



2020 State of the City

City of Chelsea

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



State of the City 2020
City of Chelsea Chelsea
August 2020

Prepared by the Office of the City Manager, this report has been made possible thanks to the collaboration of Alex Train, Mimi Graney, Ben Cares, Karl Allen, Sayou Cooper, Almi Abeyta, Monica Lamboy, Veronica Dyer-Medina, Mike McAteer, Ned Keefe, Fidel Maltez, Bert Taverna, Bernabe Rodriguez, Bea Cravatta, Veronica Sosa, Ed Dunn, and Socheath Toda.

A special thanks to the City employees who work every day to serve the Chelsea community.

Layout: Lourdes Alvarez, Executive Assistant, and Cate Fox-Lent, Innovation and Strategy Advisor to the City Manager.

Photo credits cover page:

Photo 1 - Musician at the Fiesta Verano. Photo by Kathy Rogers.
Photo 2 - City Hall. Photo by Lourdes Alvarez.
Photo 3 - Police officer giving ice cream. Photo by Salza.
Photo 4 - Jewish Chelsea Walking Tour. *Chelsea Jewish Walking Tour*.
Photo 5 - Chelsea Square Fountain. Photo by Edwin Barrientos.
Photo 6 - Tobin Bridge. Photo by Tracie Van Auken.
Photo 7 - Summer Readings. Photo by Salza.
Photo 8 - Chelsea LGTB Coalition at the Night Market. Photo by Kathy Rogers.
Photo 9 - Singer at the Fiesta Verano. Photo by Kathy Rogers.
Photo 10 - Residents at the Night Market. Photo by Kathy Rogers.
Photo 11 - Firemen on Chelsea Day. Photo by Kathy Rogers.
Photo 12 - Employees of the City Department Public Works. Photo by Kathy Rogers.

Inside

The District from the top of City Hall. Photo by Edwin Barrientos.
Thomas G. Ambrosino, City Manager. Photo by Tracie Van Auken.



The City has made huge strides this past year to improve the lives of our residents. We have approved more housing, including affordable housing, welcomed new leadership to our schools, launched several programs to assist small business owners, improved green spaces, and continued our focus on revitalizing the Downtown with support for small businesses and greater safety and enjoyment for visitors.

This report has been in the works for several months. But, as I write this in mid-March of 2020, the coronavirus is emerging as a national challenge. Please be assured that whatever the next weeks and months hold, the City stands ready to meet the challenge, and we are as committed as ever to continuing our plans to keep this City a safe and vibrant community for residents of every race, national origin, language, and income.

A handwritten signature in black ink, reading "Thomas G. Ambrosino". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Thomas G. Ambrosino

City Manager
City of Chelsea



Chelsea City Council during the Induction Ceremony.
Photo by Darlene De Vita.

In Picture:

Back:

Paul Casino, City Council Clerk
Leo Robinson, Councillor At-Large
Giovanni A. Recupero, District 6 Councillor
Roy Avellaneda, Councillor At-Large, President
Todd Taylor, District 1 Councillor
Yamir Rodriguez, District 7 Councillor
Enio Lopez, District 4 Councillor
Calvin T. Brown, District 8 Councillor

Front:

Ledia Koco, Former City Council Administrative Assistant
Damali Vidot, Councillor At-Large
Melinda Vega Maldonado, District 2 Councillor
Naomi Zabot, District 3 Councillor
Judith Garcia, District 5 Councillor, Vice President

City Council

2020 City Council

On Monday, January 6th, the City held an inauguration ceremony for the newly elected City Council. The new City Council President, Roy Avellaneda, and new Vice-President, Judith Garcia, also took their oaths.

Chelsea City Councillors



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



Judith Garcia
District 5 Councillor, Vice President
judithgarcia@chelseama.gov



Damali Vidot
Councillor At-Large
damalividot@chelseama.gov



Leo Robinson
Councillor At-Large
lrobinson@chelseama.gov



Todd Taylor
District 1 Councillor
toddtaylor@chelseama.gov



Melinda Vega Maldonado
District 2 Councillor
melindavegamaldonado@chelseama.gov



Naomi Zobot
District 3 Councillor
naomizobot@chelseama.gov



Enio Lopez
District 4 Councillor
eniolopez@chelseama.gov



Giovanni A. Recupero
District 6 Councillor
@chelseama.gov



Yamir Rodriguez
District 7 Councillor
yamirrodriguez@chelseama.gov



Calvin T. Brown
District 8 Councillor
calvintbrown@chelseama.gov

You can contact all city councilors by email with any inquiries

*For more information call (617) -466-4060
or visit chelseama.gov/city-council*

Planning for the Future

Charter Review

In August of 1994, the City implemented a new City Charter, which vested policy and legislative authority in an eleven-member City Council and placed strong executive and administrative powers in an appointed City Manager.

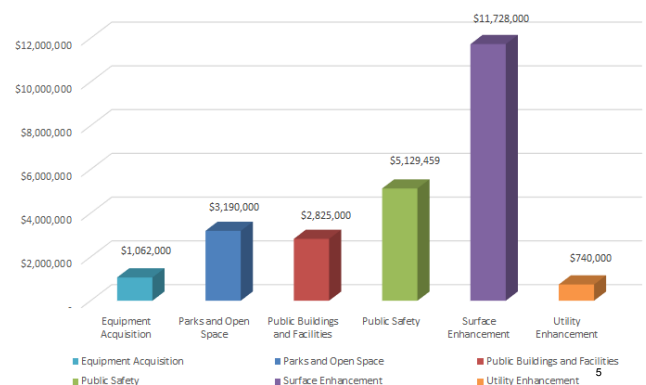
Every ten years (in years ending in zero), the City Council is required to establish a committee to review the Charter and report on findings, conclusions, and recommendations.

The City Council recently created the Charter Review Committee, with members of the City Council, the School Committee, and residents of the city. The Committee will review both the structure and mandate of the city government as well as specific ordinances that have been adopted to assess whether they still serve the best interest of the city's residents.

Capital Improvement Plan

The Capital Improvement Plan (CIP) is a planning document that describes the vision for the future of the city over the next four years. Creating a CIP helps different branches of local government and community organizations coordinate better, ensure projects are designed to meet a range of community needs, and provide time to find different sources of funding.

The City spent the past few years making significant use of reserves to improve the quality of life in the community. The 2021 plan proposes using \$24 million for over 40 projects around the city, including new furniture at the library, a new emergency dispatch system for public safety, and roof repairs at the Burke Complex. The City Council will be holding a public hearing on the CIP and then voting on its components.



Proposed CIP for Fiscal Year 2021: \$ 24,647,459

See the complete list of projects at
www.chelseama.gov/sites/g/files/vyhlf396/f/uploads/fy2021_cip_final_version.pdf

U.S Census

The Constitution of the United States mandates that every 10 years, a census be held to count every person living in the country.

The City of Chelsea has been undercounted in past censuses. To encourage participation in 2020, the City Council appropriated \$100,000 to support census outreach. Look for advertisements in print, radio, community television, social media, street banners, and the bus shelters. The City is partnering with the Chelsea Collaborative to hold information sessions at schools and housing sites around the city, reach out to faith groups, and hold public outdoor events to promote the census and provide assistance completing the census form.

What does the Census mean for Chelsea?

Funding

Funding for many of the social services provided by the City or non-profit organizations is directly tied to how many people live in the City. Getting an accurate count is critical to ensure we receive adequate funding for our schools, housing, health centers, assistance for needy families, elder care, sidewalks, and parks.

Representation

The U.S. is a representative democracy and representation is divided up based on population. After the 2020 Census results are released, Massachusetts will go through a redistricting process. We do not yet know how the redistricting will affect Chelsea, but documenting Chelsea's size and diversity in the Census is the best way to help our community get the representation it deserves.



