



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*)

Margaret Devos (*Southside Community Land Trust*)

Emily Freedman (*Division of Community Development with the City of Providence*)

Teresa Guaba (*CYC Community Partnership*)

Mary Kay Harris (*City Council Ward 11*)

Eileen Hayes (*Amos House*)

Dwayne Keys (*South Providence Neighborhood Association*)

Senator Harold Metts (*State of Rhode Island General Assembly*)

Malchus Mills (*DARE*)

Sharon Morris (*Omni Development Corporation*)

Ray Neirinckx (*Rhode Island Office of Housing and Community Development*)

Christopher Rotondo (*DARE*)

Melissa Sanzaro (*Providence Housing Authority*)

Merrill Thomas (*Providence Community Health Center*)

Mike Van Leesten (*OIC of Rhode Island*)

Representative Anastasia Williams (*State of Rhode Island General Assembly*)

Community Liaisons

Joe Buchannan (*Resident*)

Innocense Gumbs (*Leader in Training*)

George Lindsey (*Leader in Training*)

Jill Lombardi (*Amos House*)

Special thanks to:

Jazandra Barros (*Southside Community Land Trust*)

Jeanne Cola (*LISC*)

Donna de la Rosa (*Providence Housing Authority*)

Court King (*Youth in Action*)

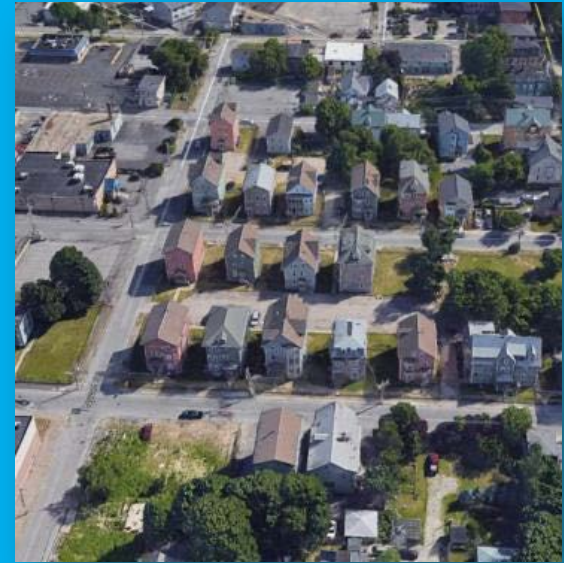
Providence Civic Engagement Steering Committee

Melissa Sanzaro (*Providence Housing Authority*)

