



2022



State of the City

CITY OF CHELSEA

*Presented by City Manager Thomas G. Ambrosino to the
Chelsea City Council and the Residents of Chelsea*



Dear Residents:

This Report takes a look back at some of the highlights of the City's efforts in 2021 and early 2022.

Although we had hoped that, by now, the COVID-19 pandemic would be behind us, the persistence of COVID-19 has not deterred the City's recovery. Despite many challenges, we accomplished a great deal in the past year.

I hope you enjoy this review.

Sincerely,

Thomas G. Ambrosino
City Manager

2022 City Council



Roy Avellaneda
Councilor At-Large, President
royavellaneda@chelseama.gov



Calvin T. Brown
District 8 Councilor, Vice President
calvintbrown@chelseama.gov



Norieliz De Jesus
District 3 Councilor
norielizdejesus@chelseama.gov



Enio Lopez
District 4 Councilor
eniolopez@chelseama.gov



Damali Vidot
Councilor At-Large
damalividot@chelseama.gov



Leo Robinson
Councilor At-Large
lrobinson@chelseama.gov



Judith Garcia
District 5 Councilor
judithgarcia@chelseama.gov



Giovanni A. Recupero
District 6 Councilor
giovannirecupero@chelseama.gov



Todd Taylor
District 1 Councilor
toddtaylor@chelseama.gov



Melinda Vega Maldonado
District 2 Councilor
melindavegamaldonado@chelseama.gov



Tanairi Garcia
District 7 Councilor
tanairigarcia@chelseama.gov

On Monday, January 3, 2022 the City held inauguration ceremonies for the newly elected City Council. The new City Council President, Roy Avellaneda, and new Vice-President, Calvin Brown, also took their oaths. There are two new Councilors: District 3 Councilor Norieliz De Jesús and District 7 Councilor Tanairi García.

You may contact all city councilors by email with any inquiries. For more information call (617)-466-4060 or visit chelseama.gov/city-council

American Rescue Plan Act (ARPA)



ARPA Community Engagement Process

As part of the American Rescue Plan Act (ARPA) signed by President Biden in March of 2021, the City of Chelsea will receive a total of approximately \$40 million in direct ARPA funding to assist in the recovery from COVID-19. The City will utilize approximately \$25 million of ARPA funding to cover 'lost revenues' from COVID-19, and those funds will be used mostly for new capital improvement projects and for public health initiatives tied to the pandemic.

For the remaining \$15 million balance, the City in 2021 embarked on a robust community engagement process to determine spending priorities. The process was led by the ARPA Community Advisory Committee that consisted of

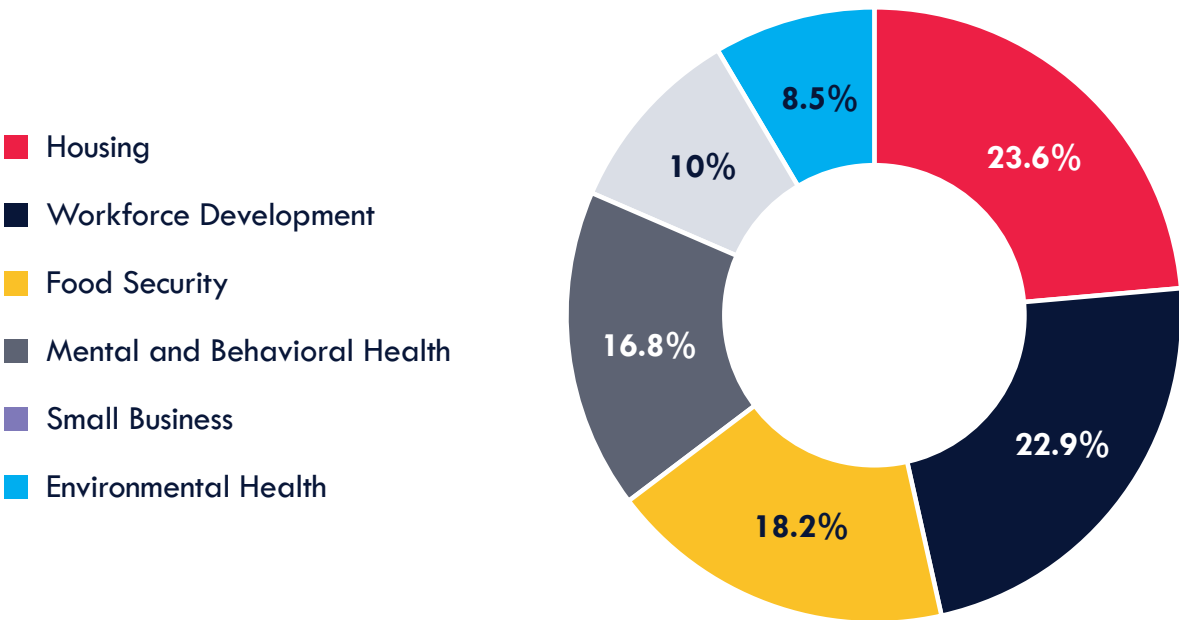
20 members: 2 City Councilors; 9 Executives from our active Community Based Organizations; and 9 unaffiliated residents.

Supported by the Barr Foundation, the process is now being replicated by other communities throughout the state. Over a period of almost 8 months, the ARPA Community Advisory Committee, assisted by the Department of Housing & Community Development and the City Manager's Office, gathered information from the community through targeted topic meetings with community members, focus groups, a survey, key stakeholder interviews and one large town-hall style public meeting toward the end of the process.

ARPA Final Allocation Plan

After final votes in March of 2022, the Committee recommended to the City that the remaining \$15 million in ARPA funds be allocated as follows:

CATEGORY	TOTAL
Housing	\$3,535,714
Workforce Development	\$3,428,571
Food Security	\$2,732,143
Mental and Behavioral Health	\$2,517,857
Small Business	\$1,500,000
Environmental Health	\$1,285,714
TOTAL	\$15,000,000.00



Over the course of the next few years, the City will oversee project and program development, implementation, outreach, and evaluation, focusing on projects that are consistent with the recommendations above utilizing ARPA funds. All ARPA funds must be encumbered by Dec. 31, 2024 and spent fully by Dec. 31, 2026.

Stay tuned for more updates, by visiting <https://www.chelseama.gov/arpa>

City Hall

CPD Body Worn Camera Pilot Program

The Chelsea Police Department (CPD) is now completing a Pilot Program using body-worn cameras to test the use and efficiency of such cameras. Eight (8) officers participated in the pilot, involving patrol officers and supervisors. A full department-wide program is expected to commence in 2022.

Department of Diversity, Equity, and Inclusion

The new Department of Diversity, Equity, and Inclusion (DEI) in the City of Chelsea launched a significant effort in the Fall of 2021 to promote ongoing diversity, equity, and inclusion at City Hall.

In collaboration with thought partners and civic leaders, opportunities for growth and possible development have emerged. The qualitative data obtained from the DEI Office through one-to-one interviews and focus groups resulted in the first Diversity, Equity, and Inclusion Strategic Plan for Chelsea City Hall that has been organized into six areas of focus:

- Create a Welcoming Environment.
- Hire and Retain Diverse Senior Leadership and Staff.
- Recruit and Retain a Diverse Workforce with a Path for Succession Planning.
- Implement and Establish Employee Diversity, Equity and Anti-Bias Trainings.
- Incentivize and Initiate a Socially Responsible Supplier Diversity Program.
- Partner with Chelsea Public Schools Office of Equity, Diversity and Excellence to foster representation in leadership and career opportunities across all disciplines.