This is one of the different banners placed around the city as part of the education campaign about the 2020 United States Census.

Chelsea Public Schools

New Superintendent

In 2019, the Chelsea School Committee was tasked with finding a new leader for the public schools. In previous years, Boston University appointed the superintendent as it ran the schools for decades. After a five month search conducted by the Collins Center, the Chelsea School Committee appointed Dr. Almudena “Almi” G. Abeyta to the Superintendent position of Chelsea Public Schools.

Dr. Abeyta has spent 23 years working to improve teaching and learning for students in urban education. Dr. Abeyta grew up in Albuquerque, New Mexico and is a proud product of public schools. Dr. Abeyta started her career as a kindergarten teacher in Santa Fe and an elementary school Principal in East Boston. She then advanced to positions as assistant superintendent for learning and instruction in several districts, including Boston Public Schools, Santa Fe Public Schools, and Somerville Public Schools before being appointed as Superintendent of Chelsea Public Schools.

Dr. Abeyta completed her bachelor’s degree in Communication and Journalism at the University of New Mexico in Albuquerque, New Mexico, and holds two master’s degrees and a doctorate degree from the Harvard Graduate School of Education, Cambridge, Massachusetts. Among many other recognitions, in 2007, El Planeta named Dr. Abeyta among the 100 Most Influential People in the state’s Hispanic Community.



Dr. Abeyta, Superintendent of CPS

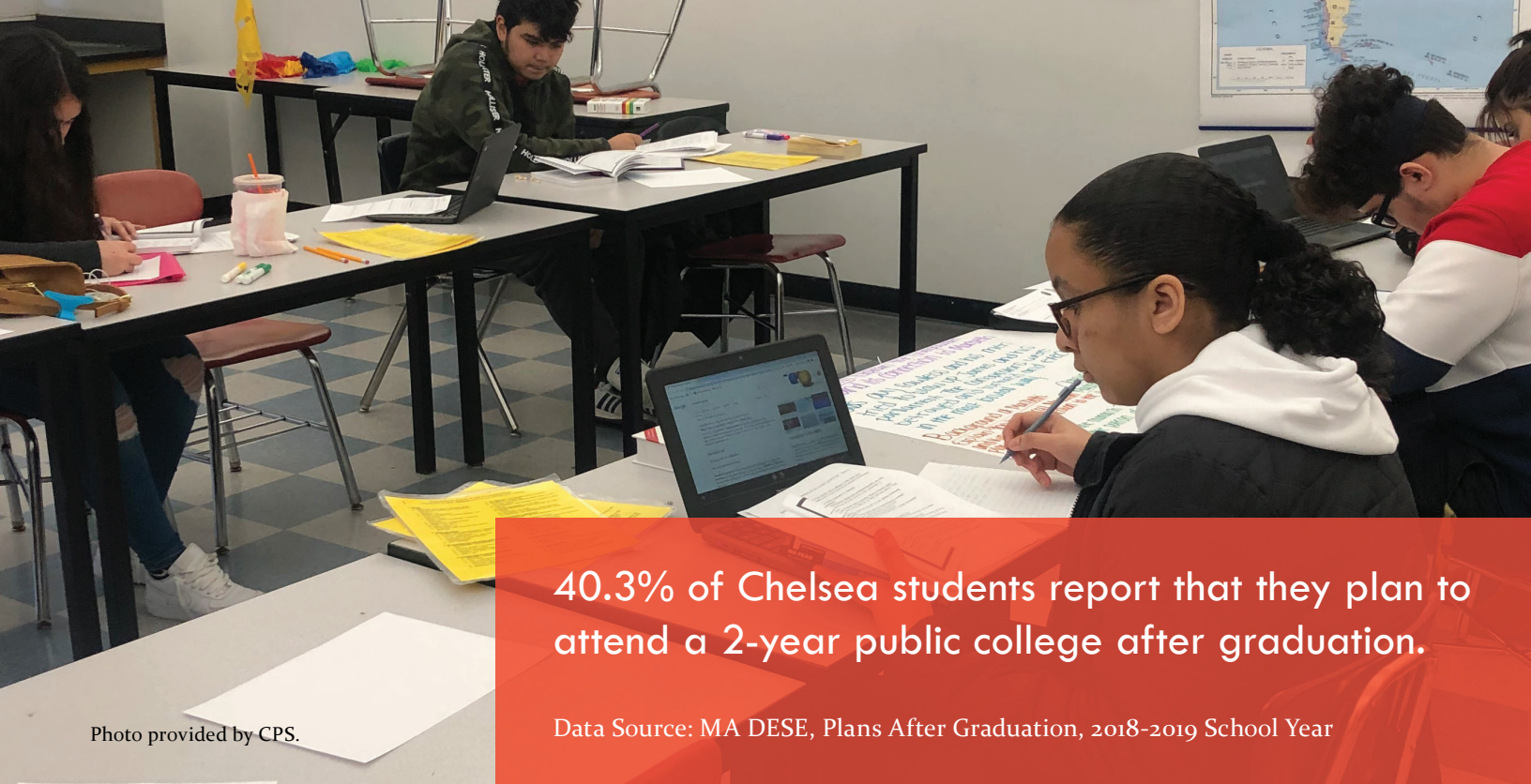


Photo provided by CPS.

40.3% of Chelsea students report that they plan to attend a 2-year public college after graduation.

Data Source: MA DESE, Plans After Graduation, 2018-2019 School Year

Education Reform

The Student Opportunity Act, signed into law by Governor Baker in 2019, implements a long overdue change to how the state calculates the cost of educating students in public schools across Massachusetts. In particular, the change acknowledges and funds the cost of educating low-income students, students of color, and English language learners who were left behind by the previous formula. These investments will ensure that school districts across the state have appropriate resources to provide high-quality education to all students. Chelsea Public Schools is set to receive approximately \$70 million, in a seven year phase in period. The updated formula for funding urban education will allow Dr. Abeyta to implement the new programming necessary to ensure the success of Chelsea Public Schools.

Bunker Hill Community College Scholarship

Two years ago, the City of Chelsea started a college fund to pay tuition for any student who graduates from Chelsea High School and attends Bunker Hill Community College. This scholarship ensures that no public school graduate will have her or his college education dreams denied for lack of money.

Forty students from the Class of 2019 were awarded and accepted the scholarship. In addition, eleven students from the Class of 2018 continue to benefit from the scholarship in their second year at Bunker Hill. The City hopes to renew this program for a third year in 2020 to continue to open doorways of opportunity for our graduates.

Visit the new CPS website at www.chelseaschools.com

Housing



3D drawing of new Innes Apartments.

New Housing Units Approved

Over the past year, the City approved plans for projects that will collectively bring 1000 new housing units to Chelsea, many set aside for low income households. Notable projects are:

- **1005 Broadway**, the old Midas Muffler site, will host 38 units across a range of affordability.
- The **Forbes Street** development on the Chelsea River will have 590 total units with 59 affordable units, including options for affordable ownership. Construction is expected to begin in 2021.
- **25 Sixth Street** is a 62 unit project strategically located near public transportation (the Bellingham Square Silver Line stop). The 56 apartments will be rented to households with incomes at or below 60% of AMI and townhomes sold to households with income no greater than 120% AMI. Not only will the project add affordable housing to the downtown, it removes an industrial building from an otherwise largely residential neighborhood, and provides a 3,400 square foot roof deck to enhance open space.
- The existing **Innes Apartments**, a Chelsea Housing Authority Site, will be entirely redeveloped in a novel public-private partnership. The City is investing \$7 million in the project via approval of a Tax Incremental Funding (TIF) plan. The new development will consist of 330 total units, some sold at market rate and 96 set aside for public housing tenants. The project will also renovate the streetscape to improve connections with public transit, parks, and the waterfront. The current residents will be relocated to other CHA apartments this spring so that the renovation can begin.



