assist the people of Revere - especially those of low and moderate income, those with special needs, the economically or socially disadvantaged, minority group members, and those for whom English is a second language. Over the first year program, DPCD has made these agencies specifically aware of the city's projects and CDBG funded initiatives and solicited opinions and input as to ways of most effectively implementing and linking projects and for input that carried over into development of the second Annual Plan under the Five Year Strategic Plan. Throughout the program year, the City maintained active dialogue and continued to encourage input in terms of First

Year CDBG projects and programs as well as Second Year Annual Plan goals, objectives and specific activities in development from a number of entities. Among them:

- Community Action Programs Intercity [CAPIC]
- Metropolitan Boston Housing Partnership
- Revere Council on Elder Affairs
- Board of Health and Department of Inspectional Services
- Revere Police Department
- Metropolitan Area Planning Council
- Revere Conservation Commission
- North Suburban HOME Consortium
- Superintendent of Schools
- Revere Cares
- Massachusetts Attorney General's Office
- Eurovest Development
- Revere Youth Commission and Parks and Recreation Department
- East Boston Community Development Corporation
- Asian Community Development Corp.
- Revere Housing Authority
- Revere Business Development Corp.
- CASTLES [Caring Alumni Supporting the Learning and Enrichment of Students]
- Chelsea Neighborhood Developers Inc.
- Department of Public Works
- Chelsea Restoration Corporation
- Revere Beach Partnership
- Rumney Marsh Burial Grounds Restoration Committee

The national sub-prime mortgage foreclosure crisis has hit Revere particularly hard over the two and one half years through the First Program Year end and it shows little sign of abating. During the First Year program, the City yet again faced increasing vacancies and neighborhood blight resulting from abandoned and deteriorated properties. Foreclosures and abandonment continued to devastate neighborhoods with displacement of low and moderate income families and resulting in an increase in crime contributing greatly to neighborhood destabilization. With very limited resources, the city continued to make extraordinary efforts to address the problems caused by foreclosures mainly by means of working closely with a number of these and other agencies to coordinate responses to the crisis.

In the First Year program, the city fostered closer ties with these agencies and jointly sought to expand foreclosure prevention efforts centered on counseling services, mortgage re-structuring and workouts, short sales and rescue of abandoned properties including an expanded use of court-appointed receiverships. Revere worked with and through these local agencies, the state Department of Housing and Community Development [DHCD] with the Massachusetts Housing Partnership [MHP] with Massachusetts Housing Finance Agency [MassHousing] to implement actions aimed at alleviating the family and neighborhood disarray brought about by these foreclosures. In the first CDBG Action Plan year, the City worked closely with these and other agencies to enhance coordination of effort with respect to public and private housing supply and conditions and identified health and social service needs. In particular the City collaborated closely with: CAPIC, Chelsea Neighborhood Developers, RBP, Chelsea Restoration Corp., and CASTLES as it implemented first

year Action Plan projects and activities that served to either forestall foreclosures and deal with the consequences of foreclosures and high unemployment - including the need for job training and social services/activities for children of low and moderate income families.

As of April 1, 2011 Revere had 21 housing units per 1,000 classified as “distressed”, that is a property where: a foreclosure petition has been filed, an auction scheduled in the previous year, or the property has been held up to two years. Revere is ranked 18th most negatively community in Massachusetts in terms of distressed properties for the one year period ended as of April 1, 2010. While that represents a significant decrease in distress rate from 8th position rank as of April 1, 2010 (with 26.9 distressed properties per 1,000), the problem remains severe. Nationally and state-wide, many sources attribute the decrease in foreclosure actions more to inability of lending institutions to document loans to proper legal standards rather than to any appreciable decrease in the fundamental conditions contributing to the problem. Throughout Program Year One, Revere nonetheless continued to apply resources at its disposal wherever possible and to coordinate actions to help abate the crisis locally and to ameliorate the fallout in terms of crime, social problems and resulting neighborhood deterioration.

Citizen Participation

1. Provide a summary of citizen comments.

As of September 22, 2011, no comments were received with respect to the First Program year 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 1 CAPER Citizen Participation response:

No citizen comments were received during the program year. FY 2010 Annual Plan performance was discussed during the advertised input and final plan hearings for the FY2011 Action Plan. At that hearing the public was made aware of the amount of funds available, as well as funds expended and committed; it was noted that there was no program income. Citizens were also advised of the scope and specific geographic locations of projects, including the location of areas of minority concentration. As of September 22, 2011, no comments were received with respect to the First Program year CAPER.

