Request for Information

Future Strategies for the Scattered Site Housing Portfolio

Issued by:
Revere Housing Authority

Release Date: July 22, 2026
Responses Due: September 22, 2026

Questions:
Laura Christopher
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1. Introduction

The Revere Housing Authority (RHA) is issuing this Request for Information (RFI) to gather ideas and perspectives regarding potential future strategies for RHA's scattered site housing portfolio located primarily in the Shirley Avenue area of Revere.

RHA's scattered site portfolio consists of 63 residential units that provide deeply affordable housing within a compact neighborhood close to local businesses, transit, and community amenities.

While these homes remain an important public asset, the portfolio also reflects common challenges associated with scattered site housing, including aging buildings, capital investment needs, and operational complexity associated with managing many small properties.

Through this RFI, RHA seeks insight from housing organizations, developers, nonprofit partners, and mission-aligned investors on strategies to strengthen and sustain the portfolio while preserving and expanding affordable housing opportunities. Respondents are encouraged to describe ownership, financing, and partnership models that could support implementation.

This RFI is intended to solicit ideas, strategies, and implementation concepts rather than formal development proposals.

2. Purpose of the RFI

The purpose of this RFI is to help RHA better understand potential approaches that could advance the Authority's goals for the scattered sites, which include to:

- preserve and expand affordable housing opportunities
- maximize the use of the site for affordability in perpetuity
- increase access to affordable homeownership where appropriate
- support long-term sustainability of the scattered site portfolio
- unlock capital for reinvestment in housing preservation or development

Responses will inform RHA's internal planning and potential next steps, which may include actions such as:

- targeted feasibility analysis
- partnerships with mission-aligned organizations
- or a future Request for Qualifications (RFQ) or Request for Proposals (RFP)

Issuing this RFI allows RHA to explore possible strategies before pursuing any specific redevelopment or partnership process.

3. Scattered Site Portfolio Overview

RHA's scattered site portfolio includes 63 units across 13 residential sites (properties or clusters of parcels) located primarily within the Shirley Avenue area.

The portfolio is composed of a mix of building types, including:

- single-family homes
- duplexes
- small multifamily buildings

These properties represent an important source of affordable housing within the walkable neighborhood while also requiring long-term planning to address building conditions, capital needs, and operational sustainability.

Additional information about the portfolio is provided in **Appendix A**, which includes:

- property addresses
- building types and unit counts
- informational groupings of properties that may share characteristics such as proximity or redevelopment potential

These groupings are provided to assist respondents in understanding the portfolio and should not be interpreted as preferred redevelopment strategies.

4. Neighborhood Momentum and Context

In recent years, the Shirley Avenue area has been the focus of coordinated revitalization efforts through participation in the Commonwealth's Transformative Development Initiative (TDI) program. These efforts have supported small business growth and stabilization, public space improvements, neighborhood programming, and small-scale property development initiatives. The scattered site portfolio plays an important role in maintaining housing affordability within this broader neighborhood context.

5. A Portfolio Approach

One premise of this RFI is that different properties may warrant different strategies over time. Rather than applying a single approach across the entire portfolio, RHA is interested in understanding how multiple strategies could be used across different sites depending on property condition, location, and redevelopment potential.

These strategies may be implemented gradually and could involve a mix of preservation, redevelopment, ownership transitions, and partnerships.

6. Possible RHA Property Pathways

The following examples illustrate the types of strategies RHA is interested in exploring. These examples are not prescriptive, and respondents are encouraged to propose alternative approaches.

<u>Continued Operation as RHA Rental Housing</u>

Some properties may remain well suited for continued operation as RHA-owned rental housing, potentially with capital improvements to extend building life.

Affordable Homeownership Opportunities
Certain smaller buildings may especially present opportunities for rehabilitation and conversion to affordable ownership models, including:

- deed-restricted affordable condominiums
- shared equity ownership models
- resale-restricted ownership housing

These models may expand access to homeownership while maintaining long-term affordability protections.

Targeted Redevelopment or Added Density
Where adjacent properties exist within the RHA portfolio or sites can be assembled with privately held properties, redevelopment could allow for the creation of additional housing units and modernization of the housing stock. The recommended site control, housing type, and ownership structure of the redeveloped sites may vary across the portfolio. Strategic redevelopment may include mixed-use development.