Affordable unit at Fifth Street property.

First Time Homebuyer Down Payment Assistance Program

Two new programs are kicking off this year to assist homebuyers in Chelsea with down payments on their first home:

The Housing and Community Development is developing a program for income eligible applicants to fund up to 50% of their required down payment, up to \$10,000, to defray the costs associated with purchasing their first home. Preparations for the program are underway, and the program will be formally launched during the early Fall of 2020.

Only first time home buyers with incomes up to 80% of AMI are eligible for the down payment program described above. To bring assistance to a wider segment of Chelsea's population, the City Council voted in February 2020 to transfer \$1.5 million from the Stabilization Fund to the Affordable Housing Trust Fund Board to support current Chelsea residents earning up to 100% AMI in purchasing a home. The AHTF Board will begin to set up the program over the next several months.

New Affordability Requirements

In response to community feedback, the City recalibrated our Inclusionary Zoning ordinance to encourage deeper levels of affordability. The ordinance now requires that 15% of all units (in new developments over 10 units) are affordable. The ordinance further seeks to create a range of affordability, serving households making up to 30% AMI, 50% of AMI, and 80% of AMI. The Inclusionary Housing Program has also been reorganized to prioritize local residents, families, the elderly, and persons with disabilities.

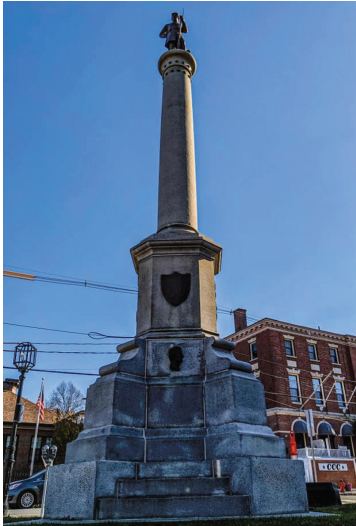
Short Term Rental Ordinance

Short-term rental units --often called "Airbnbs"-- are becoming more common but can also affect the safety of adjoining residences or impact the availability of affordable long-term rentals in a neighborhood. In July 2019 the City adopted an ordinance, similar to those of nearby cities, that restricts short term rentals to only owner-occupied condos, one, two and three-family homes and requires anyone interested in engaging in such short-term rentals to register the property with the Inspectional Services Department.

What is AMI?

Area Median income is the amount at which half of households earn more and half of households earn less. For the greater Boston area, the AMI for a 4-person household is \$113,300.

Community Preservation



Community Preservation Act

Chelsea residents voted to adopt the Community Preservation Act in 2016. The CPA applies a small additional property tax to generate a fund to preserve open space and recreation, historic places, and affordable housing. In 2019 the Community Preservation Committee selected the first projects to use these funds, including renovations to the Civil War monument, Garden Cemetery, Governor Bellingham-Cary House, and the Congregation Agudath Shalom Museum. Funds were also approved for the Marlborough St. Community Garden and to hire a housing specialist for the Affordable Housing Trust Fund.

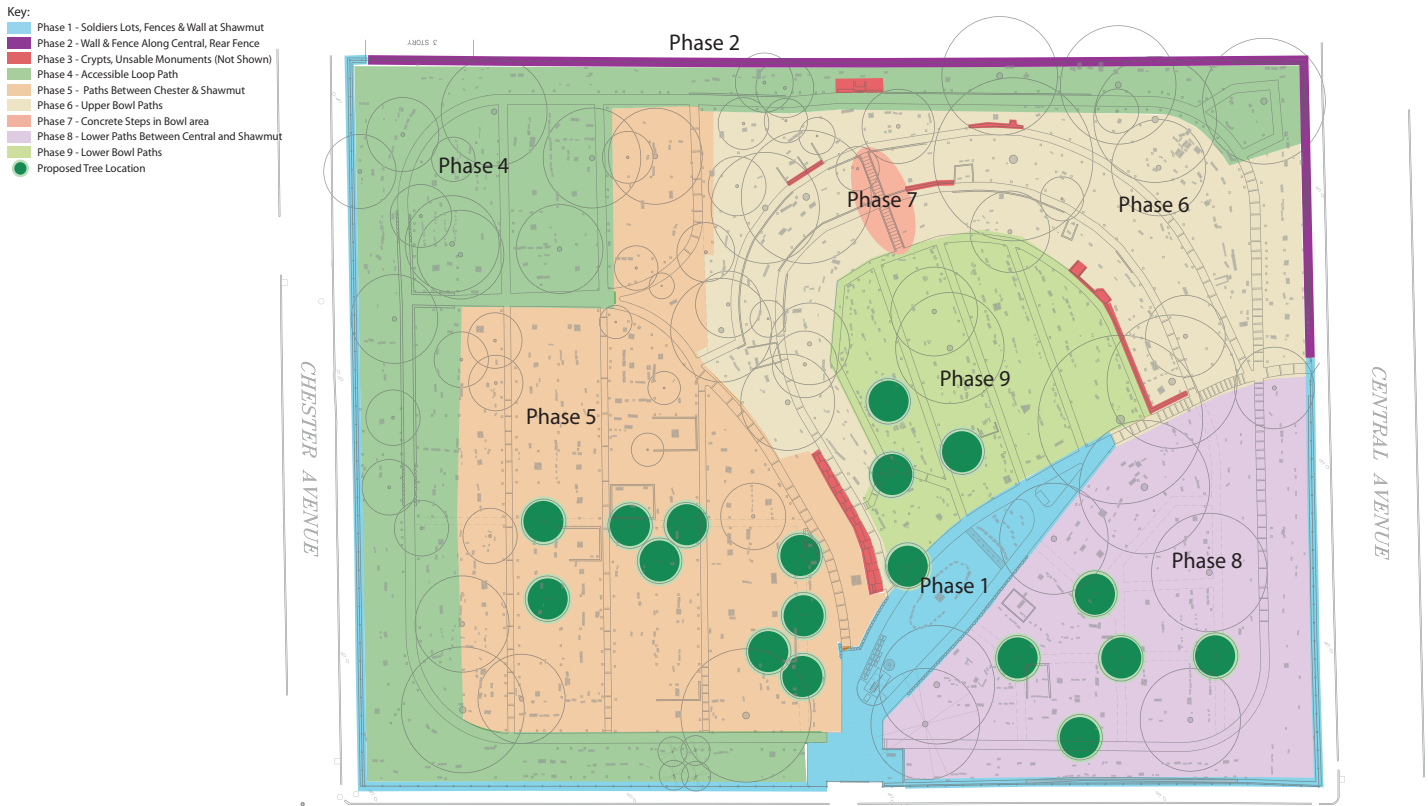
Civil War Monument after its renovation.
Photos by Matt Frank.

Housing Rehabilitation Program

The Chelsea Housing Rehabilitation program provides loans for low- and moderate-income owners to help bring properties into compliance for the health and safety of the building occupants. The program is especially important for senior residents who were able to purchase a home several decades ago but no longer have the necessary income to do renovations.

Over the past year, 16 units on 8 properties have completed or are undergoing rehabilitation. This program is funded through the Community Development Block Program. The program provides deferred payment loans to eligible applicants for 1-4 unit residential buildings. Properties that receive rehabilitation assistance are required to remain affordable for the next 15 years.

For more information about this program, visit chelseama.gov/housing-and-community-development-department/pages/housing-rehabilitation-program-cdbg



Garden Cemetery Rehabilitation Phasing Plan.