Institutional Structure

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

Program Year 1 CAPER Institutional Structure response:

At the direction of the Mayor, the DPCD was designated to manage the activities and funding under the FY2010 Action Plan consistent with the objectives of the Five Year Strategic Plan. DPCD staff was lead 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. It was the responsibility of the DPCD staff to manage the CDBG program and throughout the program year on a day-to-day basis and they 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 2010 Action Plan in terms of identified community development and housing needs. The institutional structure of the DPCD provides for defined areas of responsibility among the staff as well as for appropriate checks and balances in terms of project oversight and the issuance of payments for program activities. Oversight of major program functional areas is vested in particular staff members while general oversight is vested in the DPCD Director; of course ultimate program responsibility rests with the chief elected official of the city, the Mayor.

At the start of the Strategic Plan development process, the city hoped to 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, the City's allocation of CDBG funds for the first program year was simply insufficient to further develop its institutional structure in this way. Nevertheless, with the aid of non-CDBG grant funds, the DPCD was able to add a staff position this year 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 1 CAPER Monitoring response:

1. DPCD staff personally monitored all public facilities construction and housing development and housing rehabilitation projects at least weekly and oftentimes more throughout the FY2010 program year. Public Services were monitored by review of monthly reports submitted and by means of periodic spot visitations to program sites.

2. Aside from the fact that projects were late starting because of delay in the approval of the plan, DPCD found no major areas requiring improvement. DPCD did see the need 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

- a. Owner-occupied housing improvement assistance has helped stave off incidences of blight and sub-standard housing in two low and moderate income locations. CDBG funds have been of significant assistance in the development of new low-income elderly rental housing. CDBG funds have supported counseling services for home-owners facing foreclosure and displacement. CDBG funds have greatly improved the Beachmont lower income neighborhood by demolishing a deteriorated structure that will now become a passive neighborhood park and by the first phase reconstruction of street and sidewalk surfaces on Endicott Ave. CDBG funding of public services in the FY2010 Annual Plan helped set the stage for expanded job training in a neighborhood hit hard by unemployment, established nutrition education programs for lower income families and expanded recreational activities and after-school programs for low and moderate-income children.
- b. The City of Revere made appreciable progress during the first 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 neighborhood through preservation/creation of affordable housing, by improvement of key neighborhood facilities, by expanding the availability of youth services and by positioning the city's unemployed to avail themselves of coming job opportunities at the Transit Oriented Development soon to occur Revere Beach and at Wonderland Park.

- c. Revere utilized its CDBG funds in the first year to provide decent housing and a suitable living environment through rehabilitation of two owner-occupied homes and financial support for development of new low-income elderly rental housing; the aforementioned demolition for park development and street improvement projects have already had significant stabilizing impact on the low and moderate-income Beachmont neighborhood; support for expansion of the CAPIC job training center is enabling expanded access to economic opportunity for low and moderate-income people.
- d. No First Year Program activities are falling behind schedule.
- e. First Year Program activities and strategies had positive impact on efforts to deal with the foreclosure crisis, have had positive and highly visible results in targeted neighborhood stabilization efforts, and have resulted in expanded provision of public services and educational 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 new low-income rental units created; number of homeowners in danger of foreclosure counseled; number of neighborhood facilities improved; additional number of children given access to after-school and summer recreational programs (CASTLES and RBP Kayaking); number of low-income persons benefiting from nutritional education; number of additional job seekers aided.
- 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.
- h. In spite of the late start of the program year, all major First Year Program goals are on target as are the overarching goals of the Five Year Strategic Plan.
- i. In the First program year, the City began working significantly more closely with the regional network of homeless providers with an eye to have more coordinated response to homeless needs. The City hopes to cooperate with these agencies in conducting the first ever Point in Time Census in Revere during the Second Year Program.

Lead-based Paint

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

Program Year 1 CAPER Lead-based Paint response:

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.

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.

In the course of the FY2010 Annual Plan, the City of Revere undertook smaller scale lead paint remediation in two residential properties rehabilitated. Additionally, lead paint was removed from the former Walden Street Fire Station which is being redeveloped as low-income elderly rental housing by Revere Neighborhood Developers in part with CDBG support. These practices will continue in coming years

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 1 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 1 CAPER Specific Housing Objectives response:

For the first program year, FY2010, the City 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.