The DEI Department invites you to follow our progress as we continue to build the foundations to become the Department we aspire to be.

COVID-19 Ongoing Support

By fall of 2021, Chelsea had transformed from a City with one of the highest COVID-19 transmission rates to a City with one of the highest levels of vaccinations across the Commonwealth, and second among the most vulnerable communities.

Chelsea Project

The Chelsea Project was started in the summer of 2020 by the Center of Complex Interventions (CCI), an MIT nonprofit, to address COVID-19 challenges in Chelsea. It quickly became a collaborative effort. Today, it includes Chelsea's Department of Public Health, Chelsea's Board of Health, Chelsea's Police Department, the Chelsea Hub, Chelsea's Department of Works, medical researchers at MIT and Mass General Hospital, Dewberry (an engineering company), BioBot (a wastewater analysis company), La Colaborativa (a local nonprofit), the Metropolitan Area Planning Council (MAPC), and IDx20 (an MIT startup).

In 2020 and 2021, the main focus of the Chelsea Project was to increase COVID-19 testing and vaccination rates through three interventions: 1) city-wide wastewater analysis; 2) targeted PCR testing; and 3) a community-led health promotion strategy. The combination of these interventions helped increase testing and vaccination rates in Chelsea.



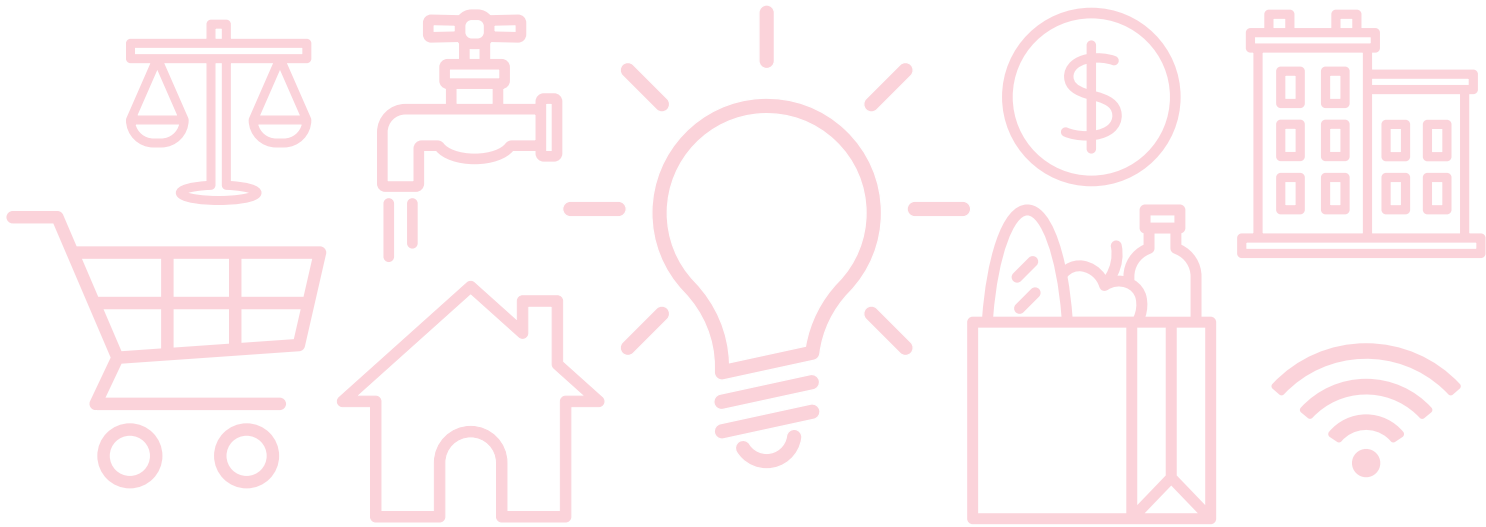
As society enters 'a new normal' The Chelsea Project is preparing residents for future COVID-19 surges through a rapid testing study. In addition to providing free antigen tests to residents, the testing study focuses on teaching residents to test themselves and examining how frequent testing can serve as another layer of protection against COVID-19 transmission. The study is one of two nationwide that has received a grant from the FDA to continue through the end of 2022.

Lessons learned from the Chelsea Projects will serve to develop future strategies for pandemic and crisis mitigation, both for Chelsea and other communities of color.



Eviction Task Force & Housing Support

The City organizes the Eviction Task Force, a weekly roundtable meeting, where multiple partners collectively manage cases of homelessness and housing insecurity. Housing Families, La Colaborativa, CAPIC, TND, Bay Cove Human Services, ROCA, Rosie's Place, MA DHCD, and Chelsea Housing Authority joined. In a community where over half of Chelsea's households are housing cost burdened, and where illicit and legal evictions and foreclosures continue to rise, the Eviction Task Force is committed to delivering a diverse range of housing stability services and promoting affordable housing.



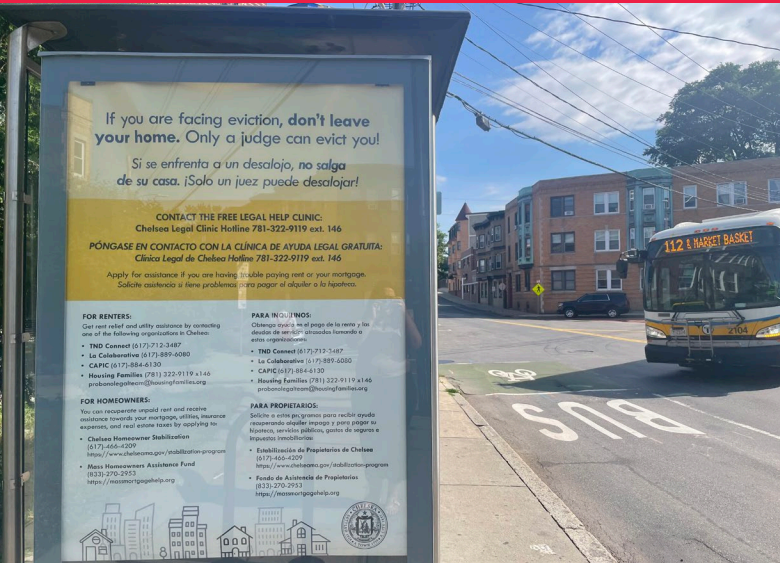
HOUSING STABILITY & LEGAL SERVICES

Through the homelessness prevention program and housing legal clinic, residents experiencing evictions, disputes, and code issues can seek assistance from attorneys and housing specialists from Housing Families, housing specialists from La Colaborativa, and a range of wraparound service providers. The initiative comprises the Homelessness Prevention Program, Rapid Rehousing Program, and Legal Services Program. Chelsea residents can receive assistance regardless of immigration status, income, or background.

