BARBARA JORDAN II
COMMUNITY ENGAGEMENT
**Acknowledgements**

**Steering Committee Members**
- Luis Aponte (City Council Ward 10)
- James J. Barros (Providence Police Department)
- Carrie Bridges Feliz (Lifespan Community Health Institute)
- Brenda Clement (Housingworks RI)
- Carla DeStefano (SWAP)
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- Melissa Sanzaro (Providence Housing Authority)
- Merrill Thomas (Providence Community Health Center)
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**Community Liaisons**
- Joe Buchannan (Resident)
- Innocence Gumbs (Leader in Training)
- George Lindsey (Leader in Training)
- Jill Lombardi (Amos House)

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- Deborah Schimberg (Trinity Square Together)
Project Goals

1. Engage in Meaningful Dialogue
2. Develop a Vision
3. Prepare a Developer RFP
4. Solicit a Developer to Successfully Implement Redevelopment
Barbara Jordan II
Property Locations

27 buildings
(all vacant)
74 apartments
2.75 acres
Local Neighborhood Assets

EDUCATION
1. Classical High School
2. Central High School
3. Providence Career & Technical School
4. Community Preparatory School
5. Fyrm Elementary School
6. Community College of Rhode Island (Liston Campus)
7. Mt School

HOSPITALS
8. Rhode Island Hospital
9. Hasbro Children’s Hospital
10. Rhode Island Hospital: Adult Psychiatry

NON-PROFIT ORGANIZATIONS/SOCIAL SERVICES
11. Crossroads of Rhode Island
12. Providence Community Health Center
13. Direct Action for Rights and Equality (DARE)
14. Stop Wasting Abandoned Property (SWAP)
15. Opportunities Industrialization Center of Rhode Island
16. Amos House
17. Southside Cultural Center of Rhode Island
18. Southside Community Land Trust
19. Davey Lopes Recreational Center
20. Ronald McDonald House
21. Youth in Action
22. South Providence Neighborhood Association

FAITH
23. Renaissance Church
24. Church of God
25. Christ Church of Deliverance
26. Centro Mundial de Liberacion y Avivamiento
27. Trinity United Methodist Church
28. Absolutist Life Church
29. Point Street Baptist Church
30. Christ Apostolic Church Woesem
31. Celestial Church of Christ

*Not identified on map
Engagement Process

- Stakeholder Kick-off Meeting
  Jul 23, 2018

- Community Meeting 1
  Aug 27, 2018

- Steering Committee 1
  Sep 17, 2018

- Community Meeting 2
  Oct 18, 2018

- Steering Committee 2
  Oct 16, 2018

- Community Meeting 3
  Jan 14, 2019

- Youth Engagement Meeting
  Jan 16, 2019

- Feedback Meeting
  March 2019
Tools to Ensure Affordability

Upper South Providence Income Distribution

- 10% $75k or more
- 12% $50k - $75k
- 12% $35k - $50k
- 10% $25k - $35k
- 56% less than $25k

Which tools could be used?*

- Market Rate
  Generally not eligible for subsidies
- Income Averaging - $57,900
  for 60%-80% of area median income
  Mixed income housing construction subsidy
- Low-Income Housing Tax Credit - $38,900-$46,700
  for 50%-60% of area median income
  Affordable housing construction subsidy
- Providence Housing Authority Project Based Vouchers - $36,150 and below
  budget authority for 34 vouchers
  Direct rent subsidy
- Housing Choice Voucher - $36,150 and below
  Direct rent subsidy
Tools to Ensure Affordability

HUD Income Limits for Providence

- $72,550
  Providence Area Median Income

- $57,850 - $36,150
  Low-Income Housing

- $36,150 - $21,700
  Very Low-Income Housing

- $21,700 or less
  Very Low-Income Housing

Percent of Area Median Income (AMI)

- 100%
- 90%
- 80%
- 70%
- 60%
- 50%
- 40%
- 30%
- 20%
- 10%
- 0%
Site Analysis

Portland Street between Pine and Pearl generally acts as a service drive, lined with parking.

City-owned Vine St potential parking access - Heyward curb cut may be unnecessary

Vacant parking lot - currently owned by Centro de Liberación y Avivamiento

Vacant lot - currently owned by Allied Investment

Vacant lot owned by Carrasco Corporation

Vacant lot owned by Salvation Army

SCLT urban farm space asset

Salvation Army

Vacant lot currently owned by Alfred Bass

Vacant lots - currently owned by Providence Redevelopment Agency. Potential for large integrated development

Vacant lot - currently owned by SWAP

Wide double-lot

Existing Mixed-use Development

Somerset properties approx. 5' higher grade than Portland - Opportunity for tuck-under parking

Vacant lot currently owned by Alfred Bass

Vacant lot owned by Salvation Army

Heyward Street between Linden and Pearl generally acts as a service drive, lined with parking.
Community Design Activity
Housing-Related Feedback

- Maintain/expand the supply of affordable housing
- Leverage current/recent investments to maximize the impact of Barbara Jordan II redevelopment
- Development of attractive, mixed-income housing with recreational space
- Net increase in affordable units to address supply needs
- Use of 34 housing vouchers retained for returning families
- Think big! Plan for more than replacement of the original 74 BJ II units
- Housing that covers a realistic range of incomes (including rent control options)
- Existing dilapidated housing units are transformed into vibrant assets that meet resident needs
- Development projects that are maintained over time, so the current Barbara Jordan II conditions aren’t repeated in the future
- Recreation centers within the Barbara Jordan II development
- Families displaced from Barbara Jordan II are able to return to the redeveloped site
- If we do not include market-rate units then the project would be concentrating poverty in one location
Housing-Related Feedback

