

COMMUNITY ENGAGEMENT KEY TAKEAWAYS

What is Barbara Jordan II?

Barbara Jordan II is a housing redevelopment project in Upper South Providence which includes 26 two- and three-story apartment buildings situated on scattered sites totaling 2.75 acres. The 26 buildings contain a total of 74 apartments, all of which are currently vacant. After years of neglect and mismanagement, the U.S. Department of Housing and Urban Development (HUD) finalized a foreclosure of the Barbara Jordan II housing development and RIHousing was transferred ownership in June 2018.

Overall community engagement goals:

1. Engage in a meaningful dialogue about how the redevelopment of Barbara Jordan II properties could improve the community.
2. Develop a vision that will improve the quality of life for future residents, as well as current residents of Upper South Providence.
3. Prepare a Developer Request for Proposals (RFP) that incorporates feedback from the Community Engagement Process.
4. Solicit a Developer to successfully implement the redevelopment of Barbara Jordan II.

Housing Related Feedback from the Community

Several concerns were consistently shared throughout the engagement process. A comprehensive list of all housing-related feedback can be found in the Barbara Jordan II Community Engagement Report located at rihousing.com/BarbaraJordan2.

This report will be shared with the RFP to ensure developers take all feedback into consideration.

1 What We Heard: Concerns the redeveloped Barbara Jordan II will have rents too high for members of the community

What we know: This development will receive federal assistance which has strict guidelines regarding the income levels of those it serves. 74 units must be replaced, and all will be affordable for households earning 80% of the Area Median Income or less. RIHousing is working with the Providence Housing Authority to retain as many Project Based Section 8 vouchers as possible and will explore opportunities for further resources. The income levels ultimately served will depend on the resources secured.

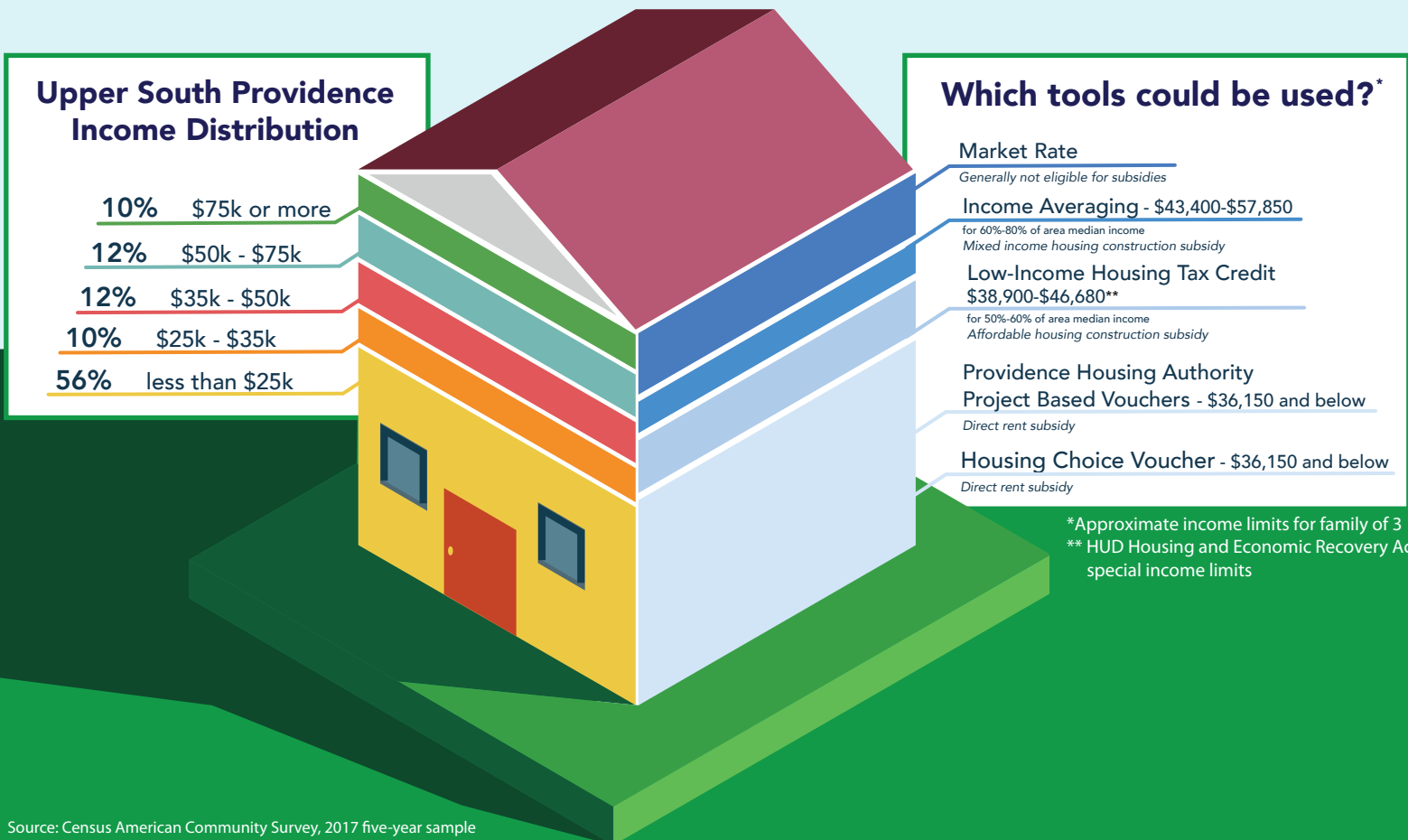
Below is a graphic that highlights the current range of household incomes in Upper South Providence, with some of the corresponding government tools that could be used to keep the rent affordable. There are tools available that would allow the development to serve all income levels below market rate rent. Also, the table on the next page highlights the Providence area HUD income ranges, which federal programs must generally adhere to.