As part of this partnership, Housing Families has recently opened a new office at 99 4th Street in Chelsea to meet the housing and eviction prevention needs of Chelsea residents, including free legal help, emergency housing services, case management, and wraparound services. In conjunction with Housing Families and La Colaborativa, the City also hosts pop-up housing and legal clinics at City Hall and La Colaborativa's office in downtown Chelsea to increase access to these services.

HOMEOWNER STABILIZATION PROGRAM

In the summer of 2020, the Chelsea Affordable Housing Trust Fund Board appropriated \$250,000 to capitalize the Homeowner Stabilization Program Round 1 to aid the City's low- and moderate-income homeowners, avert foreclosures, and reduce displacement. Twenty-five (25) applicants qualified and received funding. Subsequently, due to the economic hardship faced by residents, the Chelsea City Council appropriated \$750,000 in additional funding for the Homeowners Stabilization Program Round 2, which is serving low- and moderate-income homeowners that reside in owner-occupied 1 to 4 unit properties. In total, over 75 households, comprising 210 low- and moderate-income residents, have received mortgage and utility assistance, homeowner counseling, as well as rental assistance for disparately impacted tenants. Applications are still being accepted on a rolling basis until all funds are exhausted.



UTILITY ASSISTANCE

As the world enters the third year of the global COVID-19 pandemic, heating fuel prices are rapidly increasing, while Chelsea residents are still dealing with pandemic-related destabilization. Through its rental assistance and emergency housing programs, the City learned that utility debt and households unserved by available programs constitute an urgent need.

The City has allocated \$250,000 of local American Rescue Plan Act (ARPA) funds to provide additional funding to support and supplement existing utility assistance programs, managed by the Eviction Task Force. Households possessing shut-off notices and chronic underlying health conditions, as well as households with seniors and veterans, will be prioritized for assistance. The program officially premiered in March of 2022.

FOOD SUPPORT

Funded by the American Rescue Plan Act (ARPA), the City continues offering food pantry operational support and technical assistance, in partnership with St. Luke's Church, La Colaborativa, Revival International Center, and the Salvation Army.

In coordination with these valued partners, the City has overseen capacity building initiatives, centered on sustainability. Funding presently supports operational costs, including transportation, food products and basic necessities, personnel, and occupancy, as well as capital expenditures that promote organizational sustainability, such as the acquisition of essential equipment, including freezers.

Over the last fiscal year, the Department of Housing and Community Development has overseen a capital grant program, designed to defray the cost of new equipment for food security programs, and promoted SNAP and WIC. For instance, the Department provided a grant to GreenRoots and Revival International Center to purchase a cargo bike, garden supplies, and food pantry equipment, allowing for the distribution of fresh produce, grown at GreenRoots' urban farm, at Revival's food pantry.

Chelsea Public Schools

Student Opportunity Act



In 2019, the state's Student Opportunity Act (SOA) promised to infuse \$1.5 billion into school districts over seven years, with a particular focus on districts serving large numbers of historically marginalized students. The primary impact of the law was to change the state's funding formula by offering higher incremental spending for students with disabilities, English Learners, and low-income students.

Chelsea Public Schools received \$7.1 million for fiscal year 2021- 2022. After careful analysis of stakeholder input and achievement data, Chelsea Public Schools (CPS) created a budget that was focused on the following themes: Reopen, Restore, and Rebuild. This budget supports the restoration of resources to support teaching and learning and the rebuilding of an improved and equitable school system.

Elementary & Secondary Schools Emergency Relief (ESSER II and ESSER III)

An additional significant revenue source for the School Dept. was the federal Elementary and Secondary Schools Emergency Relief federal grant, referred to as ESSER II and ESSER III. ESSER II is a two-year, federally funded grant, in effect until September 30, 2023, passed as part of the Coronavirus Response and Relief Supplemental Appropriations Act (CRRSA). ESSER III is part of ARPA. The funds are being allocated to states and school districts via the same formula used to allocate annual Title 1 funds. Although Chelsea Public Schools is being awarded specific amounts based upon this formula, all spending must be approved by

the Massachusetts Department of Elementary and Secondary Education (DESE).

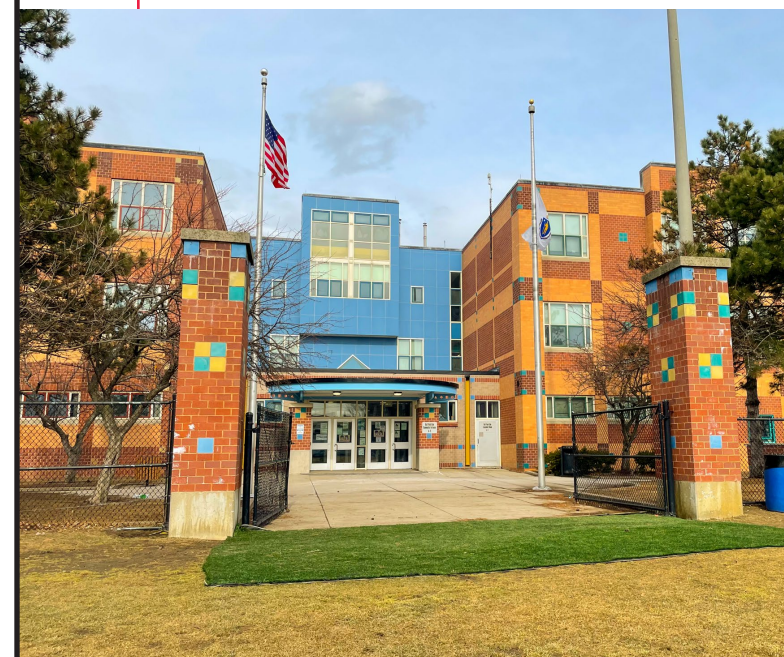
The amount awarded to Chelsea Public Schools for ESSER II was \$9.2 million. Chelsea Public Schools will receive another \$20 million as part of ESSER III. ESSER II, which was approved in spring 2021, is being used to add 68 positions. Among the positions are 23 teachers at all grades, 19 paraprofessionals, one nurse, a Covid-19 manager, three nurse's aides, an Assistant Director, speech therapists, translators for special education, and seven counselors and social workers.

Chelsea Virtual Learning Academy (CVLA)

Chelsea Public Schools opened the Chelsea Virtual Learning Academy (CVLA) in 2021. CVLA provides a virtual educational experience to select CPS students. CVLA is a robust and rigorous school designed to meet the individual needs of students. CVLA offers students a flexible and exciting learning experience, and serves students in grades 5-12, with limited offerings for students in grades K-4. CVLA produces strong academic outcomes that align with the rigorous expectations of Chelsea Public Schools to keep students on a path towards graduation and a successful future.



Eastern/Stockton Safe Routes to School Project



In partnership with Chelsea Public Schools, the Dept. of Housing & Community Development has secured a \$1.8 million state grant to comprehensively upgrade the Eastern Ave. and Stockton St. intersection, adjacent to the Mary C. Burke Complex. Funded through the Safe Routes to School Program, the project will see pedestrian safety measures, traffic signal improvements, and bicycle facilities to promote safe, accessible walking routes for students. The project will undergo design in 2022.