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

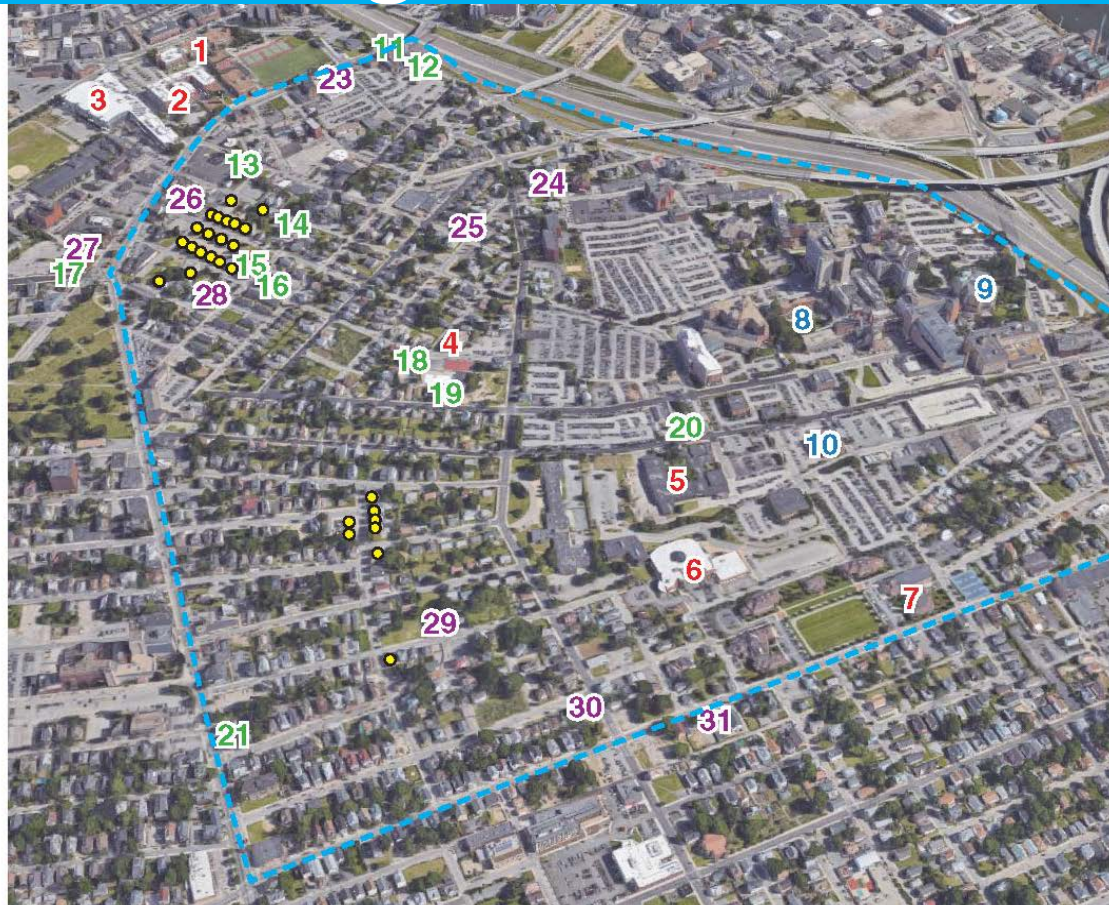


Barbara Jordan II Property Locations

27 buildings
(all vacant)
74 apartments
2.75 acres



Local Neighborhood Assets



--- Upper South Providence Neighborhood Boundary
 ● Barbara Jordan II Properties

EDUCATION

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

**Not identified on map*

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. Abundant Life Church
29. Pond Street Baptist Church
30. Christ Apostolic Church Wosem
31. Celestial Church of Christ