Goals

For the First Year Plan year, the City undertook two activities that aim to accomplish the following housing goals:

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

Outcome Measurements

Outcomes for these objectives 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

1. Creation/preservation of owner-occupied housing

As of April 2010, the Massachusetts Housing Partnership reported in its *Foreclosure Monitor* that 29.8 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. Throughout the program year Revere has worked with Chelsea Restoration Corporation to help stave off foreclosure through counseling programs and to salvage foreclosed, vacant and deteriorated housing in conjunction with 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 used a targeted demolition grant it received through the Commonwealth of Massachusetts' NSP program; these funds were used to demolish two vacant and severely deteriorated properties so that these parcels may ultimately be offered for redevelopment as affordable housing for home ownership. A high priority and specific objective for the City of Revere in the first year Action Plan was to utilize CDBG funds to complement and leverage other resources, including those cited above, 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 planned to provide Chelsea Restoration Corp.'s Community Restoration Group (CRG) with modest financial support (up to \$25,000) to help acquire and rehabilitate one or two such properties in combination with other public and private funding; though CRC made substantial efforts to do so, it was unable to negotiate acquisitions from lender-owners. With the City's encouragement, CRC will continue this effort and may seek CDBG financial assistance for that purpose in the future. The City provided CRC with \$8,500 to provide counseling and assistance in lender negotiations to 38 low/moderate income homeowners in danger of foreclosure. Any such properties acquired will be redeveloped and then sold to qualified buyers who have successfully completed homebuyer training. To the extent

permitted with limited financial resources, the City was to have also directly rehabilitated one or two now habited owner-occupied homes.

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: \$75,000 CDBG year 1; other – estimated \$500,000 public & private (NSP, HOME; FHLBB; lending Institution)

Proposed Accomplishment: two to four units of low-moderate income owner-occupied housing rehabilitated

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

Actual Accomplishments: *one low-income two-family home and one moderate-income two family home were rehabilitated.*

2. Development/preservation of rental housing

The City of Revere's "*Shirley Avenue Gateway Planning Initiative*" funded by the Commonwealth of Massachusetts was conducted in the spring and summer of 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 adopted the planning initiative's key recommendations regarding affordable rental housing as a high priority and specific objective under this first CDBG Action Plan. The City's specific objective was to assist Chelsea Neighborhood Developers through its newly formed Revere Neighborhood Developers LLC (RND) with financial support (up to \$50,000) for the acquisition and rehabilitation of a six-unit foreclosed rental property at 14-16 Nahant Avenue in the Shirley Avenue neighborhood. The CDBG funds were to be combined with HOME and NSP funds to create 6 affordable units in this low income (CT 1707) area. RND was able to undertake this project with other funding sources and did not need CDBG assistance for it. RND was designated by the City Council as re-developer of the surplus Walden Street Fire Station in the same neighborhood. The City reduced the sale price for the land and building in order to facilitate RND's development of nine new rental units for low-income elders. Though initially planned as a nine unit project, building conditions dictated reduction of the number of units to seven. The project commenced during the program year and at that time the City consented to RND's request to transfer these CDBG funds to that project.

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: \$50,000 CDBG year 1; other – estimated \$1,700,000 public (HOME; MHIC)

Proposed Accomplishment: nine low income elderly rental housing units rehabilitated

Outcome Measurement: number of low income elderly rental units rehabilitated

Actual Accomplishments: CDBG funds provided to developer; construction of seven extremely low and low-income elderly rental units was more than 50% complete at program year end.

Efforts to address “worst-case” housing needs and housing needs of persons with disabilities: As the City of Revere has very limited resources in its CDBG program it is simply not able to address “worst-case” housing needs and housing needs of persons with disabilities. Generally these cases are dealt with by the Revere Housing Authority and the network of regional housing providers such as the Metropolitan Boston Housing Network to End Homelessness (MBNEH) and others serving Revere and surrounding communities. Should the DPCD encounter any such cases, they would be referred to the aforementioned providers on a case by case basis. No such cases were encountered by the City of Revere DPCD in the course of the First Year program.

Public Housing Strategy

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

Program Year 1 CAPER Public Housing Strategy response:

The Revere Housing Authority (RHA) continues to make positive strides in the areas of administrative management, finance & accounting, maintenance and property management, housing management, tenant selection and the Housing Choice Voucher Program. In FY2010 the RHA continued to actively seek out tenant input on management and improvement of authority developments and on operation of specific programs by means of public meetings, posting of plans and documents and open communication channels. The RHA has instituted the Family Self-Sufficiency (FSS) program and is working with several families to move them from “welfare to work”; the FSS program is structured to provide an avenue to homeownership opportunity for authority tenants. The Revere Housing Authority initiated its Family Self-Sufficiency Program (FSS) within the Section 8 program in 2007. Subsequently, RHA applied for and was awarded an FSS Coordinator Grant. During the program year enrolled participants increased from 25 to 333 participants; it still has an active waiting list. During the program year the FSS Coordinator commenced working with one family towards the purchase of its first home. The RHA continued its Officer-in-Residence program at two locations: the family development at Coolidge Street and the Liston Towers senior citizen mid-rise building at Walnut Street this program year.