Addressing the housing crisis, which looms large in Chelsea, requires a multifaceted approach, comprising the creation of new affordable, accessible housing, housing stability initiatives, and initiatives designed to foster economic mobility, such as workforce development programs. Through major developments that will see real progress this year, the City will add significantly to our affordable housing stock, yielding a range of contemporary, environmentally friendly housing opportunities.

Projects Under Construction



1005 BROADWAY

The Neighborhood Developers Developers (TND) is currently developing 1005 Broadway, the old Midas site across from Beth Israel, for 38 new affordable units. This is the first “Passive House” project in Chelsea, the highest standard for environmental sustainability and health. Construction on 1005 Broadway is about 30% complete, with final completion expected in September.

When complete, the project will transform a long vacant site into 38 affordable rental homes for families, including 30 affordable at 60% AMI and 8 affordable at 30% AMI.



INNES APARTMENTS

The Chelsea Housing Authority, in partnership with the Joseph J. Corcoran Co. and City of Chelsea, is overseeing the Innes Apartments Project, which will break ground this Summer, yielding 330 units of mixed income, transit accessible housing with childcare, retail, and a playground.

This project consists of 96 affordable public housing units, 40 middle income units, and 194 market rate units (330 units total). In tandem with the housing redevelopment, the City is completing infrastructure improvements in the surrounding area with construction beginning in early September 2022 and substantial completion by the end of 2025.

25 SIXTH STREET

By Summer of 2022, TND anticipates beginning construction of 62 affordable homes at 25 Sixth Street, the former location of La Colaborativa's food pantry, financed by the Low Income Housing Tax Credit Program, MassHousing, and North Suburban HOME Consortium.

This project will create 56 affordable apartments, including 8 at 30% AMI, 36 at 60% AMI and 12 at 100% AMI, in addition to six (6) affordable condos for sale to buyer's with incomes at 80% and 120% of AMI. The project will also include a connection through the site to the Bellingham Square Silver Line Station, providing for a better pedestrian connection to downtown. The project is expected to be complete by the end of 2023.

CHELSEA HOMES I

Preserving, enhancing, and promoting the longevity of existing affordable housing is central to the Department of Housing & Community Development’s mission. TND, in coordination with the Dept., will extend the affordability of 121 existing apartments for at least 40 years, complemented by building improvements. This summer, TND will begin 18 months of rehabilitation at 21 existing buildings, totaling 121 units, to ensure high quality, affordable housing remains accessible for Chelsea families. Bringing these existing buildings together allows TND to renovate and repair some of the oldest buildings it owns and extend the affordability for these buildings out for 50 more years. This project will update and extend the life of 116 affordable homes for current residents of Chelsea by providing new roofs, heating systems, fire sprinkler systems, new flooring, and general renovations throughout the buildings.



Upcoming Construction Projects



361 BROADWAY

A new affordable and workforce development proposal at 361 Broadway, with 43 proposed new affordable housing units and the rehabilitation of 19 existing units as workforce housing, will yield 62 units of affordable, transit accessible housing in the Broadway Corridor. Ground floor retail space will undergo exterior improvements. The project is expected to complete permitting in 2022, obtain financing in 2023, and commence construction in 2024.



170 COTTAGE

The City of Chelsea coordinated with The Neighborhood Developers to develop 170 Cottage Street. TND will develop the space into 66 units of affordable housing that will include on-site parking, outdoor seating areas and other amenities. The location will have infrastructure to connect Cottage Street with Bellingham to provide improved access to the Silver Line.

The City anticipates construction to start by the spring of 2023 and to be completed in late 2024.



440 BROADWAY

The City of Chelsea, through the Dept. of Housing & Community Development, oversaw site planning and procurement for the development of affordable housing and accessible retail space for the former Salvation Army (440 Broadway) site in the Spring of 2021.

Traggorth Companies was selected as the Developer of the site in the Fall of 2021. The proposal includes 29 units (18 rental and 10 homeownership). All rental units will be at or below 60% AMI, while the 10 affordable condos will be set at 80% AMI. At grade, 20 parking spaces and a 4,100 square foot retail space will serve the property, which will be designed to meet Passive House standards, the highest benchmark for environmental sustainability and health. At the ground level, in partnership with Alberto Calvo of Stop and Compare, the project encompasses retail space designed as an incubator for culinary entrepreneurs and local residents establishing food oriented businesses.

Currently, the City is negotiating a contract with the Developer, while gearing up for permitting, architectural design, and financing activities. Groundbreaking is anticipated in 2024.

In addition, a number of market rate projects are coming on line or under construction, including over 400 in the first phase of the Vero development across from Chelsea High School, 20 units under construction at 25 Second St., 10 units under construction at 51 Crescent Ave., 20 units under construction at 50-56 Washington Ave., 26 units under construction at 178 Washington Ave., and 30 units under construction at the old St. Stanislaus church on Chestnut St.

Any project producing 10 or more units of housing is required to set aside 15% of all units as income restricted housing, affordable for households at a variety of income limits.

41 ORANGE STREET

The Affordable Housing Trust Fund Board is preparing to release an RFP for the site at 41-43 Orange Street. The project will be a multifamily affordable homeownership opportunity (at or below 80% AMI) with one ADA accessible unit and onsite parking. The Board developed a framework for repurposing municipal property for affordable housing, signified by this project. Following Developer selection, construction should begin in 2023.

New Mixed Use Overlay District Expansion

The new MBTA Chelsea Station opened on November 15, and includes a double-sided platform, upgraded signal system, traffic signals at local intersections, and more amenities. The new station connects the Silver Line 3 line with the Newburyport/Rockport line.



The City is now under a new state mandate to create zoning that meets new Housing Choice regulations applicable to MBTA communities. Under these new regulations, if a municipality is designated a MBTA community and it fails to meet these new zoning requirements for housing, the penalties are severe. Specifically, municipalities failing to comply will no longer be eligible for capital grants from the Commonwealth, including MassWorks and Housing Choice grants relied upon heavily by the City to complete infrastructure investments.

For a community like Chelsea that has a rapid bus transit station, the new zoning requirement means having a Zoning District around a station that allows housing by right of more than 15 units per acre and is more than 50 acres in size.

The City Manager's recommendation to the Council will be to remedy the problem by taking the existing Mixed Use Overlay District at the Stop & Shop site and expanding it to encompass the Market Basket area, and the nearby hotel area. That is 50+ acres.

Not only will this allow the City to comply with the new housing regulations for MBTA communities, but this more permissive zoning will hopefully be another tool in our arsenal for enticing the repositioning of some underdeveloped commercial parcels in this area.

Market Basket District

With a new grant from the State, the City is about to embark upon an economic development study of this entire commercial area. The goal is to engage all property owners to better understand their development plans, conduct a market analysis to determine the feasibility of future growth scenarios, and assist in overcoming remaining barriers to commercial redevelopment to incentivize the creation of new jobs, businesses, and community amenities.



Residential Zoning Engagement Process

The City, in conjunction with the Anti-Displacement Roundtable and with support through a technical assistance grant from the Citizens Housing and Planning Association (CHAPA), has recently completed a public process relative to residential zoning. Through the process, the partnership provided education on zoning and conducted visioning for changes to residential zoning to prevent displacement and advance equity.