To read the plan go chelseama.gov/sites/g/files/vyhlf396/f/uploads/master_plan_report_final-7-13_o.pdf

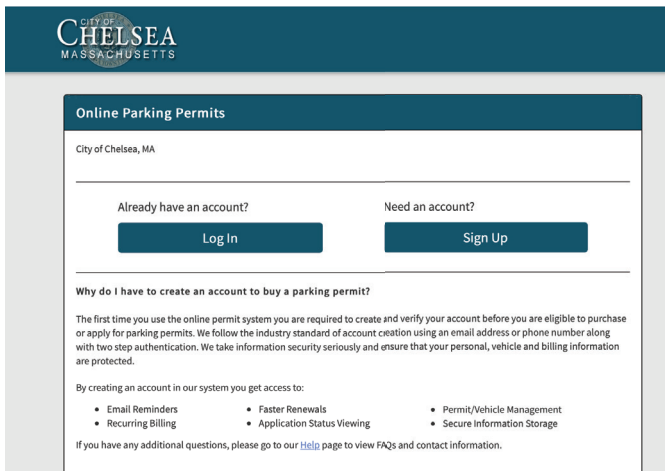
Vacant Property Registration Ordinance

The existing Regulation of Vacant Buildings was modified to require a registration fee for commercial and residential owners who leave properties vacant. The ordinance took effect in June 2019 and imposes increasing fees for each year that a property continues to sit unoccupied. The fees collected are used to help cover the cost of monitoring to ensure the property meets all building, maintenance, and sanitary code requirements so that they do not adversely impact the quality of life in the surrounding neighborhood.

Garden Cemetery Rehabilitation

In Phase I, a collapsing retaining wall was replaced and new fencing, gate, and an ornamental archway were installed. On November 11th, Veterans Day, the Soldiers Lot was rededicated in remembrance of the residents of Chelsea who served the Union during the Civil War. Phase II, which includes repair of a second retaining wall, new fencing, and restoration of 50 grave markers, is starting this fall and should be completed in the Spring of 2021.

New Services



Home page of the new website to renew your parking sticker.

Residential Sticker Renewal

A new online system is now available to renew Residential Parking Stickers. With some basic information about your vehicle and a digital photo or scan of your registration and ID card to confirm your Chelsea address, your renewal can be approved online and then sent to you in the mail.

No waiting in line needed!
Go ChelseaMaPermits.rmcpay.com

Meters

You no longer need to save quarters for the parking meters. In September 2019, the city launched a new smartphone app, Passport Parking, to pay the meter electronically. The app allows users to add time to their parking session directly from your app and will receive alerts when your parking session is expiring.

Download the app at passportparking.com



New meter signs.

New Parking Regulation

For the first time, residents who have an assigned company passenger vehicle will be allowed to receive a free parking sticker. Passenger or Commercial vehicles that are not registered in the City of Chelsea will no longer be able to purchase a non-residential parking sticker.

Water-Sewer-Drain Division

This past year, the City embarked upon a new effort to create its own Water, Sewer & Drainage Division within the Department of Public Works. The new Division launched on July 22, 2020.

For over 25 years, since the days of Receivership, the City had outsourced maintenance and repair of the our water, sewer and drainage infrastructure. However, after much analysis, the City determined that it could both save money and improve services to residents by bringing this work in-house. The City Council agreed and approved the plan in 2019. The new Division will eventually have 13 positions; several have already been filled by promoting long-time DPW employees who previously work in the Street & Sidewalks Division. The City has also hired a new Compliance Officer to ensure that the City is in full compliance with the Federal Clean Water Act and other environmental regulations. Hiring for the remaining positions is ongoing.

CHELSEA



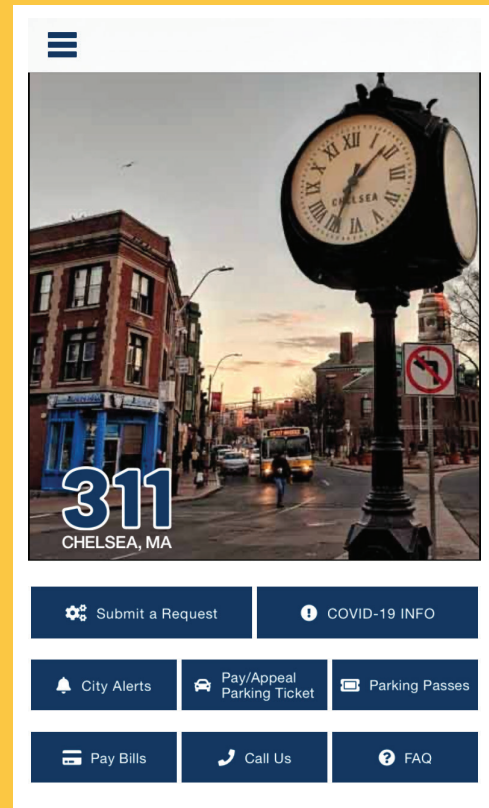
WSD

Water, Sewer & Drainage Division Seal.

Leak Alerts and Water Usage Information

The City is offering a free service to residents to help efficiently manage your water usage and lower your monthly bills. The service also notifies you if your usage indicates a possible leak.

Register for this service at chelma.aquahawk.us



311 app home page.

3-1-1

The City's new 3-1-1 service launched on March 1, 2020. This new Department/Service replaces and improves on our previous SeeClickFix service. The Department has a smartphone app, a website, and a phone number. You can report an issue or submit a service request and get both an immediate acknowledgement of your report/request, and a follow-up response with updates. The 3-1-1 system has a streamlined work order process behind the scenes so that your request can be reviewed, sent to the appropriate department, and tracked until completed.

Many of the calls to City's main phone line are for the same information. The 3-1-1 app/website now hosts a Knowledge Portal with answers to those frequently asked questions.

The 3-1-1 phone line will also be a one-stop-shop for city services. Instead of being transferred from line to line, the new 3-1-1 Department will take your question and then work to find the information you need.

Economic Development

Commercial Development

New Acquisitions

Acorda Therapeutics develops therapies to restore function and improve the lives of people with neurological disorders. During 2019 Acorda purchased an adjoining building on Vale St. and performed a \$15 million renovation to prepare for manufacturing of its newest drug.

22 Willow St., the former Nancy Sales site, was purchased in late 2019. The new owners are working with the City on a repurposing and renovation plan, possibly to include office space and a distribution center.

A major commercial developer purchased the multi-building office park on the corner of Spruce and Everett that holds, among others, the Chelsea campus of Bunker Hill Community College. In the past year, both a Honduran Consulate and Fresenius Kidney Care dialysis facility have opened in the office park, bringing needed services to area residents.

Hotels

One of Chelsea's economic strengths is our proximity to Downtown Boston and Logan Airport. Our growing hotel industry brings additional jobs to the City as well demand for supporting services such as commercial laundry and dining. The Fairfield Inn opened at 200 Maple this past year, a Hampton Inn at 200 Second St. is scheduled to open this spring, and Hilton Homewood Suites at 145 Beech St. received zoning approval and will begin an expansion project in the next few months.

440 Broadway Redevelopment

The City acquired the old Salvation Army Thrift Store location on Broadway in 2017 and is planning a redevelopment of 440 Broadway into a mixed use, mixed income building. To reduce the redevelopment timeline and achieve a higher level of community benefits, the City is pre-permitting the property with the ZBA. The proposed concept envisions retail on the first floor with 16 residential units above.

The City will issue a Request for Proposals for the redevelopment and sale of the property, likely in early Fall 2020. In the meantime, 440 Broadway hosts Gallery 456, a pop-up gallery space for local artists.