The unique partnership between Chelsea/Revere/Winthrop Elder Services (CRW) and the RHA to staff a supportive living environment at the Alfred Liston Towers senior citizen development continued in the First Program Year. Residents of this development now have assistance with extra care and/or services needs. Home health aides monitor medications, help with household chores, and provide a continuum of care necessary for the elderly and infirm to live fairly independently rather than in a nursing home. The RHA would like expand supportive living efforts if additional funding can be secured.

RHA continues to seek non-traditional funds for the development and modernization of various sites, and continues to explore the possibility of federalizing some of its

state units to make these developments, safe and decent places to live. The RHA is also fully committed to energy savings, the implementation of “green” amenities and compliance with all Environmental protection Agency (EPA) standards.

In FY2010, the RHA completed phase I of bathroom modernizations at the 100 family unit (federal) Rose Street development; phase ii is ongoing. The total project cost is estimated to be \$122,500.

Barriers to Affordable Housing

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

Program Year 1 CAPER Barriers to Affordable Housing response:

The greatest barriers to increased availability of high-quality, affordable housing continue to be extremely limited public funding and limited private and nonprofit sector interest in developing affordable housing in Revere. Revere has done and continues to do much to create incentives to increase the supply of housing, including welcoming and actively recruiting nonprofit and for-profit partners to collaborate on housing development. In the First Year Program this included active partnership with CRC and RND as discussed in the preceding sections.

Barriers to affordable housing in Revere result from the market forces that affect the larger Greater Boston area. Although the real estate market is currently in a downturn, rents and sale prices are still out of reach for many low- and moderate-income households, even with decreasing prices in recent years, because of employment instability, limited availability of credit and mortgage financing, and the 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 City believes that some of its underutilized industrial and commercial properties, could be suitable for mixed-income housing, and may ultimately be redeveloped as housing.

During the First Year Program the City worked on adoption of an Overlay Zoning Ordinance for the Wonderland Transit Oriented Development (TOD) District that permits less stringent parking requirements for units within a quarter mile of rapid transit.

The City also 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.

In the first year Action Plan the City supported and was willing to provide funding to assist in development the acquisition and rehabilitation of a six-unit affordable rental property by a non-profit and did provide financial assistance for the redevelopment of a vacant fires station into seven units of low-income elderly rental housing.

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 1 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 municipality 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 NSHC received \$2,829,768 in HOME funds for FY2010. The City of Revere supported RND's request for \$450,000 in HOME funds as a subsidy from NSHC to be combined with \$1M in NSP funds from DHCD and The Massachusetts Housing Investment Corp. towards the \$1,750,000 development cost of the Walden House elderly low-income rental project in the first year (FY2010) Action Plan and provided \$50,000 in CDBG for the project as well.

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 1 CAPER Homeless Needs response:

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. Responses to these questions will have been directly provided elsewhere by DHCD.

Under the first program year Action Plan, the City did not direct any of its limited CDBG resources to homeless assistance. Revere did however seek to work with nonprofit partners who apply to the State for funding to produce additional units of housing for formerly homeless individuals and/or families in Revere and may participate with CDBG funding in future years on a modest scale. Revere is actively supporting a \$1.3 million project by Housing Families Inc, to create 4 small family and 3 large family units for formerly homeless families. Revere is advocating for NSC HOME funding in excess of \$325,000 for this development which is expected to be completed by the Second Year program end.

Revere has not previously coordinated a one night count of homeless people living on the street. The City recognizes that this count is one of the best resources for information about the unsheltered homeless population in a community. During the First Year Program Revere began planning a collaborative effort with the regional Metropolitan Boston Housing Partnership, North Shore focused Housing Families and others to facilitate conduct of a point-in-time homeless census. Revere will conduct a local homeless census in January of 2011 – in the Second Year program.

Revere is not aware of any new Federal resources obtained from Homeless SuperNOFA which is dedicated to local projects.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 1 CAPER Specific Housing Prevention Elements response:

Revere’s Mayor Thomas G. Ambrosino is Chair of the Leadership Council of the Metropolitan Boston Housing Network to End Homelessness (MBNEH) The MBNEH 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.