Quiet Zone Construction Update

On Jan. 13, 2022, the MBTA approved the City's final design for the Quiet Zone Project. The City is bidding on the project in the Spring, with construction expected by early Summer. Anticipated completion is early 2023. The City hopes to secure approval from the Federal Railroad Administration to implement the new Quiet Zone and the halting of the train horns sometime in early 2023.



Capital Improvement Plan FY2023

Investment in our neighborhoods through the CIP was a hallmark of the City’s spending priorities before COVID, and that will continue post-COVID. This year’s CIP is the City’s most aggressive proposal ever in the City’s 24th consecutive capital planning document. The City feels particularly proud about this CIP Plan because it includes projects on climate resiliency and clean energy.

This year’s plan capitalizes on federal funding and the City’s current fiscal position to improve the quality of life of Chelsea residents. For FY23, the proposed total investment is in excess of \$24 million. Of the \$24 million proposed, \$12.3 million is funded from ARPA.

Projects that will benefit the community include: the complete renovation of Highland Park; a dramatic overhaul of the open playground space at the Williams School; full reconstruction of Cary Avenue; continued restoration at the Garden Cemetery; and a comprehensive rehabilitation of the E-911 building next to City Hall. **A complete list of projects is available at www.chelseama.gov**

NEW E-911 FACILITY

Continued public safety improvements are an essential element of improving personal safety and quality of life of visitors and residents. Public safety serves the City twenty-four hours a day, seven days a week. Emergency Management personnel provide the most essential services of the City; protecting the lives and property of the City’s residents and businesses.

This year, among the largest CIP project is the full redesign and remodel of the 911 Dispatch Operation center. The 911 dispatch center is a critical part of the City’s public safety infrastructure, but it has not seen a major renovation in over 50 years. With this renovation, the City is taking preventative measures to avoid a significant risk of failure of our 911 infrastructure.



UPPER BROADWAY IMPROVEMENT PROJECT

From Chelsea City Hall to the Revere City line, sewer and water main replacements and upgrades have been completed. All sewer service and water service transfers to the new mains are complete. All lead service lines were replaced with copper. New valves and hydrants were installed, offering a reliable water system.

The second phase of this project involves the complete replacement of streets and sidewalks, new traffic signals, and new trees and streetscape. Financed through an \$11 million federal grant, construction will commence in the Summer of 2022 for a duration of two (2) years.

CHERRY STREET ENHANCEMENTS PROJECT

Funded with CDBG monies, infrastructure improvements in the Downtown included a major reconstruction and road repaving along Cherry St., between 4th St. and Williams St. Future public art is planned for Cherry St.

CARY AVE WATER, SEWER, AND ROADWAY

Cary Ave is the main corridor for motorists traveling between Broadway and Washington Ave. The reconstruction project of utilities on Cary Avenue from Washington Ave to Broadway will include water upgrades, sewer and storm drain separation, a new road, and ADA compliant sidewalk. Currently, the project is in the design phase, with a spring 2023 construction start.

CENTRAL AVENUE UTILITY, ROAD, AND TRAFFIC IMPROVEMENTS

The City of Chelsea commenced drainage work as a part of the Central Ave/Willow St/Watts St Utility, Road & Traffic Improvements Project. The work consists of new water, sewage, and drainage utility installation and service connections on Central Avenue, Willow Street, Watts Street, and a small portion of Eastern Avenue.

The utility construction phase of the work is projected to finish in December 2022, followed by surface reconstruction projected to begin in March 2023 and finish in late June 2023.



Economic Development

Despite the pandemic, commercial development interest in Chelsea has remained strong, due to the City’s geographic advantages, cultural resources, and robust economic development policies. The City’s economic development strategy strives to generate living wage jobs for residents, promote sustainable, environmentally friendly industry, and capitalize on the City’s unique geographic, cultural, economic, and human resources.

22 WILLOW PROGRESS

The redevelopment of 22 Willow is already permitted. Demolition of the existing building will take place in the Summer of 2022. This major commercial development will bring modern industrial space to the City, with over 100 jobs forecasted at the facility.



Beacham & Williams Street Reconstruction

The Beacham/Williams Street corridor has long been an industrial roadway serving critical regional functions as a major freight artery, as well as bicycle and pedestrian connection. With the support of the U.S. Dept. of Commerce, MA Gaming Commission, and MA Water Resources Authority, the reconstruction of Beacham Street and Williams Street is about to be completed. All utility work reconstruction is completed and the roadway reconstruction is now underway. The City anticipates final paving and roadway striping to be complete in mid August of 2022.



PROGRESS ON 295 EASTERN

A similar large-scale, state of the art industrial building is planned for the Waterfront at 295 Eastern. The developer has started the state MEPA permitting process. This project is of particular benefit to the City because not only will it generate significant tax dollars on a currently vacant parcel, but it will also generate jobs and improve waterfront access in the City through the construction of a new, fully accessible public walkway along the shoreline.

MUNICIPAL HARBOR PLAN

The Municipal Harbor Plan, which will enable the developmental potential of our waterfront, was approved by the state in 2022. The plan was developed with many stakeholders to balance the need for public access, economic development, improved quality of life, climate change resilience, environmental protection and remediation, and other objectives for the working waterfront. The plan seeks to position the City’s working port as a key aspect of the state’s clean energy and maritime economy. A copy of the Plan is available at www.chelseama.gov.