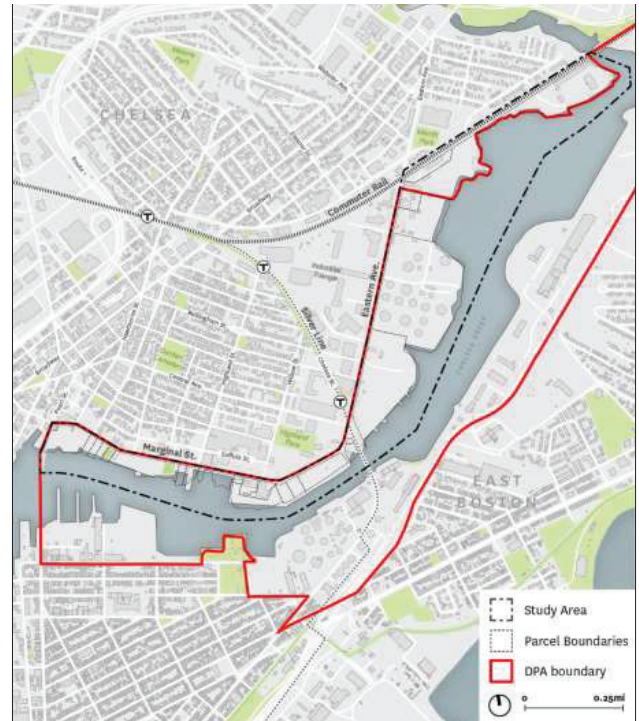


3D drawing of 440 Broadway Redevelopment.

Chelsea Creek Municipal Harbor Plan

Most of the Chelsea Creek waterfront is a state Designated Port Area which means that it will always host industrial port activities. However, a Municipal Harbor Plan is a document that outlines the community's vision for its industrial waterfront and once approved by the State, ensures that permitting decisions by all state agencies will consider the surrounding Chelsea community. Some key aspects are: ensuring that public access for pedestrians and cyclists is available to parts of the waterfront that are not part of the Designated Port Area, improving traffic flow over the Chelsea Street Bridge, waterfront industry redevelopment that generates blue-collar, living-wage jobs, and consideration of climate change and the local effects of pollution.

The draft plan is available on the project web site at mapc.org/resource-library/chelsea-harbor-plan



Planning Area Boundary.

Downtown Success

New Sign Ordinance

To facilitate the new façade improvement program, a New Sign Ordinance was adopted as well. Five businesses were selected during this first year to receive assistance with façade improvements.



Rodeo Restaurant was one of the businesses selected for façade improvements.

Outdoor Café and Dining Areas Ordinance

To help downtown restaurants attract more business, in June the City adopted an ordinance to allow outdoor dining. This ordinance will help businesses that wish to offer a wider range of dining experiences. Any restaurant interested must obtain a license from the Licensing Commission.

Downtown Program Fund

The City Local Downtown Program Fund was established to help small businesses in downtown Chelsea. The Fund currently supports the Façade Improvement Program, which provides grants focusing on lighting, awnings, and signage upgrades, and a MicroEnterprise Business Improvement Grant Program, which provides technical assistance in preparation of business plans, financial management, tax compliance, marketing, e-commerce, and interior designs.



Murals at Division Street Neighborway.



Murals at Division Street Neighborway.



Painting day at Division Street Neighborway.



Woman looks at exhibit at Gallery 456.



Chelsea Clock.

Public Art

Division Street Neighborway

This past year, Division Street was transformed from a forgotten alley to a welcoming neighborway. The roadway was completely rebuilt and artists and residents came together to create a block of murals. Thank you partners Neighborways Design, the Chelsea Senior Center, Excel Academy and AARP, as well as our lead artists: Liz LaManche, Alex Cook, Sury Chavez, Sinai Galicia, Max Pro and, Nelson Saldana.

Gallery 456

A pop-up art gallery hosted in the old Salvation Army site at 440 Broadway, this year's shows included works by members of the Chelsea Senior Center, photographers Matt Frank, Deb Cronin and Arnie Jarmak, cartoonist Frank Bernard and the Chelsea Hunger Network.

Gazebo and Luther Place

The Chelsea Partnership of the Transformative Development Initiative (TDI), took the lead to bring color to the gazebo in Bellingham Square as part of the group's "Local Visibility" campaign. Luther Place surface improvements and artwork installation are anticipated in the first half of 2020.

Chelsea Clock

The clock in Bellingham Square was installed in 1977 but over the past several years, the plexiglass faces began to fail and cause the internal mechanism to wear prematurely. Working with Clock Maker Mr. Bhuphat Patel, the clock faces were replaced with real glass, and the internal clockwork mechanism was checked, cleaned, synchronized, and tested by Chelsea Clock before re-installation in January 2020.

Community Activities

Community Schools and Recreation

Community Schools and the Community Recreation & Arts offer over 200 programs to the Chelsea residents such as: , Mobile Music Studio, SPLASH - Learn to Swim, and US Tennis Association Clinics, and English for Speakers of Other Languages (ESOL) classes. . In addition to classes and sports, there are also one-time events including summer movie nights and field trips to ZooLights at the Stone Zoo, the Institute of Contemporary Art, and a tour at Fenway Park. The Health and Human Services Department works hard to keep registration fees low so that all Chelsea residents can participate.

This past year, over 1800 people registered for classes and events, including 500 adults who took advantage of the evening English for Speakers of Other Languages classes.



Swimming lessons at Chelsea Community Schools.

Looking for something new?

See updated offerings and initiatives from Recreation & Cultural Affairs Division and register for classes online at www.recreation.chelseama.gov

Cultural Council

The Chelsea Cultural Council is an important advocate of arts, history, and community voices throughout Chelsea. In the past year, the Council, supported by the Mass Cultural Council, has awarded grants for public murals, oral history projects, theater and dance productions, and museum events. Examples of programs celebrating the diverse community of Chelsea are: Central American Parade/ Marching Band, Black History Month, Gateway Jewish Tours, and Chelsea City Stories. Plans for the allocation of a recently secured funding, from Encore Casino, the \$100,000 Chelsea Heritage Celebration Grant, are being initiated with the engagement of an Arts & Culture Planning Consultant.



Chelsea Paint a Utility Box Project.



Photo: Katy Rogers

Cultural Events

The City has dramatically increased events and activity in the Downtown.

Pupusa Fiesta

The Pupusa Fiesta drew the longest lines of the year. Area restaurants provided big tray pupusas and visitors took turns to make their own curtido, sip homemade horchata, and to spin the giant pupusa prize wheel.

Chelsea Night Market

Monthly event on Saturdays, June through October. The Chelsea Night Market awakened Luther Place, a previously diamond-in-the-rough location for community festivals. Over five Saturday nights between June and October, dancers, circus performers, bands and DJs entertained residents and visitors. Local businesses and creators shared delicious food, unique fashions, and one-of-a-kind art. This series of events was produced in partnership with Jukebox Events.



Photo: Katy Rogers



Photo: Katy Rogers

Fiesta Verano

Fiesta Verano, presented in partnership with the Chelsea Collaborative, celebrated Latin American culture. Activities included a bike rodeo, games and crafts, and amazing music and dance from Central America and the Caribbean. A highlight was the mechanical bull, with both kids and members of the Chelsea police giving it a try.

Chelsea Day

Chelsea Day brought back an old city tradition. The celebration took place on Broadway between 4th and 5th streets and people from all over the city came to show off their local pride.

Dia de Esperanza

Chelsea's annual Dia de Esperanza / All Souls Day celebration reflects on personal and collective experiences of loss, grief and change. Small groups across the city created kites then, on November 2 in front of Gallery 456 on Broadway, we came together with music, art and food.

Holiday Tree Lighting Celebration

Chelsea's Holiday Tree Lighting Celebration continued to grow this year. The Chelsea Chamber of Commerce and Chelsea's Recreation and Cultural Affairs Division partnered to host this event, with a visit by Santa on a bright-red fire engine.