2 What we heard: Concerns of previous residents' rights to move into the new housing

What we know: At the time of foreclosure, only 34 of the 74 Barbara Jordan II units were occupied. Those 34 households were given tenant-based vouchers to move to an apartment of their choosing. Previous residents were contacted and invited to be a part of the Community Engagement Process. Once redevelopment is complete, previous residents can assess their accommodations. Some may wish to return and some may wish to remain where they are currently living.

3 What we heard: Preference that the buildings be rehabilitated and preserved as opposed to being torn down and rebuilt

What we know: Many of the buildings are in extreme disrepair and, because of this, renovating them may not be an option. Additionally, many of the current apartments are large apartments with 4 or more bedrooms. The average size of families has changed. Seventy-five percent of households in this neighborhood are made up of less than 4 people and many of those large apartments don't make sense for today's families.



4 What we heard: Renovating the apartments is quicker and we need housing now

What we know: Rehabilitating an existing building is not always quicker than tearing down and building new and RIHousing encourages rehabilitation and preservation when possible. Ultimately the developer will assess which option makes the most sense for each building. Regardless of those choices the timeline required by HUD to begin construction is the same. Construction must be completed by December 2021.

5 What we heard: Desire for an increased number of apartments above the original 74 units, coupled with thoughtful consideration for housing types. Residents expressed a preference for townhouses.

What we know: A minimum of 74 homes will be replaced. The final number of homes, how many more than 74, and their style will ultimately be determined by the developer. These choices will be based on community feedback, zoning requirements, availability of resources, etc. The developer will conduct a market study to inform these choices.