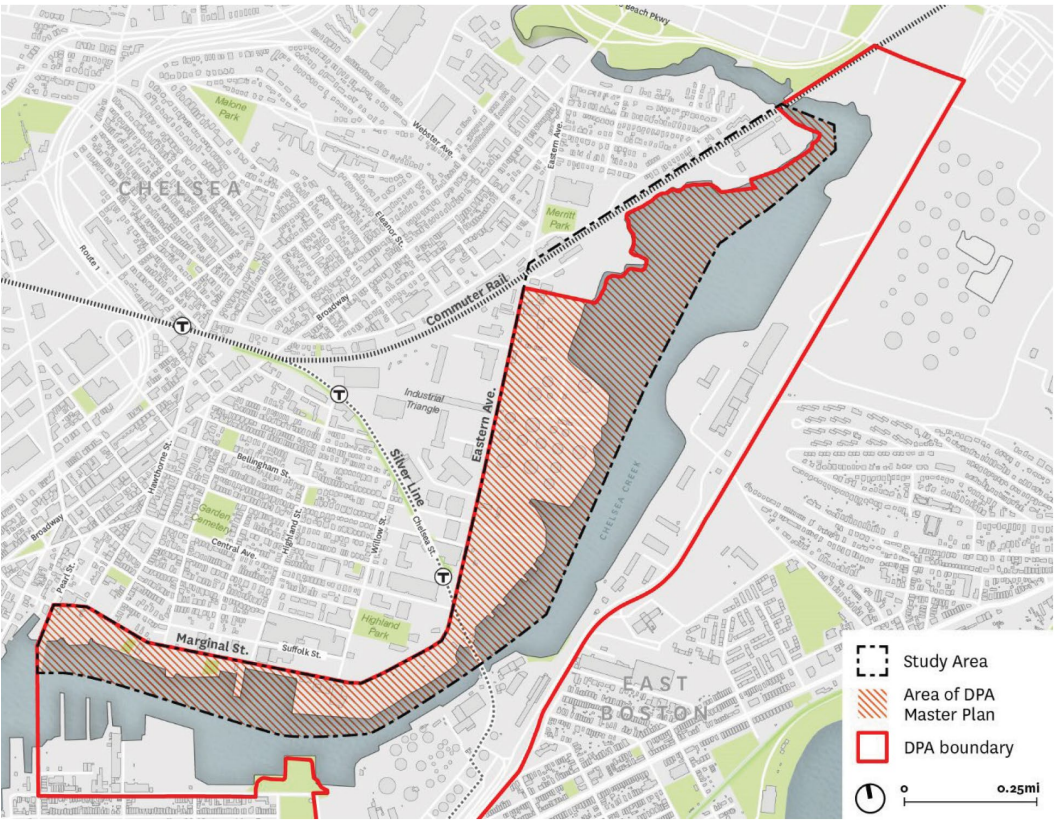
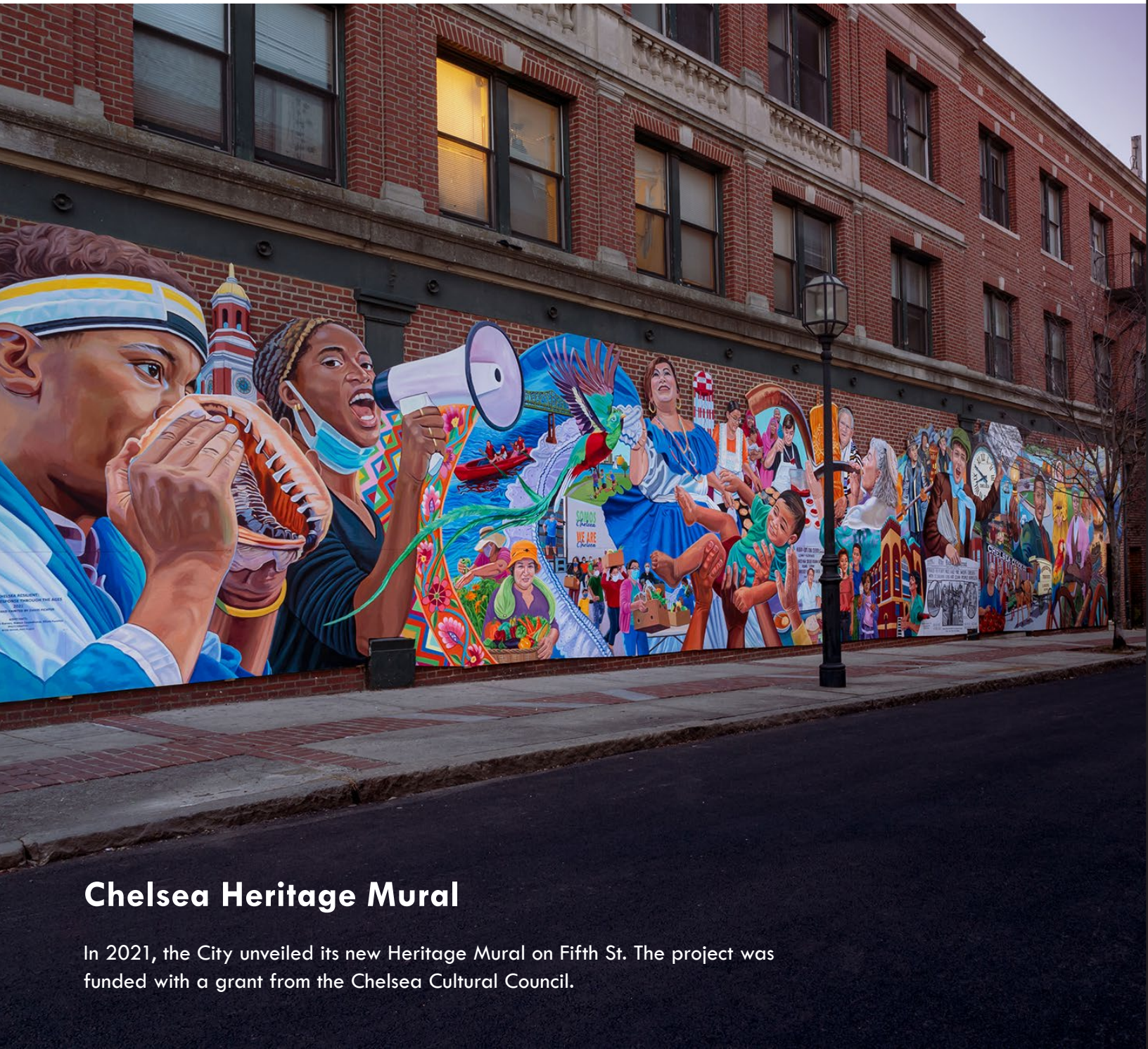


Figure 1: Designated Port Area Master Plan planning area

Downtown

The City has put effort into ensuring that the important Downtown commercial corridor does not suffer long-term damage from the pandemic.



Chelsea Heritage Mural

In 2021, the City unveiled its new Heritage Mural on Fifth St. The project was funded with a grant from the Chelsea Cultural Council.



CHELSEA STRONG

The City of Chelsea’s Department of Housing & Community Development has partnered with the Roads Consulting Group to create the “Chelsea Strong Program”, a new program designed to help small business owners thrive in the City of Chelsea.

Chelsea Strong has a multi-faceted approach to help small business owners across the City in various areas. They provide technical assistance in every aspect of business including accounting, financial operations, digital marketing, website development and more. They also offer assistance with COVID-19 relief programs and grant applications for the state programs.

OUTDOOR DINING GRANT PROGRAM

The City recently launched the second year of the Outdoor Dining Grant Program to help local restaurants, bakeries, cafes, and eateries expand their outdoor dining spaces.

Funded by the Chelsea City Council, businesses can get up to \$5,000 in assistance through this program. Funds may purchase shade structures, umbrellas, décor, tables, and chairs.



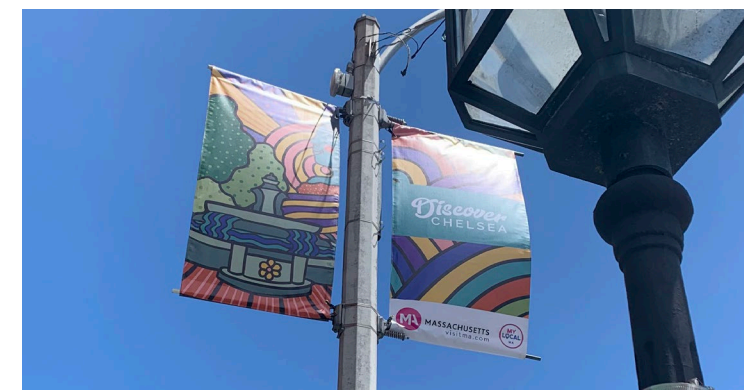
Discover CHELSEA

The City of Chelsea has launched its very first travel and tourism campaign entitled 'Discover Chelsea' to draw in visitors to the city's 900-plus high-quality hotel rooms and to highlight the authentic multi-cultural vibe that is inherent to Chelsea.

Discover Chelsea was enabled by a competitive grant from the Massachusetts Office of Travel and Tourism (MOTT). The Chelsea team received great support from the Greater Boston Convention and Visitors Bureau (GBCVB). The partnership with the Chelsea Chamber of Commerce was helmed by Maureen Foley, a Chamber member from XSS Hotels.