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 1 CAPER ESG response:

Not applicable. Revere is not recipient of any ESG grants.

COMMUNITY DEVELOPMENT

Community Development

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

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
 - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
 - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
 - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
 - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
 - a. Indicate how use of CDBG funds did not meet national objectives.
 - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.

- c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
8. Program income received
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
 - b. Detail the amount repaid on each float-funded activity.
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
 - d. Detail the amount of income received from the sale of property by parcel.
9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables
 - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
 - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
 - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
 - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
 - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
11. Lump sum agreements
 - a. Provide the name of the financial institution.
 - b. Provide the date the funds were deposited.
 - c. Provide the date the use of funds commenced.
 - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
 - a. Identify the type of program and number of projects/units completed for each program.
 - b. Provide the total CDBG funds involved in the program.
 - c. Detail other public and private funds involved in the project.
13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
 - a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year 1 CAPER Community Development response:

1.

The City of Revere's non-housing Community Development objectives for its FY2010-FY2015 Strategic Plan and for this first (FY2010) 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. Help to improve the quality of life and help reduce crime through support for vital social/public service providers and facilities;
3. Help to 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.

The short-term non-housing Community Development objectives that were established by Revere were intended to achieve appreciable progress towards the primary objective of the CDBG program which is to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income (L/M) persons. The short-term objectives the FY2010 Action Plan were:

Goals

For this plan year, the City undertook a number of activities aimed at accomplishing the following community development goals:

- SL-3 **Demolition of derelict building/plan for neighborhood park:** help to provide a Suitable Living Environment for low- and moderate-income residents
- SL-3 **Street Improvements:** help to provide/sustain a Suitable Living Environment for L/M income residents
- SL-3 **CAPIC:** help to sustain a suitable living environment and promote economic opportunity for L/M persons [also EO-1 - Expand the availability/accessibility to economic opportunity for low- and moderate-income persons]
- SL-3 **CASTLES:** help sustain a suitable living environment for L/M children

- SL-3 RBP - **Kayaking Program**: help to sustain a suitable living environment for L/M income children
- SL-3 RBP – **Neighborhood Nutrition Program**: help to sustain a suitable living environment for L/M residents

Outcome Measurements

Outcomes for these objectives were 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 including verifiable numbers of jobs created and/or retained

Public Improvements

Building demolition for park development

Being a dense urban community, Revere has a great need to provide more and better parks and recreational facilities, equipment, and programs particularly for young people in the city's more congested low- and moderate-income neighborhoods. These needs were documented in the City's new seven year **Open Space and Recreation Plan**. That plan recognized the need for passive recreational areas and landscaped signature areas in neighborhood commercial nodes. The first year Action Plan targeted one derelict structure at Donnelly Square in the Beachmont neighborhood (CT-1708) that had become an eyesore and a major cause of blight. The structure was demolished and the land cleared to make way for a desired new passive park area. The Second Year Action Plan directs CDBG funds to development of this park. The cost of this demolition was originally estimated at approximately \$100,000 and that amount was budgeted for this project. As unanticipated conditions were encountered, including the discovery of hazardous materials which had to be removed, the cost increased and the City of Revere added \$87,404.50 to the project budget drawing the additional funds from the Contingency account (\$10,000.00) and from the Endicott Avenue phase 1 street improvement project budget by way of a program amendment.

Priority: Public Facilities:

Objective: SL-3(1) help to provide a Suitable Living Environment for low- and moderate-income residents

Funding: original funding \$100,000 - CDBG year 1; actual funding \$187,404.50

Proposed Accomplishment: removal of one derelict building

Outcome Measurement: clearance for future park development

Actual Accomplishments: derelict building demolished and site cleared and leveled. Actual Accomplishments: Benefit is to predominantly low and moderate income persons; 55% of neighborhood.

Neighborhood street and sidewalk improvements

Revere regards street and sidewalk improvements to be a priority as well. 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 helping to stabilize neighborhoods and preserve the affordable housing stock as well. In the First Year program the city Budgeted \$334,515 in CDBG funds to begin street and sidewalk surface improvements on Endicott Avenue. The city expected this funding would improve up to 2,000 linear feet of this roadway's 3,600 hundred foot total length. The City found it necessary to reallocate \$77,404.50 of these funds to address unanticipated problems in connection with a building demolition project in Beachmont. Nevertheless the city was still able to complete reconstruction of 1330 linear feet of road service and 2660 linear feet of sidewalks in the first phase of this project. The City will complete the balance of the project in the Second Year program – FY2011. Endicott Avenue is one of the main pedestrian spines and a well used traffic way in this congested low and moderate income neighborhood of Beachmont, CT-1708. In the Second Year program the city will apply Chapter 90 funds as necessary to complete the project.