6 What we heard: Desire for a tenant-controlled development, through a tenant's union and eventual cooperative

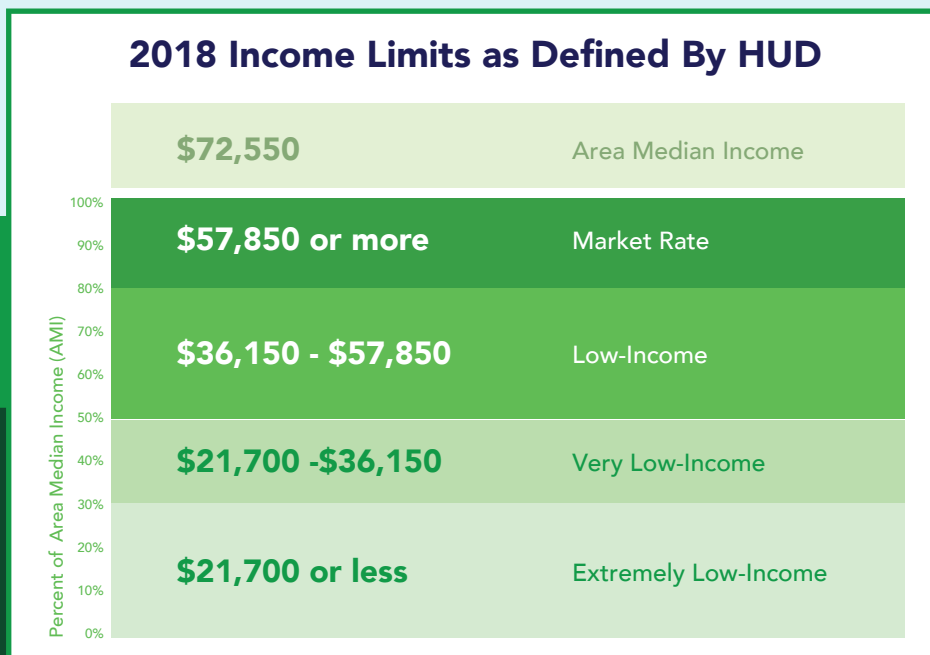
What we know: All tenants have a right to organize. Ultimately, RIHousing will not be the owner of the property. Tenants will work with the developer to determine the level of involvement residents have in property decisions and what that formal structure looks like.

7 What we heard: Strong desire for the development to be permanently affordable

What we know: The resources used to build affordable housing require that the homes remain affordable for a minimum of 30 years and are codified with a deed restriction. RIHousing works with all of the developments we have financing in to extend that period for even longer whenever possible. The redevelopment of Barbara Jordan II will meet these requirements.

8 What we heard: Preference to hire local contractors and businesses to conduct the redevelopment

What we know: RIHousing will include scoring criteria in the RFP addressing this feedback.



Source: HUD FY'18 Income Limits – Providence/Fall River HUD Metro Area

* Federal programs must generally adhere to the income ranges

* Approximate income limits for a family of 3

Developer Request for Proposals

Community Feedback Related Criteria

It is anticipated that the criteria below will be integrated into the RFP. It is unlikely a developer will be able to achieve all items, but the scoring criteria incentivizes them to incorporate as many as they can and preference will be given to financially feasible projects that address the feedback we heard during this engagement process.

HUD Requirements

Per the contract between RIHousing and HUD regarding the redevelopment of Barbara Jordan II, the following criteria are required of the developer:

- At least 74 homes must be replaced as affordable housing
- The redevelopment of 74 homes must be completed by 2021

Household Incomes

- Housing for households earning at or below 80% of the Area Median Income (\$57,850 for a household size of three)

Design

- Renovation of buildings, where possible, as opposed to tearing buildings down
- Design incorporates best practices regarding safety and accessibility, particularly Crime Prevention Through Environmental Design standards
- Building design is compatible with the surrounding neighborhood
- Inclusion of open space and courtyards

Building Components

- Mixed-use component
- Space for resident supportive services

Rhode Island Based, Minority Contractors

- Preference given to Rhode Island based contractors
- Commitment to award contracts to RI certified Minority Business Enterprises, Women Business Enterprises or Disadvantaged Business Enterprises
- Commitment to hiring local workers and apprentices for entry level employment

Commitment to the Community

- Continue to solicit community input in community relationships, including responsiveness to community needs and concerns
- Responsive to the needs of the community (rentals, homeownership opportunities, etc.)
- Creating a high-quality housing development for both residents and the surrounding community
- Experience in housing revitalization efforts

Neighborhood Related Feedback

The engagement process yielded broad feedback regarding the neighborhood and its community. While not specific to the Barbara Jordan II housing redevelopment, it is important. We hope community partners will take advantage of this information to inform their work in Upper South Providence.

Strengthen the Neighborhood

- Create places for everyone to avoid further displacement
- Achieve cohesion through community-developed neighborhood marketing and branding efforts
- Eliminate homelessness – housing for all
- Increase safety

Create Jobs

- Address need for workforce and job training programs
- Further support for youth-run and social enterprise businesses

Enhance Community Assets

- Add local grocery store
- Revitalize parks, Grace Cemetery, vacant storefronts and other vacant properties (particularly those adjacent to Barbara Jordan II properties)
- Increase opportunities for exposure to the arts
- Increase walkability, add more sidewalks

Contact

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