Open Space & Climate Resilience

What is Climate Resilience?

In Chelsea, climate change is expected to bring more intense summer heat and more frequent flooding along our rivers. Climate resilience is the ability of people and places to withstand or adapt to these changes. Building greater climate resilience can include creating more shade and water features, providing pathways for water to drain, and choosing hardy plants that can survive in these more extreme conditions.

Park renovations designed through the lens of climate resilience

Renovations at 4 parks this year will add tree canopy, shade structures, and/or splash pads to provide spaces for residents to cool off during the summer. The landscaping and design will also improve accessibility for all residents and storm water management. In addition, new playground equipment, lighting, and site furniture will enhance the park for youth and adults alike.

- **O'Neill Park** was completed in August 2020.
- **Eden Street Park** construction will take place from March to September 2020.
- **Voke Park** construction will take place from October 2020 to July 2021.
- **Mary C. Burke Playground** was completed in June 2020.
- **Mary C. Burke Community Entrance** construction from June 2020 to October 2020.



O'Neill Park after its renovation.



DPW staff planting trees at Chelsea Square.

Chelsea named Tree City USA for the 16th consecutive year

The City of Chelsea continues its commitment to improving our tree canopy. In an agreement with the state Department of Conservation and Recreation 168 trees were planted in September and October of 2019.

Although there are some unhealthy or dangerous trees that will have to be removed, we are actively working to increase the number of healthy and climate resilient trees in Chelsea to enhance our community for decades to come.

Plastic Bag Ordinance

In early January 2020, the City began enforcing the Prohibition on Plastic Bags that was previously adopted in an effort to reduce a common source of litter. Businesses are now prohibited from distributing these bags at checkout. Businesses can provide more durable, reusable plastic bags, recyclable paper bags, or compostable bags, but the City encourages residents to begin bringing reusable plastic or cloth bags with them on shopping trips.



Chelsea reusable bags.



BlueBikes Bike.

BlueBikes Bike Share System

In collaboration with Lyft, the City will sign a contract to bring BlueBikes to Chelsea to give residents more options for moving around the city. The program is expected to launch in early Fall 2020 with 38 bikes and six dock locations.

Innovative Social Service Support

Chelsea Hub

The Chelsea Hub is a collection of agencies and organizations that come together to identify members of our community who are struggling with not one --but multiple-- challenges at the same time and are at risk of self-harm or harm to others. The Hub has over 30 participating organizations. The most active collaborators are MGH, CAPIC, Chelsea Police Department, North Suffolk Mental Health, and Roca. These Hub organizations voluntarily come together each week at the Chelsea Police Station because they recognize that our community is stronger when we work together to help our neighbors before they are lost to addiction, violence, or the criminal justice system. To date, the Hub has heard nearly 600 situations of individuals and/or families experiencing high levels of risk to their health and safety. We are proud to report that in 2019 the Hub was able to identify and help 73 individuals and 23 families by connecting them to the services they need, including healthcare, mental health support, housing, addiction services, and more.

The Chelsea Hub model has garnered recognition in Massachusetts and beyond as is now being replicated in nearby communities such as East Boston and Malden.

Housing Referral Program

City housing inspectors sometimes encounter residents who have special difficulties keeping their home clean and safe. In 2019 we launched a pilot program to work collaboratively with CAPIC to provide social services and behavioral health interventions. Residents are offered the assistance and participation is voluntary, but for those who choose to accept help, the City pays for the services and the majority of residents are able to bring their home up to sanitation code. The City expects to continue this program in 2020.

Opioid Response/ Rize Grant

When Encore Casino opened, it committed to helping surrounding communities fight the rise in opioid addiction. Through Rize Massachusetts, Chelsea, Everett, Malden and Medford will each receive \$150,000 over the next three years, half to be used by the City for its own addiction response programs and half to be spent collectively by the four cities on an integrated regional response.

The RIZE funds in Chelsea will be used to support CAPIC's management presence at the Resource Center at Iglesia La Luz De Cristo. For the collaborative effort, Chelsea and the three other cities are creating an official group, tentatively named North Shore Outreach, that will include local police, the Sheriff's offices, the DA offices and the hospitals, to provide outreach services to the region. Early ideas for the regional outreach funding include paying for transportation to treatment centers and providing extended stays in sober living homes for those at risk of relapse.



Chelsea Hub meeting. Photo by Matt Frank.

Community Health

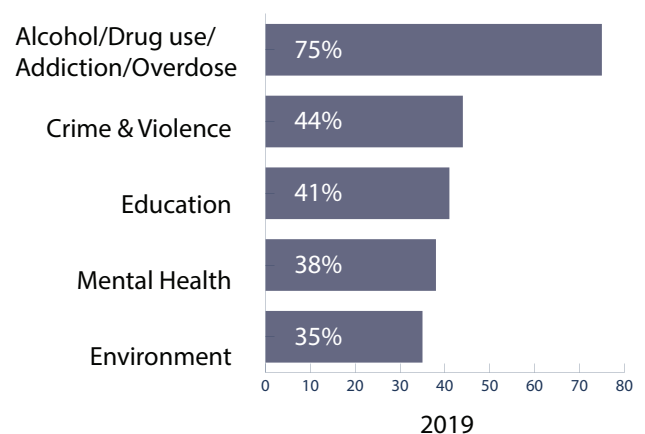
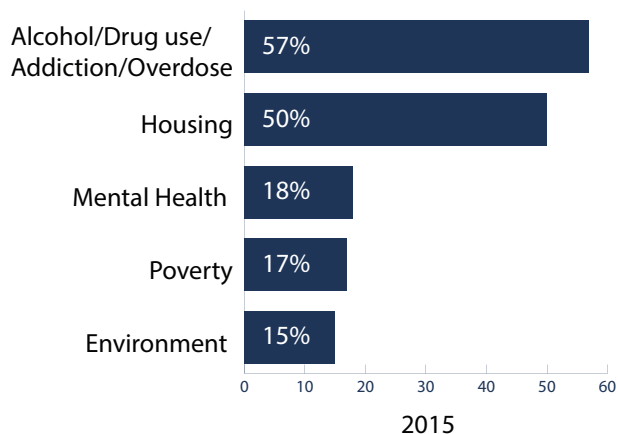
North Suffolk Integrated Community Health Needs Assessment

The Affordable Care Act requires health care institutions to conduct Community Health Needs Assessments (CHNAs) every three years to demonstrate they have engaged with local communities to understand needs--especially of underserved populations--within their service areas. While ordinarily each provider conducts its own assessment, the city leaders of Revere, Chelsea, and Winthrop recognized that many of the health care organizations work across city boundaries and requested that said organizations perform an integrated CHNA (iCHNA) for all of northern Suffolk County. By working both across service providers and across municipalities, the group hoped to generate greater participation, better data, and a more effective coalition to implement changes once the needs assessment was completed. The iCHNA collected existing public health data, held focus groups, and invited all residents to participate in an anonymous Quality of Life survey.

The data revealed the top 5 priorities in each city to become a healthy community. While crime, violence and substance abuse were top priorities in 2015, public safety and education have fallen out of the top 5 concerns but housing and poverty have risen as key factors affecting health in the community.

The next step for the iCHNA is the implementation of new programs to address these issues. Working groups across the three cities will be focusing on three key areas:

- Housing – including affordability, quality, stability, gentrification, and displacement.
- Behavioral Health – including youth mental health and substance use disorders.
- Economic Stability & Mobility – including employment, job training, and education.



Chelsea: Top 5 Health Concerns.