Priority: Public Facilities:

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

Funding: original allocation - \$334,515 - CDBG year 1; actual expenditure - \$257,110.50

Proposed Accomplishment: 2,000 linear feet of street and sidewalk improved

Outcome Measurement: actual number of linear feet of surface reconstructed

Actual Accomplishments: 1330 linear feet of roadway reconstructed; 2660 linear feet of sidewalk reconstructed; three fire hydrants replaced. Benefit is to predominantly low and moderate income persons; 55% of neighborhood

Public Services

Revere does not have an extensive locally based network of public service providers as might be found in other urbanized areas however the city is now witnessing a growth in the sector of public service providers and public service programming. Older established public service agencies operating in Revere are expanding their programs and services and several new organizations have begun to operate in the city or to expand from outside the city into Revere's lower income neighborhoods in need. Though the city has limited resources under the five year CDBG plan with which to assist in the provision of public services, it has nevertheless identified this as a strong community need and is committed to providing assistance to help

established community-based organizations expand efforts and to support the work of newer nonprofits as they craft programs which will meet identified needs of low-income persons. The city has had limited experience providing funding to public service providers as sub-recipients so in the early years of the Five Year Plan, it has opted to limit the number of recipients and the amount provided each until it has built its own capacity to monitor these activities.

In the First Year Annual Plan, the City provided support to three community-based organizations. These are CAPIC, CASTLES, and the Revere Beach Partnership (RBP). All beneficiaries are low and moderate income persons and the public services operate city-wide regardless of their geographic location.

CAPIC [Community Action Programs Inter-City] **Workforce Development/Job Skills Training** - Over the past 43 years, CAPIC, the local tri-community anti-poverty agency, has worked to assist low-income families with: Head Start and Child development programs; nutrition education; emergency services; health and Welfare advocacy; housing assistance; fuel and energy conservation assistance; after school and summer youth programs; workforce development and more. Under the first Annual Plan, Revere provided \$25,000 in CDBG funds to CAPIC to retrofit an area in its Irene O'Connell neighborhood service center in the Shirley Avenue section (Census Tract 1707) to permit CAPIC to expand its workforce development/job skills development programs. The programs operated in this expanded Assessment Center will directly benefit an estimated 60 exclusively low- and moderate-income clients.

Priority: Public Services; Economic Development

Objective: SL-3; EO- 1 - help to sustain a suitable living environment and promote economic opportunity for L/M persons

Funding: \$25,000 - CDBG year 1; other - \$13,088

Proposed Accomplishment: retrofit of space needed for workforce training

Outcome Measurement: completion of retrofit and subsequent program expansion

Actual Accomplishment: *retrofit of space for workforce training successfully completed; entire benefit to low and moderate income persons*

CASTLES [Caring Alumni Supporting the Learning and Enrichment of Students] raises funds with which to enable children of low- and moderate-income families to attend, free of charge, tuition-based after school and summer programs with educational, recreational and cultural focus. In most cases, the cost of participation in a package of such programs for one elementary school child amounts to \$3,000 or more annually – a sum well beyond the means of many low/moderate-income families. Over the past four 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 \$24, 000 in the first Annual Plan, CASTLES was able to extend some of these programs to an additional 55 extremely-low, low and moderate-income children during the year and summer months.

Priority: Public Services

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

Funding: \$24,000 - CDBG year 1; other – tbd

Proposed Accomplishment: 8 or more children enrolled in out of school programs

Outcome Measurement: actual number of newly enrolled children

Actual Accomplishment: *30 additional extremely low, low and moderate income children enrolled in programs*