The 'Discover Chelsea' website has information on travel itineraries, transportation, Chelsea restaurants and businesses, as well as interesting background about the city for curious newcomers. The campaign also includes a new video produced by ActiveVista Productions, the duo behind several recent documentaries centered on the city and colorful 'Discover Chelsea' street pole banners created for the artist Anna Dugan.

**This Summer, Discover Chelsea by visiting
chelseama.gov/discover-chelsea**



Re-imagining Broadway

Re-imagining Broadway is a planning effort led by the City of Chelsea to develop strategies to improve access, safety, and mobility for all users of Downtown Chelsea. This project is more than a traffic and circulation analysis and redesign for Downtown Chelsea; it also considers how that redesign will support businesses, residents, shoppers, workers, students, and all other travelers. The proposed transportation improvements are anticipated to make the Broadway area a more livable, safe, and vibrant downtown center.

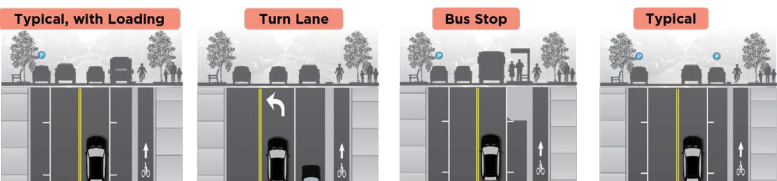
2017–2018

- KICK-OFF
- PROPOSED DESIGN CONCEPTS
- TRAFFIC AND PARKING COMMISSION APPROVALS

2019–2020

- CITY COUNCIL APPROVALS
- SHARED BUS/BIKE LANE FOR THE DOWNTOWN CORRIDOR

As part of the Broadway planning study, The City of Chelsea implemented a bus pilot on Washington Avenue between Chestnut Street and 5th Street and on Broadway between 5th Street and 3rd Street in November 2020. With this pilot, one of the existing travel lanes on Washington Avenue and Broadway was converted into a dedicated bus/bike lane. In addition, curb extensions were added on Broadway at the intersections with 3rd Street and 4th Street. The goal of the pilot is to demonstrate the feasibility of integrating bus priority on this critical corridor that serves high volumes of transit riders.



CHELSEA BROADWAY BUS PILOT PROJECT

With traffic returning close to normal, the traffic engineering firm of HNTB completed the analysis this Spring. Overall, the Bus Pilot Project has had no detrimental impacts on traffic in Washington and Broadway corridors and has improved vehicular and pedestrian safety.

YOU ARE HERE

2023–2024

BELLINGHAM SQUARE PLAZA REDESIGN

With new roadway changes coming to Broadway, the City has started the community engagement process to re-imagine how Bellingham Square could be more inviting for a wide range of residents, from youth to seniors, downtown workers to commuters. The goal is to create more opportunities to enjoy downtown Chelsea, including informal meetings with friends, programming, and new ways to experience local art and culture. It will be resilient to the impacts of climate change, helping to reduce urban heat and stormwater flooding.

- UNDERGROUND UTILITIES-SUMMER OF 2023
- ROADWAY AND SURFACE IMPROVEMENTS - SPRING OF 2024

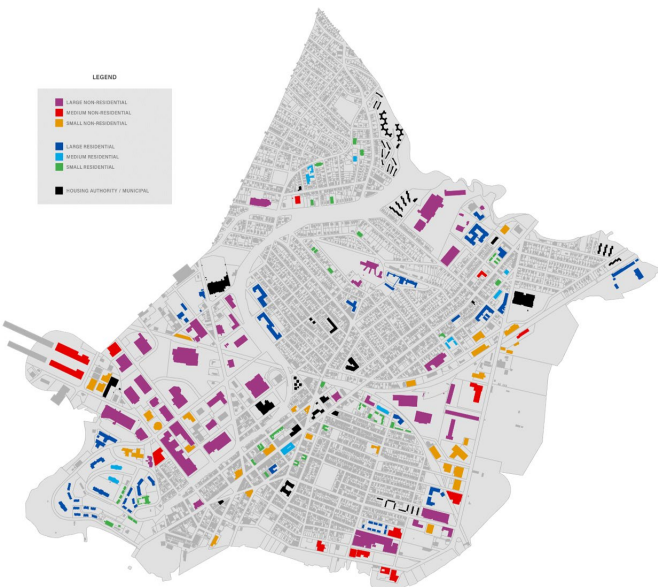
MBTA Bus Network Redesign Process

The MBTA, in consultation with municipalities, community based organizations, and the public, will premier changes to the local and regional bus network to improve mobility, decrease air pollution, and reduce delays. In the Spring and Summer of 2022, the MBTA will exhibit this series of improvements, followed by implementation. The City is closely monitoring the process, advocating on behalf of Chelsea transit riders, and coordinating with the MBTA to ensure these changes are equitable and transparent.

The new network will be implemented in several phases, starting with the rollout of new routes in spring 2023.

Climate Resiliency Efforts

In just its first year, the North Suffolk Office of Resiliency and Sustainability has pushed forward substantial climate resilience efforts, retaining a leading role in the region. The organization's goal is to protect the region's residents as best as possible from the inevitable increase in weather related emergencies that will bear down on this City in the next few decades, while increasing social, physical, and environmental resilience.



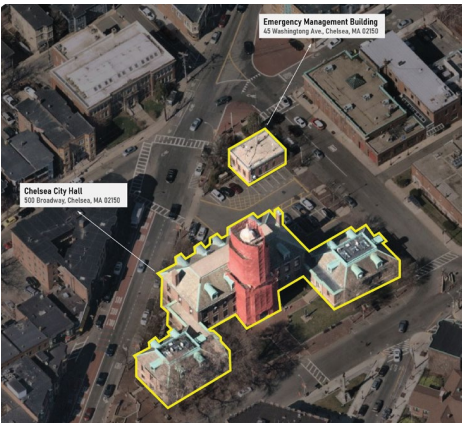
BERDO ORDINANCE

On June 27, 2022, the Chelsea City Council approved a Building Emissions Reduction and Disclosure Ordinance (BERDO) to understand energy consumption in buildings throughout the City. The goal is to reduce their emissions gradually to net-zero by 2050.

This energy benchmarking ordinance now requires large residential and non-residential buildings with 20,000 square feet of gross floor area (GFA) or more or residential buildings with 20 units or more to report energy use data. Additionally, all Chelsea Housing Authority buildings will be required to report regardless of gross floor area or unit count.

MICROGRID PROJECT

The City of Chelsea's Department of Housing & Community Development in partnership with GreenRoots, Climable and RUN-GJC has successfully obtained grant funding to implement a microgrid that includes four buildings (City Hall, Emergency Management Building, Police Station, and TND Janus Apartments), an innovative system to adapt to climate risks and achieve energy resilience to benefit municipal operations and the wider community. In practice, when extreme weather disrupts the grid, the Community MicroGrid will allow users to maintain their power supply.



In 2022, the team will complete an energy audit of all buildings, continue robust, bilingual civic engagement, and manage the installation of the first phase of the project. Simultaneously, the project team will endeavor to identify financing for the next project phase.