- Scope of project area presents opportunity for innovation create something new/different
- A community/resident space will be more suitable than a retail space
- Front doors need a buffer space away from the sidewalk
- Southern cluster of properties present more opportunities for rehab work compared to the northern cluster
- Could we keep and renovate some existing buildings?
- Developer needs to demonstrate that they are invested in helping the community
- Townhouses fit in better with the surrounding neighborhood
- The AMI of the Providence region does not align with the socio-economic characteristics of Upper South Providence
- While increasing density is still the number one priority among the community, the redevelopment of Barbara Jordan-II needs to remain comfortable for its residents
- Lots of households have kids and a backyard/patio space would provide a private, safe space to play
- Sidewalks are in very poor condition. They need to be part of the scope of work on behalf of the developer
- Smaller homes/townhouses could include in-unit laundry
- We need to consider if we want the development to have price restrictions in perpetuity
Project Success Indicators

1. Preserve and Create Opportunities for Low-Income Housing

2. Conduct a Transparent, and Highly Collaborative Planning Process

3. Increase Employment Opportunities for Area Residents
Biggest Challenges

1. Improving Civic Capacity
2. Members of the Community Remain Actively Engaged
3. Neighborhood Crime Worsens / Solidifying Sources of Funding (tie)
Community Development Goals

1. Increase Number of Units
2. Improved Streets and Sidewalks
3. New Open Spaces
4. Community Services / Preservation and Rehabilitation of Buildings (tie)
Community Design Activity
Community Preference Survey

- **Site Features**
  - Security and Lighting: 32%
  - Sustainable Features: 28%

- **Housing Types**
  - Townhomes: 48%
  - Senior Housing: 35%

- **Private Outdoor Space**
  - Backyard Patio: 70%
  - Front Yard: 13%
Community Preference Survey

- Public Open Space
  - Playground: 50%
  - Active Recreation Areas: 20%

- Community Amenities
  - Learning Center: 50%
  - Day Care Center: 19%

- Commercial / Retail
  - No Retail Needed at BJII: 75%
  - Small Food Mart: 15%

- Neighborhood Improvements
  - Improved Sidewalks and Crossings: 39%
  - Public Art / Murals: 22%
Analyzing Community Feedback
Illustrating the Community Vision
Elements for the RFP
Affordable and Extremely Low-Income Housing

RFP criteria will include the ability of the developer to:

• Ensure 1 for 1 replacement of all 74 affordable units, including utilization of 34 Project-Based Section 8 Vouchers

• Offer Housing to Households Earning at or Below 60% AMI

• Provide Additional Affordable Housing Units above the Existing Amount
Social Equity and Opportunity

**RFP criteria will include the ability of the developer to:**

- Describe their firm’s affirmative action program and activities
- Make a commitment of a minimum of 10% of soft costs and construction contract amounts to MBE/WBE/DBE
- Include RI based contractors
- Agree to hire local workers and apprentices
Diversity and Inclusion

RFP criteria will include the ability of the developer to:

- Create a diversity of housing types and community amenities that accommodate multiple resident needs
Community Character

RFP criteria will include the ability of the developer to:

• Create a development that supports community identity, character and cultural diversity of neighborhood

• Create architectural designs compatible with the neighborhood
Social Equity and Opportunity

RFP criteria will include the ability of the developer to:

• Create inventive, beautiful and high quality housing and amenities
• Include a mixed-use component
• Incorporate space for supportive services
Safety and Security

**RFP criteria will include the ability of the developer to:**

- Redesign BJ II using Crime Prevention Through Environmental Design (CPTED) Principles
Sustainability

RFP criteria will include the ability of the developer to:

• Integrate high performance building and open space systems
• Incorporate at least 3 types of green infrastructure
• Evaluate and encourage the renovation of existing buildings where possible
Timing

RFP criteria will include the ability of the developer to:

• Provide evidence that they are likely to meet the time schedule imposed by HUD in the contract for sale (Dec 31, 2021)
• Adequately address how they will meet other deadlines related to financing
• Detail experience in similar transactions
Community Relations and Participation

RFP criteria will include the ability of the developer to:

- Commit to establish and maintain strong relations with stakeholders
- Collaborate with partners to improve the surrounding area
Neighborhood-Related Feedback

- Provide social and economic opportunities from newborns to elders
- Success is defined when neighborhood relationships are strengthened
- Economic development that creates jobs
- Workforce/job training programs
- A neighborhood with places for everyone - avoid further displacement
- A community-developed neighborhood marketing and branding effort that leads to quality of life improvements
- We need a local grocery market (use Wiggins Village as an example of inclusive property management)
- Elimination of homelessness; Housing for all
- We need a more walkable city
- A social enterprise business model for community development that builds social AND financial equity at the same time (i.e., community land trust and cooperatives)
- Gentrification is a real issue in this community
Next Steps

1. Create Developer Request for Proposals (RFP)
2. Evaluate Proposals based on Elements Outlined in Summary Report
3. Select Developer
4. Continue Community Engagement