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 15, 2018

Steering Committee 2

Oct 16, 2018

Community Meeting 3

Jan 14, 2019

**Youth
Engagement Meeting**

Jan 16, 2019

Feedback Meeting

March 2019

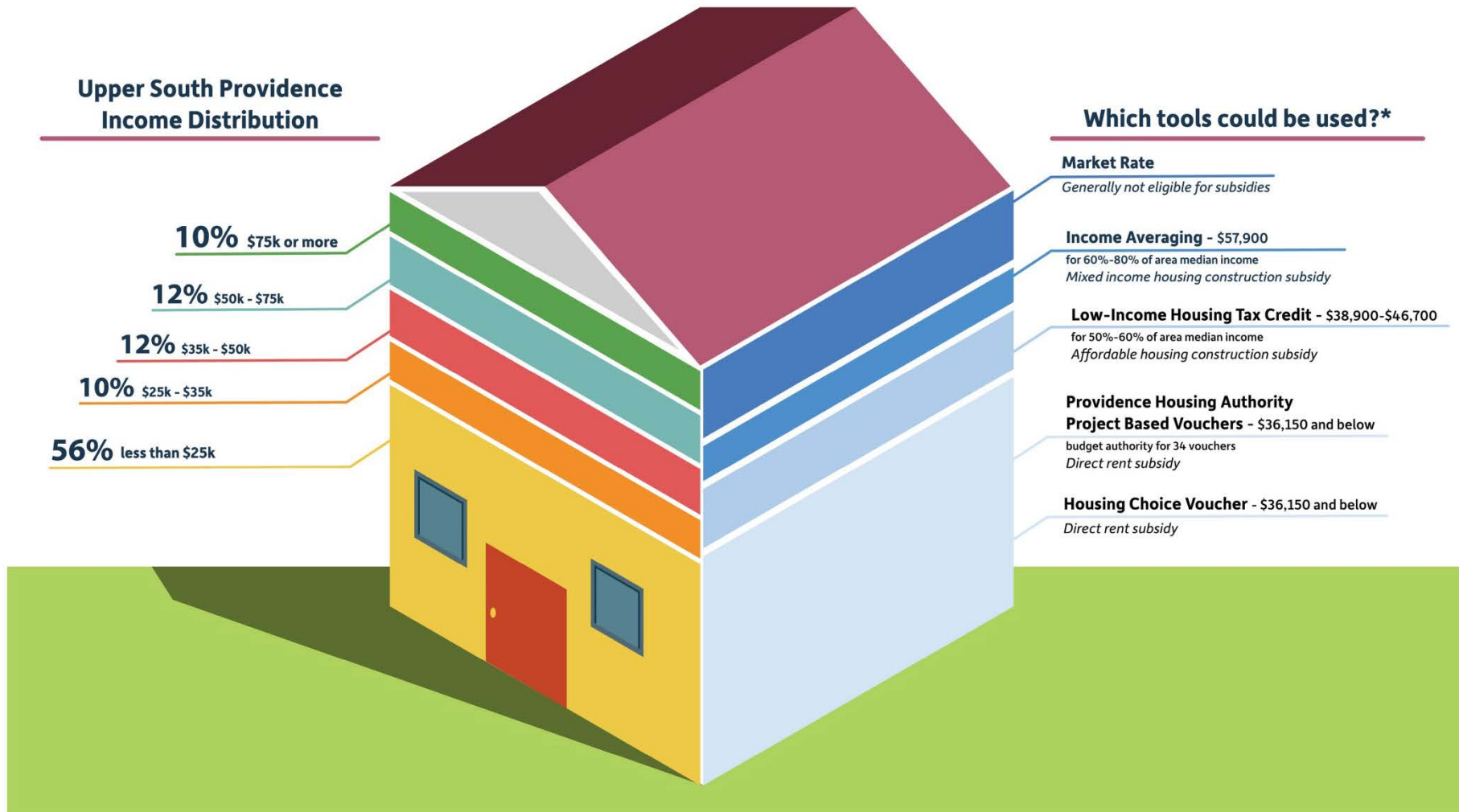
2018

2019



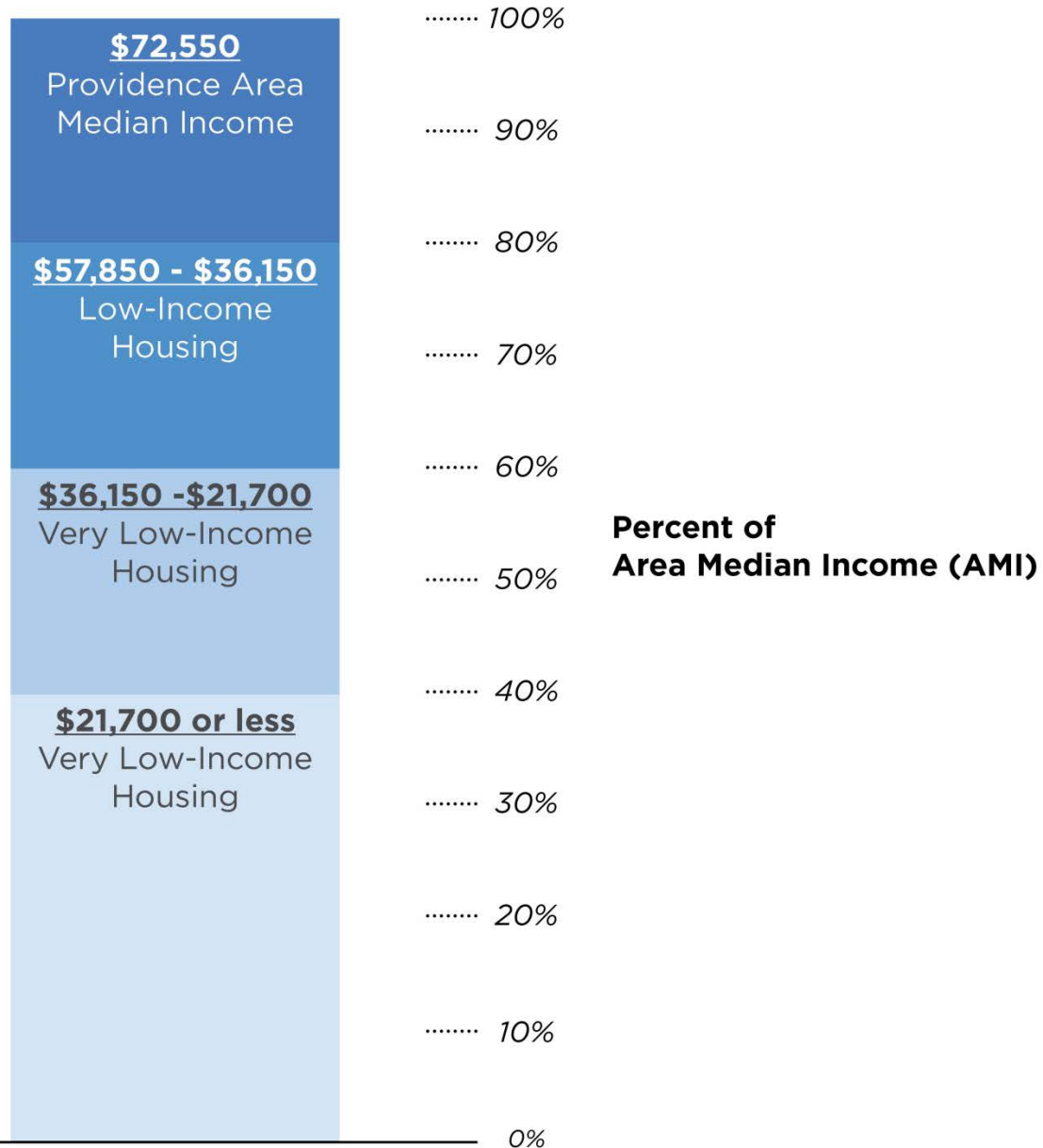
Tools to Ensure Affordability

Income Distribution and Subsidies

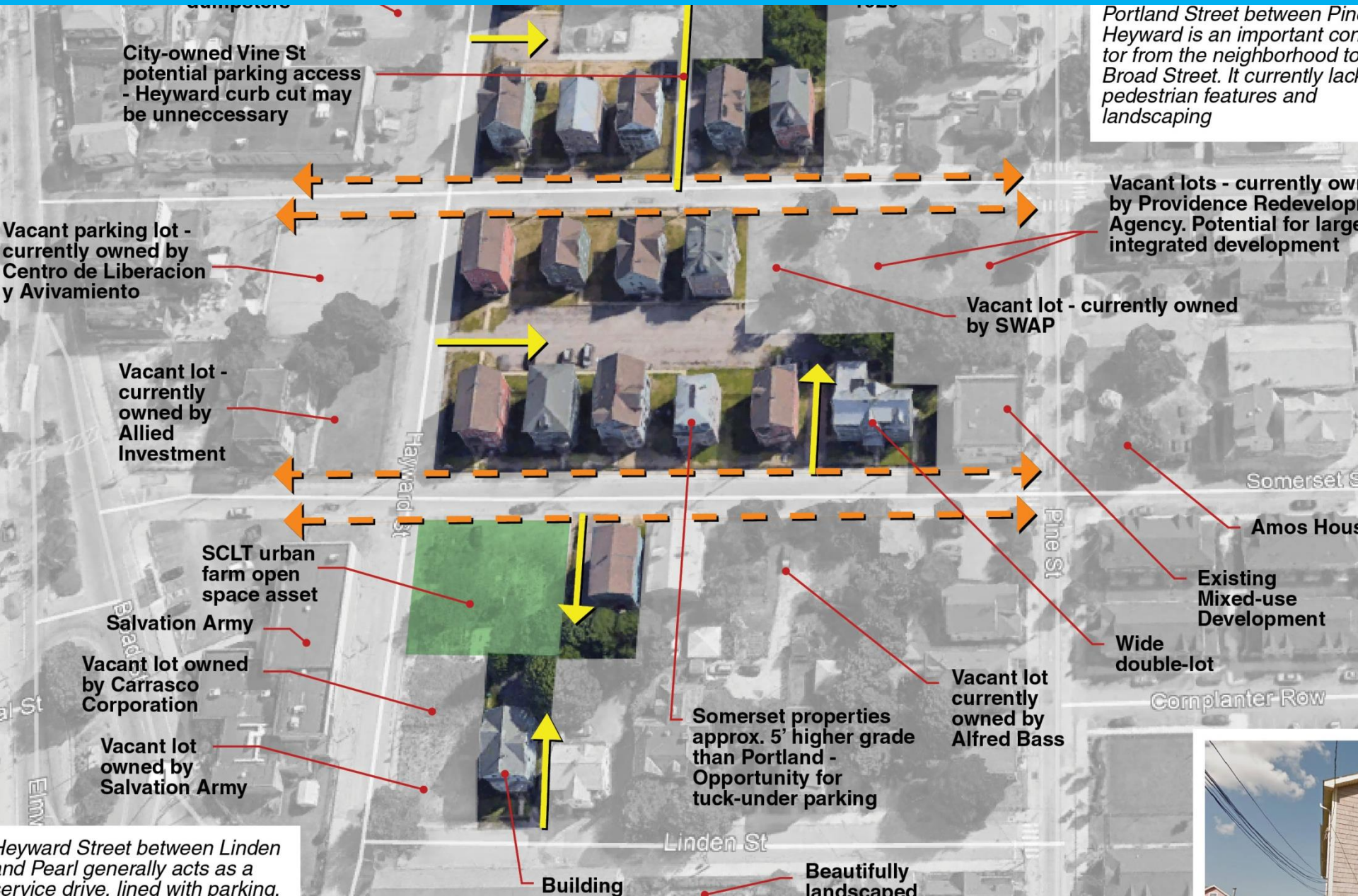


Tools to Ensure Affordability

HUD Income Limits for Providence




Site Analysis



Community Design Activity



Housing-Related Feedback




Maintain/expand the supply of affordable housing



Redevelopment should benefit everyone



Leverage current/recent investments to maximize the impact of Barbara Jordan II redevelopment



Housing that covers a realistic range of incomes (including rent control options)



Development of attractive, mixed-income housing with recreational space




Existing dilapidated housing units are transformed into vibrant assets that meet resident needs




Net increase in affordable units to address supply needs




Development projects that are maintained over time, so the current Barbara Jordan II conditions aren't repeated in the future




Families displaced from Barbara Jordan II are able to return to the redeveloped site




Use of 34 housing vouchers retained for returning families



Recreation centers within the Barbara Jordan II development



Think big! Plan for more than replacement of the original 74 BJ II units



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




Could we keep and renovate some existing buildings?




Townhouses fit in better with the surrounding neighborhood




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




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



Southern cluster of properties present more opportunities for rehab work compared to the northern cluster



Developer needs to demonstrate that they are invested in helping the community



The AMI of the Providence region does not align with the socio-economic characteristics of Upper South Providence



We need to consider if we want the development to have price restrictions in perpetuity



Lots of households have kids and a backyard/ patio space would provide a private, safe space to play