Strategic Sale of Select Properties
Some isolated properties may present limited opportunities for long-term affordability strategies under continued RHA ownership. In some cases, RHA may wish to explore whether the strategic sale of select properties could generate capital that supports:

- rehabilitation of other scattered site properties
- development of new affordable housing
- reinvestment in priority housing initiatives
- partnership or advisory support

7. Respondent Participation Options

Respondents may address the RFI in several ways. Responses may focus on:

- a portfolio-wide strategy
- one or more specific properties
- a subset of properties with shared characteristics
- a strategy type that could apply to multiple sites
- development partnerships
- programmatic or operational partnerships
- development advisory services
- financing strategies or investment structures
- technical assistance or project management support

Respondents are not required to address the full portfolio. RHA welcomes responses that focus on specific areas of expertise or opportunity.

8. Considerations for Responses

RHA is particularly interested in responses that address one or more of the following considerations.

Affordable Housing Outcomes (Priority)

Responses may describe how proposed strategies would:

- preserve existing affordable housing units
- maintain or increase the overall affordable housing supply
- support opportunities for affordable homeownership

Portfolio Sustainability

Responses may consider how proposed strategies could support the long-term sustainability of the portfolio, including capital investment needs and operational considerations.

Site Control

Different strategies may involve varying levels of long-term control over land and housing outcomes, including:

- continued public ownership
- ground lease structures
- resale restrictions
- right-of-first-refusal provisions
- property sale with reinvestment of proceeds
- tenant considerations

Responses may also describe potential strategies to support housing stability during any future redevelopment or ownership transitions.

Examples may include:

- phasing approaches
- relocation planning strategies
- pathways supporting residents interested in homeownership
- other approaches that support resident stability

These considerations are exploratory and not prescriptive.

9. What This RFI Is — and Is Not

This RFI is issued for information gathering and planning purposes only. Issuing this RFI does not:

- commit RHA to selling any property
- select a development partner
- approve redevelopment of any site
- create a contractual relationship with respondents

Participation in this RFI is voluntary and will not affect eligibility to participate in any future procurement. RHA may use information received through this RFI to inform planning activities and potential future actions, including RFQs or RFPs.

10. Requested Information from Respondents

Responses should be concise and focused on relevant experience and ideas. Responses should not exceed 10 pages, excluding resumes or supporting materials.

Responses should include:

Organizational Background

- Organization / respondent team mission and structure
- Relevant experience related to housing or community development

Examples of comparable work related to:

- Infill-scale development
- Affordable housing development
- Housing preservation
- Affordable homeownership/ shared equity housing models
- Advisory or implementation support

Conceptual Strategies

Respondents may describe:

- Potential portfolio strategies
- Ideas related to specific properties or property types
- Potential ownership or financing models
- Potential partnerships with RHA
- Additional Insights

As much as possible, responses should identify specific properties and describe clear, actionable approaches for those sites. RHA is seeking concepts that go beyond high-level ideas and illustrate a plausible path to implementation—whether as standalone projects or as part of a broader strategy—including estimated unit counts (or ranges) and rough budget assumptions. Detailed due diligence is not expected.

Respondents may include additional insights or considerations they believe would be helpful for RHA.

11. Submission Instructions

Responses should be submitted electronically as a PDF. Submit responses to:

Dean Harris
Executive Director, Revere Housing Authority
DHarris@RevereHA.com

Subject Line: RFI Response – RHA Scattered Site Portfolio
Responses are due: September 22, 2026

12. Questions and Information Session

RHA will host an optional virtual information session.

Date: Thursday August 6, 2026
1:00-1:40 pm

Register here: https://forms.office.com/r/QamEnVKWf3
Meeting link: https://zoom.us/j/95198247257?pwd=aqumSgZ2srisqayx5g6H8dgFa066Ox.1
Passcode: RHA

Questions regarding this RFI may be directed to:
Laura Christopher
Director of Redevelopment, Revere Housing Authority
LChristopher@RevereHA.com

13. Estimated Timeline

RFI Release	July 22, 2026
Optional Information Session	August 6, 2026 (1:00 pm)
RFI Responses Due	September 22, 2026
Internal Review	Fall 2026
Next Steps including possible release of subsequent RFP(s)	Fall 2026 or later

14. Public Records
Responses to this RFI may be subject to the Massachusetts Public Records Law. Respondents should assume that submitted materials may become public record. All responses become the property of the Revere Housing Authority and may be used to inform future planning or procurement activities.