ISLAND END RIVER FLOOD MITIGATION PROJECT

In conjunction with the Mystic River Watershed Association, GreenRoots, and the Nature Conservancy, the City, through the Department of Housing & Community Development, and City of Everett is overseeing the final engineering and permitting of a comprehensive flood protection system at Island End River, including an elevated flood barrier, salt marsh restoration, riverwalk, and storm water enhancements. The Cities of Chelsea and Everett put forth a request for funding to Congresswoman Pressley for the advancement of a regional flood protection system.

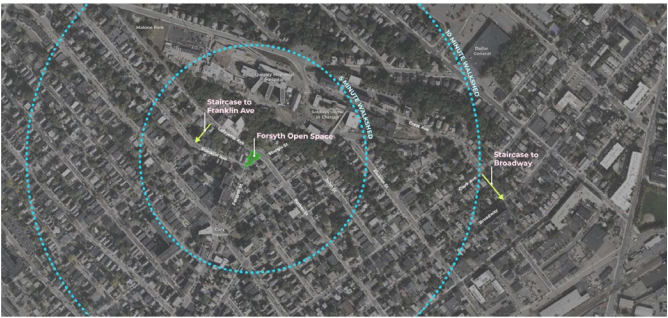
Congresswoman Pressley successfully ushered this through the federal funding process, yielding \$750,000 for this critical project. The funding will be utilized to complete the engineering and permitting of the system, with a focus on the western provisions in Everett.

MILL CREEK EFFORTS



Mill Creek is classified as the most polluted body of water in the Mystic River Watershed Area due to untreated sewage and stormwater runoff affecting the quality of the water. The City of Chelsea, through the North Suffolk Office of Resilience and Sustainability and the Department of Housing and Community Development, in partnership with GreenRoots and the Mystic River Watershed Association has secured a \$88,585 grant from the Coastal Pollution Remediation Grant to improve the water quality of Mill Creek. Goals of the project include enhancing the water quality, alleviating flood risk, expanding public access and restoring the environmental health of the Creek.

Simultaneously, the Department, in partnership with GreenRoots and the Mystic River Watershed Association, coordinated with Senator Markey, who secured an \$800,000 earmark for this essential project in the federal budget.



POWDER HORN HILL HISTORIC STAIRCASE PROJECT

The City of Chelsea Department of Housing & Community Development is currently undertaking a design project to improve historic staircases and community open space in the Powder Horn Hill and Upper Broadway areas. The intent of this project is to enhance safety, functionality, and aesthetics of the existing staircases, while beautifying the neighborhood by improving these features. This project is currently in its concept design phase, with the goal of completing the final design in early summer of 2022. Subsequently, the City will retain a construction contractor to perform the rehabilitation project.

MACE TOT LOT RENOVATIONS

Situated on Crescent Ave., the Mace Tot Lot is a small playground utilized by families with small children. The Department of Housing & Community Development secured a \$400,000 state grant, from the PARC Grant Program, to redesign and renovate the playground as a climate resilient open space, designed to act as a summertime cooling refuge. Currently under construction, the project will be completed by the Fall of 2022.



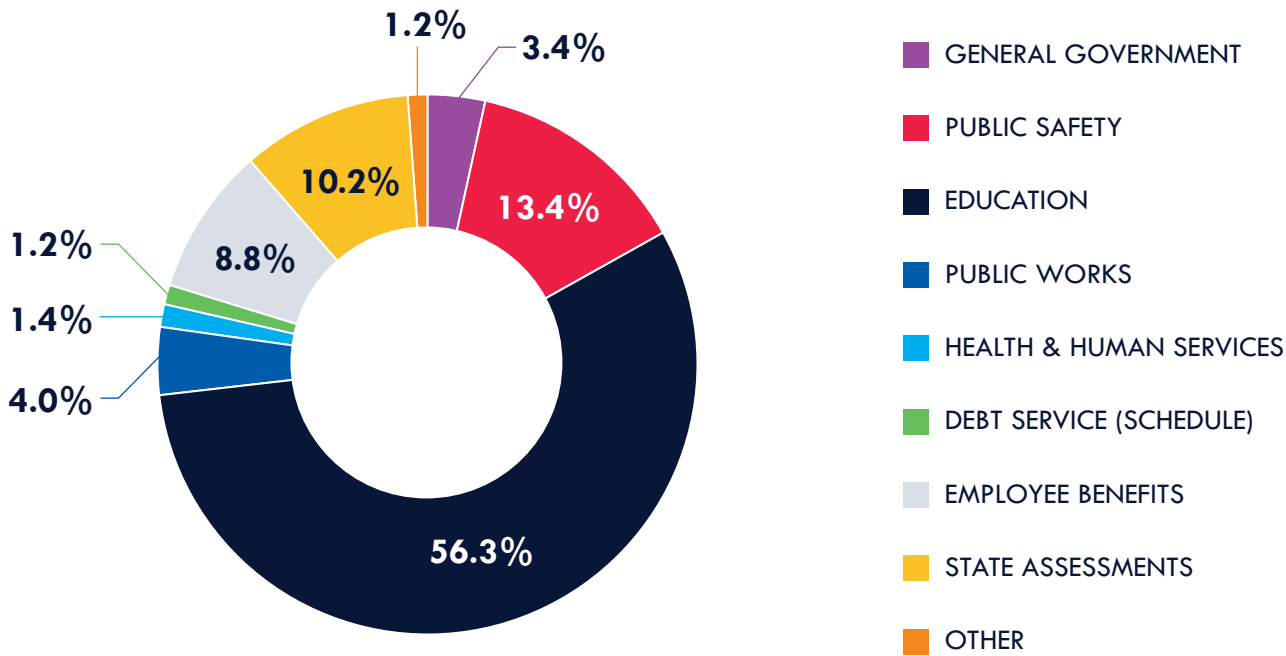
Chelsea by The Numbers

Despite all the pandemic-related spending, an amount that exceeded \$12 million, the City remains financially secure, with General Stabilization Reserves of over \$17 million; and Certified Free Cash of \$14+ million.

CATEGORY	TOTAL
General Stabalization	\$17,049,941
Free Cash	\$14,886,858
TOTAL	\$31,932,799

CATEGORY	TOTAL
School Capital Stabilization	\$694,163
*Anticipated transfer from final MSBA payment on new Clark Avenue School	\$2,054,585
TOTAL	\$2,748,748

EXPENDITURE PROJECTED 2023: 212.3MM







Chelsea City Council

Back:

Calvin T. Brown, District 8 Councillor, Vice President
Paul Casino, City Council Clerk
Todd Taylor, District 1 Councillor
Leo Robinson, Councillor At-Large
Roy Avellaneda, Councillor At-Large, President
Enio Lopez, District 4 Councillor
Giovanni A. Recupero, District 6 Councillor

Front:

Fatima Melara, City Council Administrative Assistant
Melinda Vega Maldonado, District 2 Councillor
Norieliz De Jesús, District 3 Councillor
Tanairi García, District 7 Councillor
Judith García, District 5 Councillor

Chelsea City Hall, 500 Broadway | Chelsea, MA 02150

www.chelseama.gov | Chelsea 311: 617.466.4209