RBP (Revere Beach Partnership) Youth Kayaking Program. RBP is a community-based 501(c)(3) nonprofit. RBP's mission is to promote healthful and enriching structured and unstructured use of the City's greatest asset, the magnificent three-mile long Revere Beach Reservation – the first public beach in the United States of America and a National Historic Landmark. Since its founding, RBP has raised funds mainly through its flagship annual New England Sand Sculpting Invitational and through corporate appeals. It has used its funding to improve public facilities at the beach and to create and sustain a variety of programs that primarily benefit low- and moderate-income persons. The first year (FY2010) Action Plan provided \$3,000 to RBP to expand its highly successful summer kayaking instructional program to benefit an estimated additional 20 low- and moderate-income children to participate. **RBP (Revere Beach Partnership) Neighborhood Nutrition Program.** RBP, in Cooperation with Revere Cares and in conjunction with the seasonal Farmers' Market it manages at Revere Beach instituted a nutrition education program for extremely low and low-income neighborhood residents. The program encourages persons to eat healthier fresh foods and provides organized instruction on the neighborhood level – most particularly the Shirley Avenue neighborhood (Census Tract 1707) which is immediately adjacent to the Farmers Market's Revere Beach location. By means of classes and printed public information, the program aims to educate people as to best practices for food selection and storage as well as provide instruction for simple but appealing healthy and inexpensive recipes for working families. The first year (FY2010) Action Plan provided \$8,000 to RBP to institute this important instructional program to benefit an estimated 200 low- and moderate-income persons.

Priority: Public Services

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

Funding: \$11,000 - CDBG year 1; other – TBD

Proposed Accomplishment: 20 additional children participating in Youth

Kayaking Program; estimated 200 extremely low and low-income persons receiving nutrition education

Outcome Measurement: actual number of additional children participating in Youth Kayaking Program; actual number of EL/L income persons receiving nutrition education

Actual Accomplishments: *kayaking program actually began (August 20, 2011) after the program year end; 31 extremely low and low income persons benefited from these classes and hundreds – if not thousands - of other extremely low, low and moderate-income persons benefited from informational flyers printed in multiple languages and distributed around the City.*

Planning

In the course of preparing the Strategic Plan and first year Action Plan in general and in consultation and with local public service providers in particular, it had become apparent to the City that there is a real need to enhance and facilitate coordination and communication among human service providers, especially as new organizations are created or expand in Revere. The City had planned in the First Year Plan to assist with a capacity building initiative aimed to create a print and electronic based centralized community resource directory of agencies and programs operating in the City and through a series of workshops, foster and encourage ongoing dialogue and collaboration among those organizations and agencies. Though the City regards this effort as a high priority, because of the late program year start and external issues among the local non-profit sector. This action was postponed until a future time and funds were not expended for this purpose.

2. The City of Revere had no reason and found no cause to change program objectives in the first Year Action Plan.
3. Assessment of Efforts in Carrying Out Planned Actions.
 - a. In spite of the late start of the program year, the City did all it could to position itself to secure park funding under the State PARC program by finalizing an update to its open Space and Recreation Plan which was completed and has positioned the city to obtain these funds in the second program year. All other resources identified for public services were pursued and obtained by sub-recipients
 - 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 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 first Year Plan.
5. No activities were undertaken in the First 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 economic development activities with CDBG funds in Program Year One.
7. All activities undertaken in Program Year 1 fell within one of the presumed limited clientele low and moderate income benefit.

8. The City of Revere received no program income in FY2010 under any revolving fund activity, float-funded activity, other loan repayments, or from the sale of real estate.
9. No prior period adjustments were made in FY2010 for disallowed prior period expenditures.
10. No loan or other receivable activity occurred in FY2010; 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 First Program Year.
12. Housing Rehabilitation.
 - a. In the First Year Program, the City provided direct rehabilitation assistance to two homeowners under its established Housing Rehabilitation Program: a low-income female head of household in census tract 1703; and a moderate-income Hispanic family in census tract 1705.
 - b. A total of \$75,000 was expended this program year for this program
 - c. No other public or private funds were involved.
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 1 CAPER Antipoverty Strategy response:

Revere is served by a regional network and some locally-based organizations focused on different yet complimentary approaches for reducing the numbers of persons living in poverty and working to address social problems associated with the circumstances surrounding poverty.

Revere's larger economic development efforts are concentrated on job creating major developments that it is hoped will open up appreciable and sustainable job opportunities for unemployed and under-employed lower income residents.

In the First Year Program. Revere recognized it needed a seat at the table in terms of regional job training and skills development policies so that it could better capitalize on these emerging job opportunities, offering residents more avenues to greater employment opportunities and the hope of moving up the income ladder. As the City continued to work to reduce the numbers of persons and families living at or below the poverty level, it decided it needed to better coordinate its and other parties' efforts to preserve the supply of affordable housing as set forth in the housing component of this Strategic Plan so that Revere would remain a place where its residents can afford to live as they seek to improve their employability and better their economic status. The most immediate and tangible opportunity to begin this process is presented by the Waterfront Square mixed use development at Wonderland which is immediately adjacent to the City's lowest income neighborhood,

Shirley Avenue (Census Tract 1707) and will be readily reached from any of the city's lower income neighborhoods.