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



Sustainable Features

Housing Types



Townhomes



Senior Housing

Private Outdoor Space



Backyard Patio



Front Yard

Community Preference Survey

Public Open Space



Playground



Active Recreation Areas

Community Amenities



Learning Center



Day Care Center

Commercial / Retail



No Retail Needed at BJ II



Small Food Mart

Neighborhood Improvements



Improved Sidewalks and Crossings



Public Art / Murals

Analyzing Community Feedback

Lower Density Spatial Analysis



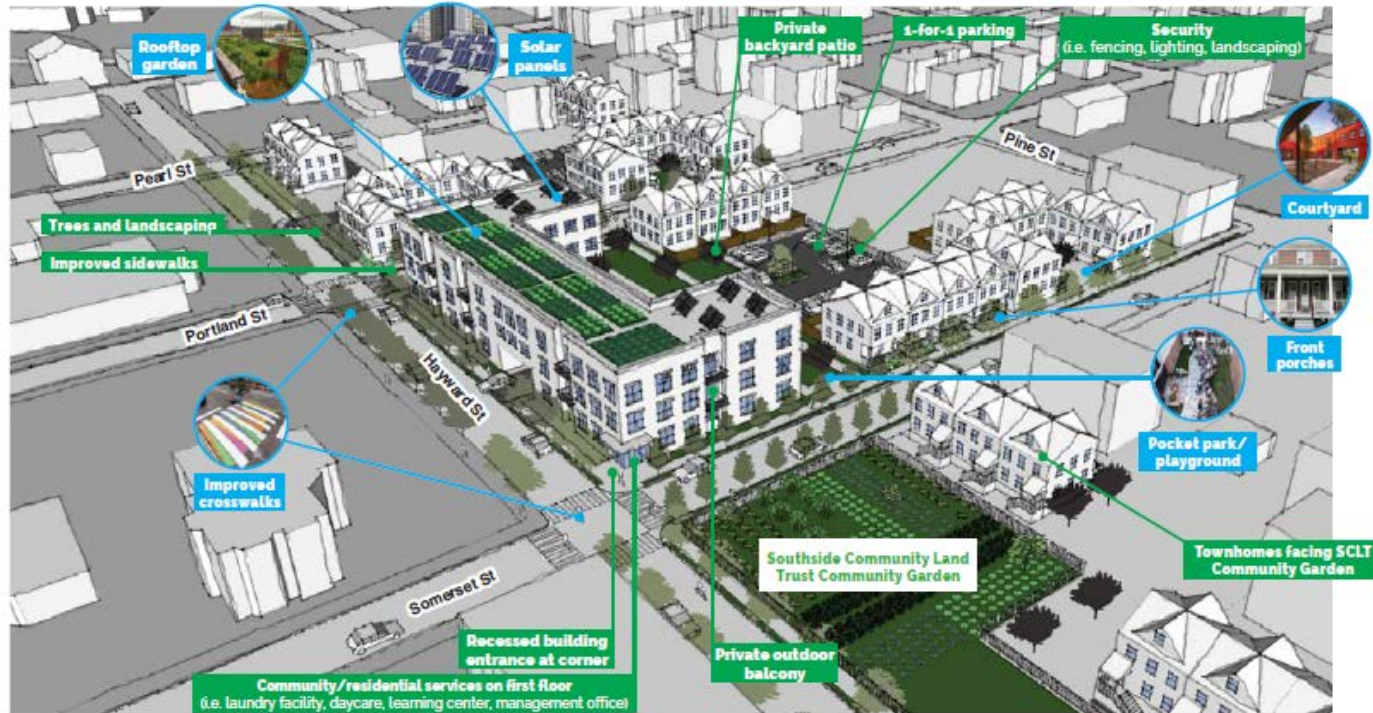
Medium Density Spatial Analysis



Higher Density Spatial Analysis



Illustrating the Community Vision



Shared Street concept along Hayward Street



Preservation/rehab of Southern Cluster of properties

Elements for the RFP



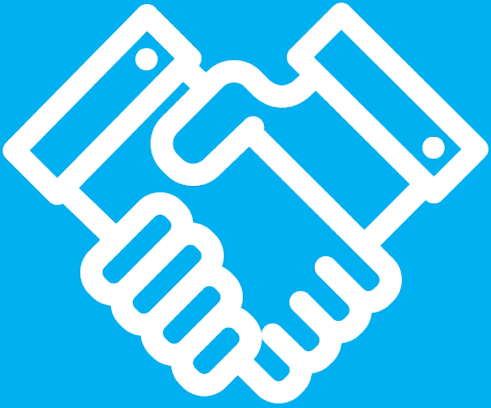
Affordable and Extremely Low-Income Housing



