



Steering Committee Meeting 1 - Minutes  
Monday, September 17, 2018

## Attendance

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- Adam Rosa (Camiros)
- Benjamin Corpuz (Camiros)
- Vanessa Galarza (Providence Housing Authority)
- Marilyn Carlson (Stop Wasting Abandoned Property)
- Teresa Guaba (Neighbors for Revitalization)
- Maggie Krueger (Southside Community Land Trust)
- Margaret DeVos (Southside Community Land Trust)
- Dwayne Keys (South Providence Neighborhood Association)
- Kristina Brown (HousingWorks RI)
- Carla DeStefano (Stop Wasting Abandoned Property)
- Jen Hawkins (One Neighborhood Builders)
- Councilwoman Mary Kay Harris (Ward 11)

## Introductory Comments

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- The community engagement process and the redevelopment of Barbara Jordan II need to emphasize and build off work already done in the community.
  - The Neighborhood Housing Summit and Report (April 28, 2018).
  - Collaborate with the Civic Engagement committee that already meets regularly.
  - Already a community conversation in finding out what BJ-II means for the community, through the Civic Engagement Community and helped dictated by community input.
  - Within the past 10 years, LISC, HUD, and other community organizations have already been working on BJ-II.
- Use Barbara Jordan II as a case study for the rest of the community.

- Take lessons learned from this process (i.e. political or zoning issues, need for more resident engagement) and use them in other neighborhood initiatives.
- Defining mixed-income/affordable housing.
  - Mixed-income properties already exist in the community, including home-ownership models.
  - Community engagement will help define what is needed by residents.
- Revitalize the old shopping center.
  - Vacant storefronts on Broad Street could be repurposed into housing.
- Southside Community Land Trust has purchased building between the KFC and the Salvation Army.
  - SCLT will be moving into that location to serve as their new headquarters and new operating facility.
  - Three first-floor, commercial spaces with the potential for a fresh foods market in unit closest to Broad Street. Operator is needed. SCLT is not looking to operate the market.
  - Stretch of Hayward between Broad and Somerset has attracted fights, violence, and unlawful activity that have required the police to be called in.

## Walking Tour – North Cluster

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- Pine Street is supposed to be a historical district so surrounding blocks should also be eligible for money, resources to maintain properties.
- Cluster of properties have been in a state of dilapidation for a long time. Private owner was only interested in collecting rent and not maintaining it well.
- Has the feeling of an abandoned neighborhood. Entire stretches of vacant properties.
- Plenty of space between properties in the front, side, and rear yards. The abundance of space may present opportunities for indoor and outdoor community spaces.
- Abundance of space may also present opportunity to increase density, add more units where prudent.
- Scope of project area presents opportunity for innovation, create something new/different.
- Changes in elevation may best allow for parking on the properties that are lower.
- Sidewalks are in very poor condition. They need to be part of the scope of work on behalf of the developer.
- In general, developer needs to demonstrate that they are invested in helping the community. Fixing sidewalks is critical.
- Little to no trees, shrubbery, landscaping on sidewalks.
- Adjacent vacant lots not part of Barbara Jordan II should be acquired and redeveloped into parks or other community spaces.
- Electrical lines are disorganized and need to be reconfigured.
- Shared parking measures are needed to accommodate church services on Sundays for the Centro de Liberacion y Avivamiento (6 Portland St).
- The bus stop at Broad and Somerset is heavily trafficked and only one block away from the development. As a result, lots of foot traffic going through Somerset which may affect perception of security for tenants and their children.

- Difficult to bring in the Salvation Army as organization to serve as an engaged community partner but it may be possible to recruit employees as captains who are interested in the redevelopment process.
- Chen Family memorial on vacant property at Linden and Hayward (behind the SCLT garden) was removed and should be brought back. Property is currently owned by the Salvation Army.



## Walking Tour – South Cluster

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- Southern cluster of properties present more opportunities for rehab work compared to the northern cluster.
- Less fencing around the BJ-II properties and the sidewalks are in much better condition
- Has a more neighborhood feeling already in place.
- Design of redevelopment in this cluster needs to be more careful and reflect the rest of the community.
- Explicit language is needed in the RFP to prioritize people of color as contractors and minority-owned businesses.
- Already an ordinance in the 1<sup>st</sup> Ward to prioritize people of color but it is not enforced.
- In order to receive Federal assistance, language in the RFP cannot require the developer to hire people of color (Under the Equal Protection Clause of the 14<sup>th</sup> Amendment) but can prioritize hiring people of color.
- If the process is to be as transparent as possible, the RFP scoring sheet should be publicly available.
- Also the problem of black-owned/minority-owned businesses have trouble to obtain bonds and securing the contract. One solution could have a coalition of contractors owned by people of color submit the RFP together.
- Since the two clusters of properties are so geographically separated, there is an opportunity to break apart the Barbara Jones-II project into two components. Thus, bonds may be more attainable and easier for smaller contractors or group of small contractors to submit their proposal.
- Community engagement needs to be as inclusive, open to everyone as much as possible including neighbors to the BJ-II properties.
- Upper South Providence has a history of “business as usual,” “meetings done behind closed doors,” and removing the community from the conversation regarding private development and planning. Thus, steering committee members and people of the community cannot afford to be complacent in this process and there is a real opportunity to help improve the neighborhood.
- What kind of guarantees can there in place within the RFP? There can be language or a Community Benefits Agreement included that prioritizes contracting people of color, first right-of-refusal, money staying within the community, etc. However, nothing is absolutely guaranteed in these matters but the language can be written so it gives the best chance in making it possible.
- True investment in the community will include social services, job training, and youth engagement integrated into the redevelopment of BJ-II.



# Walking Tour – Route

Sept  
2018

## WALKING TOUR ROUTE



### Itinerary

1. Introductions at the SWAP Community Room starting at 8:30A.M.
2. In-depth discussion at **23 Portland St.**
3. In-depth discussion at **26 Somerset St.**
4. Return to the SWAP Community Room for a restroom break.
5. Walk to **102 Chester St.**
6. In-depth discussion at **25 Taylor St.**
7. Return to the SWAP Community Room for closing remarks.



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