Revere Housing Authority
RFI: Future Strategies for the Scattered Site Housing Portfolio

APPENDIX A: Property List

Basic Property Information										Housing Information				Physical Condition			Preliminary Planning Considerations (Respondents should feel free to propose other strategies)			
Address Number	Street	Parcel ID	Lot Size (acres)	Lot Size (sf)	Gross Building Area (sf)	Zoning	Neighborhood	Year Built	Building Type	Total Units	Total Bedrooms	Current Use	Program	General Conditions/Capital Needs Notes	HeatType	Heat Fuel	Initial Strategy Ideas	RHA Parcel Adjacency	High level Density Opportunity Assessment	Other Notes
1 – 3	Dana Street	8-96-10	0.07374	3,212.11	6,749.00	RB	Shirley Ave	1900	Triple decker–Fourplex (3–4 units)	3	6	Rental	705 - State Housing		Forced H/W	Gas	Condo conversion	No	Low growth potential	
168 – 170	Hitchborn Street	8-127-7	0.09079	3,954.81	8,136.00	RB	Shirley Ave	1959	Small Multifamily (5–19 units)	6	17	Rental	705 - State Housing	Recently Renovated	Forced H/W	Gas	Condo conversion	Other (see notes)	Low growth potential	No direct adjancy, one parcel removed from RHA site
174 – 176	Hitchborn Street	8-127-5	0.09107	3,967.01	8,175.00	RB	Shirley Ave	1900	Small Multifamily (5–19 units)	6	12	Rental	705 - State Housing	Recently Renovated	Forced H/W	Gas	Condo conversion	Other (see notes)	Low growth potential	No direct adjancy, one parcel removed from RHA site
39	Highland Street	8-129-30	0.09183	4,000.11	7,908.00	RB	Shirley Ave	1900	Small Multifamily (5–19 units)	6	12	Rental	705 - State Housing		Forced H/W	Gas	Condo conversion, Strategic sale	No	Low growth potential	
20 – 22	Thornton Street	8-129-15	0.13774	5,999.95	9,543.00	RB	Shirley Ave	1900	Small Multifamily (5–19 units)	6	14	Rental	705 - State Housing		Forced H/W	Gas	Strategic sale , Condo conversion	No	Medium growth potential	
65	Thornton Street	8-130-37	0.05767	2,512.11	4,816.00	RB	Shirley Ave	1900	Triple decker–Fourplex (3–4 units)	3	6	Rental	705 - State Housing		Forced H/W	Gas	Condo conversion	No	Low growth potential	
45	Walnut Avenue	8-147-19	0.19199	8,363.08	6,866.00	GB	Shirley Ave	1900	Triple decker–Fourplex (3–4 units)	3	9	Rental	705 - State Housing	Recently Renovated	Forced H/W	Gas	Redevelopment , Condo conversion	No	Medium growth potential	Recently renovated but private development on similar nearby lots demmonstrates potential for significant density
47	Nahant Avenue	8-135-4	0.1	4,356.00	6,015.00	RB	Shirley Ave	1900	Triple decker–Fourplex (3–4 units)	3	6	Rental	705 - State Housing	Recently Renovated	Forced H/W	Gas	Maintain, Redevelopment	Yes	Medium growth potential	
51 – 57	Nahant Avenue	8-135-5	0.34444	15,003.81	23,670.00	RB	Shirley Ave	1900	Small Multifamily (5–19 units)	16	32	Rental	705 - State Housing	Older units	Steam	Oil	Redevelopment, Strategic sale	Yes	High growth potential	
1513	North Shore Road	8-144-15	0.06949	3,026.98	2,512.00	GB	Shirley Ave	1900	Duplex (2 units)	2	4	Rental	705 - State Housing		Forced H/W	Gas	Strategic sale	No	Medium growth potential	
84 – 86	Walnut Avenue	8-135-15	0.17222	7,501.90	6,733.00	RB	Shirley Ave	1900	Triple decker–Fourplex (3–4 units)	4	12	Rental	705 - State Housing		Forced H/W	Gas	Condo conversion , Redevelopment	Yes	High growth potential	
128 – 130	Walnut Avenue	8-134-12	0.1168	5,087.81	6,731.00	RB	Shirley Ave	1900	Triple decker–Fourplex (3–4 units)	3	12	Rental	705 - State Housing	Major Rehab/Repairs Upcoming	Forced H/W	Oil	Strategic sale	No	Medium growth potential	
50 – 52	Pleasant Street	15-257-6	0.14153	6,165.05	5,448.00	RB	Broadway	1900	Duplex (2 units)	2	6	Rental	705 - State Housing		Forced H/W	Gas	Condo conversion	No	Low growth potential	Potential for infill/ADU addition?
										63	148									

Note: Parcel information presented herein is derived from the City of Revere GIS and is provided solely for preliminary planning purposes. Actual parcel dimensions and square footage may differ from those indicated and should be independently verified through survey, title review, and other customary due diligence activities prior to the implementation of any proposed strategy.