Viaduct Project

MASSDOT continues its comprehensive rehabilitation of the Route 1 elevated overpass, from Fourth St. to Carter St. Understanding the disruptive nature of construction, in early 2020 the City hired a project liaison to communicate project information, monitor impacts, and ensure issues raised by residents are addressed in a timely manner. Once constructed, the City will advance public art and open space opportunities underneath the structure. Furthermore, the project will result in two public parking lots, containing over 100 spaces, for City use. The anticipated completion date is the end of 2021.

Silver Line Phase II

The MBTA, in coordination with the City, is constructing a new multi-modal commuter rail station behind Market Basket off Everett Ave. The station will feature ADA-compliant platforms, shelters, lighting, telecommunications and video infrastructure, and landscaping. The MBTA will install intelligent traffic signal systems along the Silver Line corridor to enhance safety and traffic flow. Construction is underway and progressing steadily, with expected completion in late 2021.

Chelsea is a true urban city with just as many pedestrians and bus riders as drivers. Several ongoing and upcoming projects aim to improve the experience for all modes of transportation. At several intersections, intelligent traffic management “smart signals” will be installed that can be programmed to improve the flow of traffic at different times of day. The work will also improve pedestrian safety by reconfiguring cross walks, adding curb cuts, and improving lighting. In addition, a shared bus/bike lane on Broadway will be piloted to improve bus reliability and biker safety.

Intersection Improvements and Smart Signal upgrades at:

Williams & Chestnut and Williams & Broadway
Expected completion in Winter 2020.

Everett & Carter
Expected completion in May 2021.

Marginal & Pearl
Construction planned for 2022.

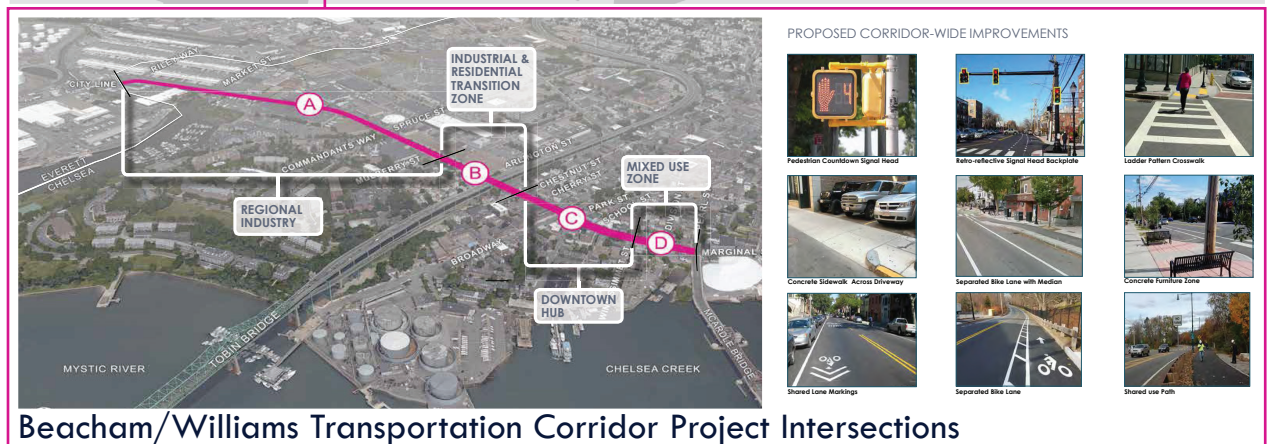
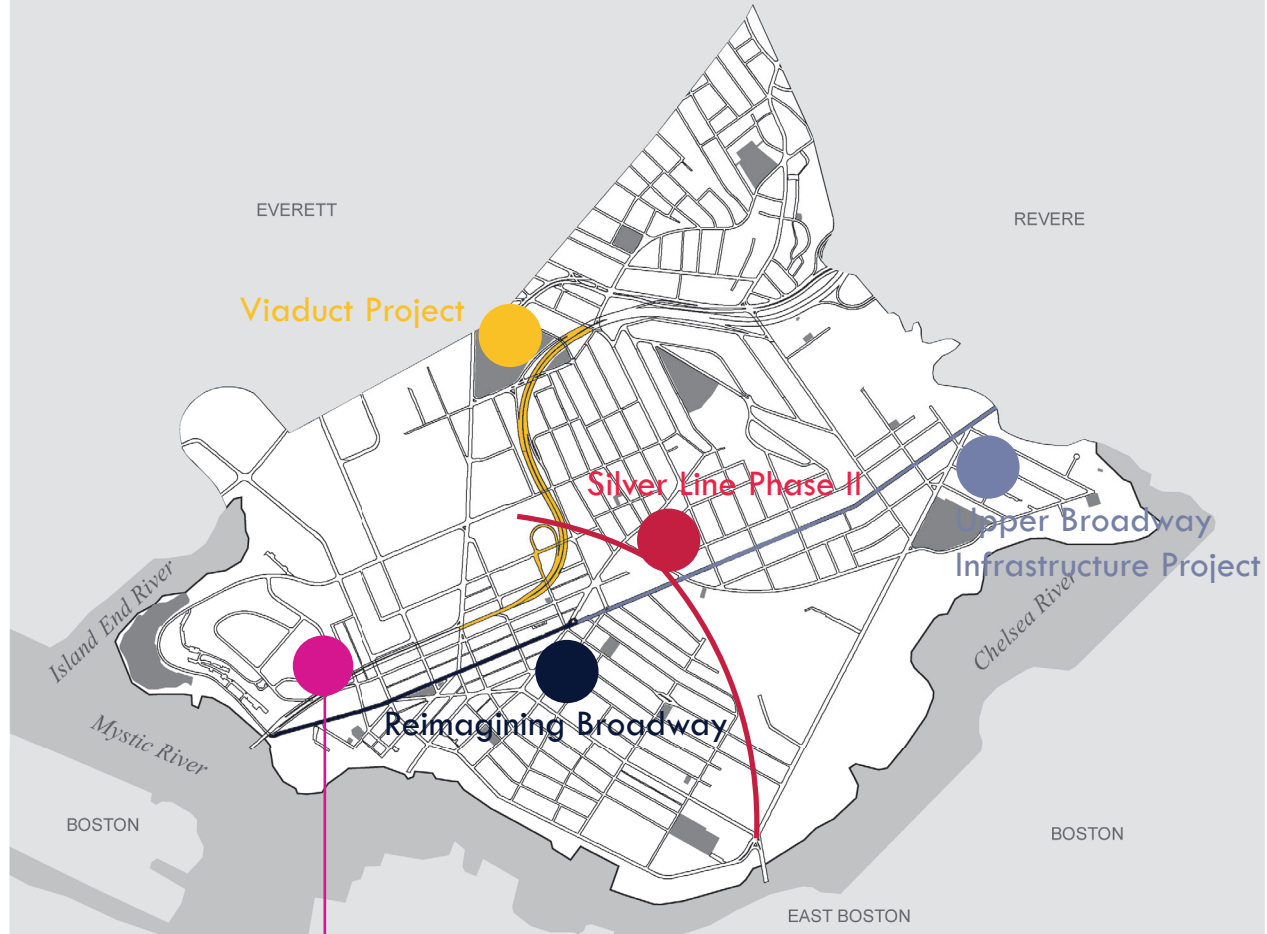
Multi-year Projects

Beacham/Williams Transportation Corridor Project Intersections

As a part of the City's sustainable economic development strategy, this project on Beacham and Williams Streets, from Spruce Street to the Everett city line, will reconstruct the roadway and traffic signals and add sidewalks, trees, and a share use path. This long-planned project is starting construction at the end of fall 2020. The project will cost approximately \$12.8 million over the next three years.

Upper Broadway Infrastructure Project

The \$17 million Upper Broadway project - from City Hall to the Revere city line - will be a multi-year project to overhaul the subsurface and the streetscape. To begin, the City DPW will oversee water and sewer replacement, starting this summer and continuing through 2022.



