



## July 23<sup>rd</sup> Stakeholder Kick-off Meeting Notes

### Project Goals

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- Engage in a meaningful dialogue with Upper South Providence residents, anchor institutions, neighborhood organizations and other community stakeholders about how to respond to neighborhood development pressures that are beginning to be felt and how the housing investment from redevelopment of the Barbara Jordan II properties could/should benefit other neighborhood improvement efforts.
- Develop a financially viable agenda with actionable projects that will improve the physical environment and quality of life for current residents of the Upper South Providence, especially residents in the blocks immediately adjacent to the Barbara Jordan II properties.
- Identify opportunities for new mixed-income development – but carefully define the income levels for affordability (affordable for whom?)
- Prepare a developer RFP that outlines the redevelopment vision that has been created by and with the neighborhood and solicit a developer to successfully implement the Barbara Jordan II revitalization element of the neighborhood improvement vision.

### Guiding Principles

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- Recognize and embrace the diversity of neighborhood voices. There is no single entity that speaks for the neighborhood. Set clear expectations as to the desired outcomes and scope of the community engagement effort.
- Respect the neighborhood's history and the perspectives of all stakeholders.

- Re-energize and re-engage Upper South Providence residents. Continual communication with adjacent property owners is key, especially resident owner-occupants who live close to the Barbara Jordan II properties. Intentionally engage neighboring residents, including youth, in the redevelopment dialogue. Amplify the role of resident liaisons as community facilitators/experts; messaging for outreach – “why should we participate?”
- Keep the neighborhood stakeholders in the communications loop. Don’t remain silent. Provide significant advanced written notice of meetings and agendas, when possible.
- Think big! Plan for more than replacement of the original 74 Barbara Jordan II units. Address safety, public transportation, and other quality of life issues as well. Broaden the planning lens to consider key development sites/initiatives such as the Urban League site.
- Take full advantage of the opportunity for catalytic change presented by redevelopment of 3+ acres of contiguous land that the Barbara Jordan II properties represent to maintain/expand the supply of affordable housing.
- Emphasize asset-building over community burdens (issues). Incorporate Barbara Jordan II housing redevelopment into a comprehensive community vision.
- Redevelopment should benefit everyone.
- Recognize and build on work that is already being done. Leverage current/recent investments to maximize the impact of Barbara Jordan II redevelopment.
- Deliver results according to defined expectations. Early successes are important. Identify realistic financing tools and potential financing pools/sources that can be used to implement projects/leverage local resources.

## What Defines Success?

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- When everyone wants what you have created
- Talk turns into reality
- Better utilization of community assets
- Neighborhood relationships are strengthened
- Anchor institutions that are engaged in the discussions

- Development of attractive, mixed-income housing with recreational space; net increase in affordable units to address supply needs
- Existing dilapidated housing units are transformed into vibrant assets that meet resident needs
- Sustainable-development; development projects that are maintained over time, so the current Barbara Jordan II conditions aren't repeated in the future
- Highly visible improvement initiatives (safe routes to school, Davey Lopes Center, etc.)
- Clear understanding that existing work is being leveraged to maximize community benefit
- A neighborhood with places for everyone – avoid further displacement
- Families displaced from Barbara Jordan II are able to return to the redeveloped site; use of 34 housing vouchers retained for returning families
- Fair housing; mixed income housing as defined by the neighborhood; clear definition of what “mixed-income” means
- Thoughtful, meaningful engagement based on a clear set of guiding principles
- A community-developed neighborhood marketing and branding effort that leads to quality of life improvements; avoid the perception that “it’s happening to us, not with us”
- All resident voices are heard and listened to throughout the engagement effort
- An open/inclusive process – meeting dates announced in advance, meetings held on different dates & times; written updates provided; residents are asked for input before final decisions are made
- Meaningful/creative neighborhood engagement that broadens the engagement base – be repetitive and consistent; consider informational door hangers to get the word out.
- Clear, accurate, detailed and broad communication using a variety of media and engagement formats for neighborhood outreach and follow-up – communication, communication, communication .....
- Outreach and engagement connects with hard-to-reach residents – go to neighborhood residents; don't wait for them to come to you; broaden the engagement base
- Communication that flows in both directions – to and from the consultant team; the community knows that it has been listened to and heard

- An honest engagement process – agreement in disagreement; recognize that we live with conflict, but can respect everyone’s voice and different views on what constitutes success
- Documented strategy and plan; clear direction & leadership, with engagement input that is fully documented so that partners can be held accountable for projects/strategies they commit to implementing

## Stakeholder Resources

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### City Planning Department

- Staff support, enthusiasm and funding
- Insights into development projects in the approval pipeline
- Knowledge of neighborhood initiatives, projects, etc.
- Infrastructure improvements/strategic investment
- Quality of life amenities
- Long range planning
- City assistance with planning process; task force facilitation; outreach and events
- Established information/communication platforms
- Fair housing planning resources
- Planning data; existing conditions
- City department collaboration
- Legal tools
- Guidance on development of plan elements
- Alignment with other projects/initiatives

### Elected Officials

- Connections to neighborhood – neighbors and community leaders
- Community interest
- Help with engagement; communicating with and encouraging resident participation
- Sidewalk infrastructure improvements
- Legislative leadership support
- Provide historical perspective on neighborhood challenges and opportunities

### South Providence Neighborhood Association

- Neighbors; residents who live in the immediate vicinity of the Barbara Jordan II properties

### Rhode Island Housing Resources Commission

- Potential housing bond funding
- Anchor-role engagement

### Providence Community Health Center

- Access to health care community
- Access to groups of patients (potential stakeholders)

## LISC

- Time, talent, treasure (potential funding)
- Loan capital/pre-development dollars
- Neighborhood knowledge/working relationships
- Commitment to the community
- Trainings

## Civic Design Team

- Input from April Housing Summit
- Link to larger housing accessibility initiatives throughout Providence and Rhode Island

## Neighborhood Assets

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### Anchor Institutions/Organizations (located in/serving Upper South Providence)

- Amos House – 460 Pine Street
- Crossroads of Rhode Island – 160 Broad Street
- Direct Action for Rights and Equality (DARE) – 340 Lockwood Street
- SWAP (Stop Wasting Abandoned Property) – 439 Pine Street
- OIC of Rhode Island – 461 Pine Street
- Davey Lopes Recreation Center – 227 Dudley Street
- Met School – 325 Public Street
- Southside Cultural Center of Rhode Island – 393 Broad Street
- Southside Community Land Trust – 109 Somerset
- Institute for the Study and Practice of Nonviolence – 265 Oxford Street
- Youth in Action – 672 Broad Street
- Community Preparatory School – 135 Prairie Avenue
- Classical High School – 770 Westminster Street
- Central High School – 70 Fricker Street
- Providence Career & Technical School – 41 Fricker Street
- Community College of Rhode Island (Liston Campus) – 1 Hilton Street
- Providence Community Health Centers (center @ Crossroads) – 160 Broad Street
- South Providence Neighborhood Association (SPNA)
- Community Places of Worship
- Hospitals

## Resources

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- Providence Children & Youth Cabinet
- Providence Housing Authority
- HousingWorks RI
- Rhode Island – Office of Housing and Community Development
- Providence Police Department