The Waterfront Square development kicked off in the summer of 2010 with the start of construction of a \$56 million federally and state funded 1463 car parking garage and busway improvements, to be followed in mid 2011 with construction of a \$20 million public plaza and development platform. These infrastructure investments will initially create 516 construction jobs and later serve to generate an additional 1400 private construction jobs starting in fall 2011. Ultimately the project will create 680 to 867 permanent jobs at office/lab hotel and services tenants at Waterfront Square.

This year, the City, with its partners and the winning-bid contractors hosted a job fair for work at Wonderland to encourage hiring and utilization of low-income workers and area residents, and 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.

In order to capitalize on the emerging permanent employment opportunities created by this enormous project, and as its prime strategic anti-poverty initiative, during the first year Action Plan Mayor Ambrosino reached out to several key agencies and programs in order to better position Revere workers for employment and career advancement as the project advances. Discussions have been entered and will continue with them to better coordinate their services to extremely low, low and moderate-income Revere residents.

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.

Community Action Program Inter-City, Inc. (CAPIC) - employment training programs operated by the agency's workforce training subcontractor, American Training Inc./LARE Training Program for of 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. LARE and CAPIC also offer over 20 corporate internships with guaranteed placement of 50 CAPIC internships, and a goal of securing permanent employment for at least 10% of program participants.

Revere CARES/MGH Center for Community Health Improvement – has affiliated with "Building Futures" a youth employment initiative of *Career Source*, a Massachusetts One Stop Center, 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 - providing services that include vocational counseling, enrollment in and educational or job-training program, personal development guidance, and financial management training.

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 1 CAPER Non-homeless Special Needs response:

As cited in the 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 Consolidated 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: Revere has 8,654 residents aged 65 or older (over 15% of the city's population), and 28% of Revere's households have at least one member who is 65 or older. More than 45% of Revere's elderly (age 65+) population has some type of disability, including sensory, physical, mental, self-care and other types of limitations. Revere in the First Program Year was able to assist a non-profit organization, Revere Neighborhood Developers, with financial assistance with which to help develop supportive housing for low-income elders. Further assistance is to be provided for this project in the Second Program Year.

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. 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 the small CDBG allocation the City is likely to receive. Revere did not provide any assistance specifically for this purpose in the first Program Year.

People with HIV or AIDS¹: As of December 31, 2008, 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 Revere and regionally based human service providers. Consequently, Revere has not established

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

separate goals for persons with HIV or AIDS in its Consolidated Plan. . Revere did not provide any assistance specifically for this purpose in the first Program Year.

Veterans: According to the 2006-2008 American Community Survey, Revere has 2,918 veterans, or a little over 5% 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. . Revere did not provide any assistance specifically for this purpose in the first Program Year.

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 are not established as priorities in the Consolidated Plan. . Revere did not provide any assistance specifically for this purpose in the first Program Year.

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 1 CAPER Specific HOPWA Objectives response:

N/A Revere is not a recipient of HOPWA funds.

OTHER NARRATIVE

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

Program Year 1 CAPER Other Narrative response:

The City of Revere consulted with community members and institutions in deciding on the programs and activities to be undertaken in the FY2010 program year and has continued a dialogue with these organizations. In the First Program Year, the worked diligently to address identified local needs to the greatest extent possible given the limited available Community Development Block Grant (CDBG) funding. Revere nevertheless sought to leverage CDBG resources to the greatest extent possible by connecting with other public and private resources and by forging cooperative relationships with other public and private institutions.

Revere's implementation of its housing and community development Action Plan for this first program year has been is a rational response to the community's stated and analyzed needs as contained in the Strategic Plan. To the greatest extent possible, the Action Plan addressed prioritized needs of the community's deteriorating public facilities and infrastructure; supported efforts to meet some of the more significant public service and employment needs of low- and moderate-income residents; and significantly, helped efforts to stave off foreclosures and abandonment of properties.

Though it was the City of Revere's first year as an entitlement community and funds were not released until well into the program year, the City nonetheless made significant progress in undertaking the activities and projects contained in its annual Plan for FY2010. The greatest obstacle the city faced in meeting the community's needs is its limited funding. While the City and its sub-recipients leveraged all other state, federal, local, and private funds available to address the community's full range of housing, public service and other needs, needs greatly exceeded the amount of funding available from all sources.