Beacham/Williams Transportation Corridor Project Intersections

Reimagining Broadway

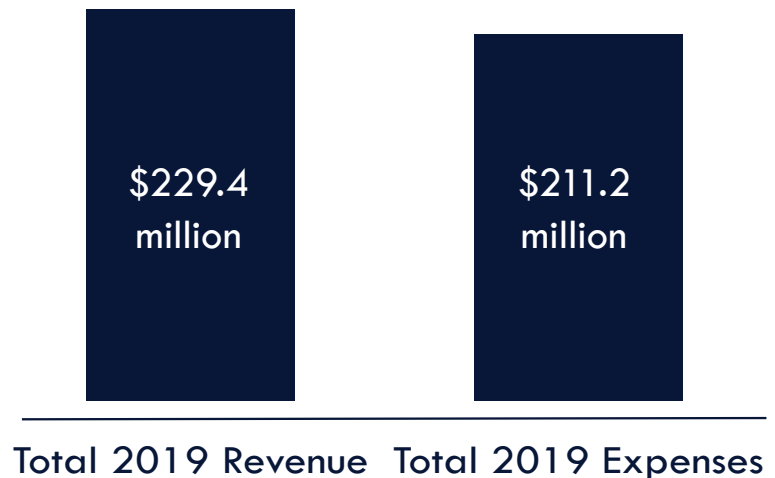


As part of the Broadway planning study, the City will pilot a shared bus/bike lane in the fall of 2020. The lane will run down Broadway, from Washington Avenue to Third Street. The City will work with the MBTA and community members to conduct outreach before launching the pilot.

Improving Urban Mobility

Chelsea by the numbers

REVENUES WERE GREATER THAN EXPENSES LAST YEAR



The largest portion of Chelsea's annual budget comes from the state government (known as State Aid). Yet, even in these relatively good economic times, this state aid has not increased much and so municipalities all over the state are looking to increase other sources of revenue.

Chelsea is also working aggressively to increase economic development.

To prepare Chelsea for changes such as stagnant State Aid or a recession in the future, the City has been transferring extra cash to a Stabilization Fund, which now has a healthy balance as of June 30th, 2019, of \$28 million.

Overall, the City is in a good financial position, with strong reserves, a AA bond rating, and excellent economic development opportunities.

Capital Assets grew by \$13.9 million.



The value of buildings, equipment, and land owned by the city

Debt decreased by 1.2 million.

Used to pay for school renovations and urban renewal.



\$239.7
million

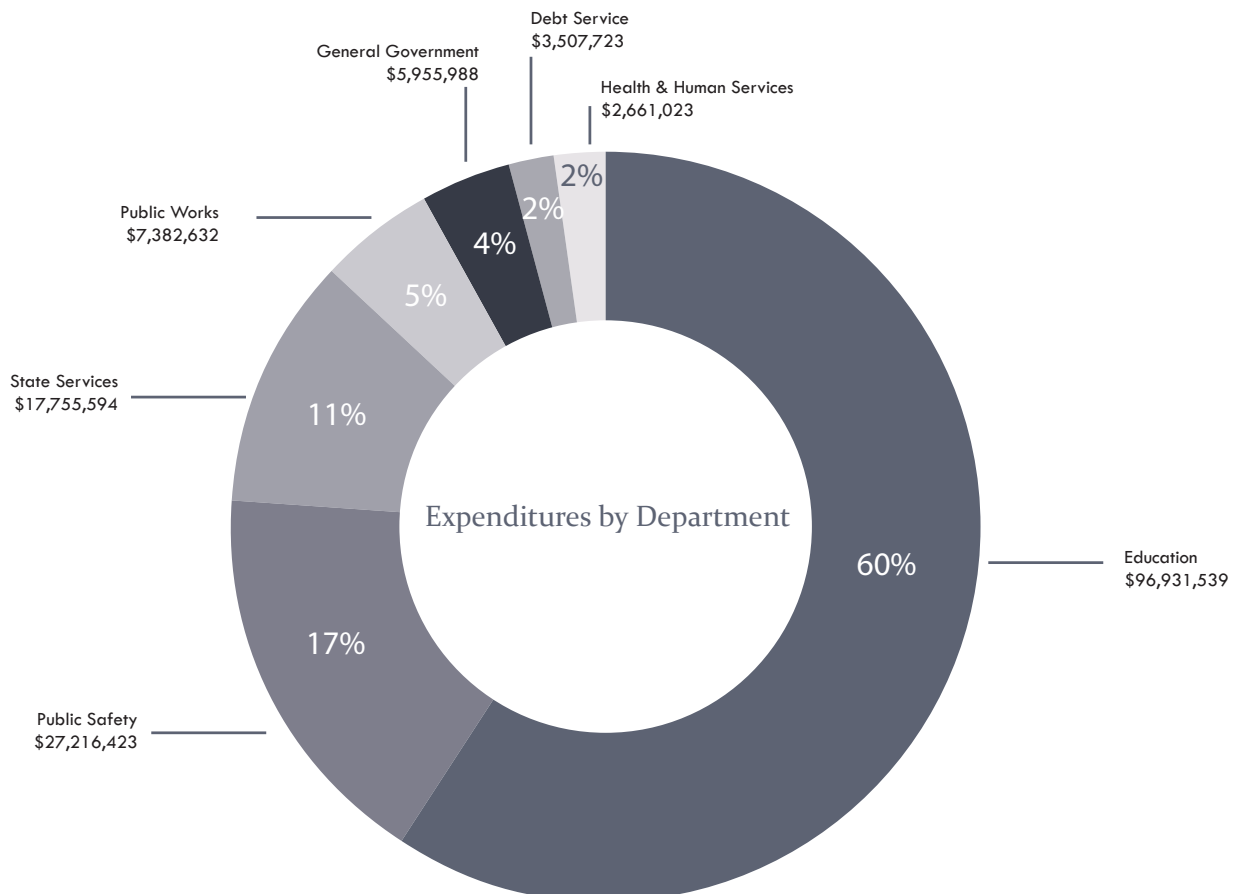
\$38.3 million

\$28.4 million

Capital Assets

Long-term Debt

Stabilization Fund



Public Safety

Police Department (617).466.4855

Fire Department (617).466.4600

Chelsea Fire Alarm (617).466.4662

Government

City Council Office (617).466.4060

City Manager Office (617).466.4100

Chelsea Public Schools

Superintendent Office (617).466.4477

Everyday services

Parking (617).466.4054

Department of Public Works (DPW) (617).466.4200

Water & Sewer Services (617).466.4240

Inspectional Services Department (ISD) (617).466.4130

Licensing (617).466.64152

Payments

Central Billing (617) 466-4040

Treasurer / Collector (617) 466-4240

Assessor (617) 466-4010

Vitals

(Birth, Death, Marriage)

City Clerk (617).466.4050

Health & Human Services

Health & Human Services (617).466.4080

Senior Center (617).466.4370

Veteran's Services (617).466.4250

Housing & Community Development

Housing (617).466.4188

Local Business Support (617).466.4190

Things to do in Chelsea

Public Library (617) 466-4350

Recreation & Cultural Affairs Division (617).466.4070

Downtown Events (617).466.64186

311 Chelsea

3-1-1 is the new phone number to report an issue, request service, or ask general questions.

Just dial **3-1-1** on a smartphone or landline from within Chelsea city limits to connect directly to City Hall.

Stay informed!

chelseama.gov

facebook.com/CityOfChelseaMA

Complete the 2020 U.S. Census
so together we can add more and
more significant achievements to
this report for the next ten years.

It's happening now. Go to
my2020census.gov today!

**WE ARE
HERE AND
WE COUNT**



2020 CENSUS