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

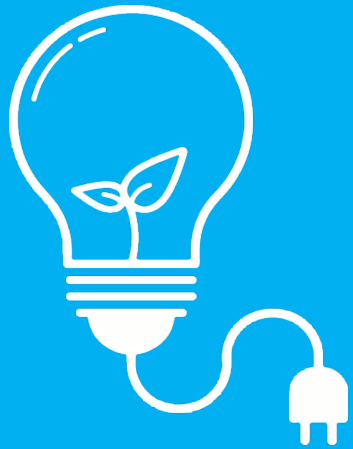
Safety and Security



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

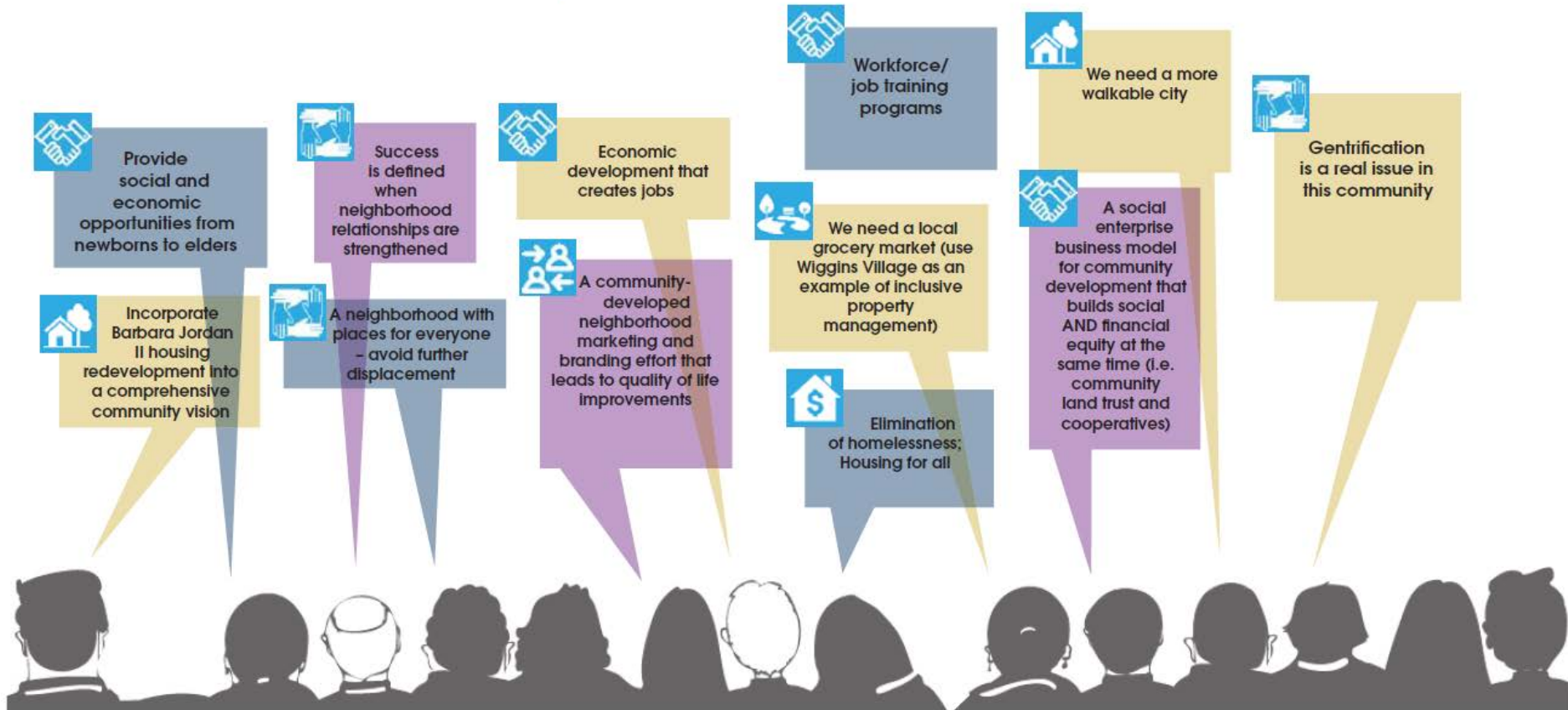
Community Relations and Participation



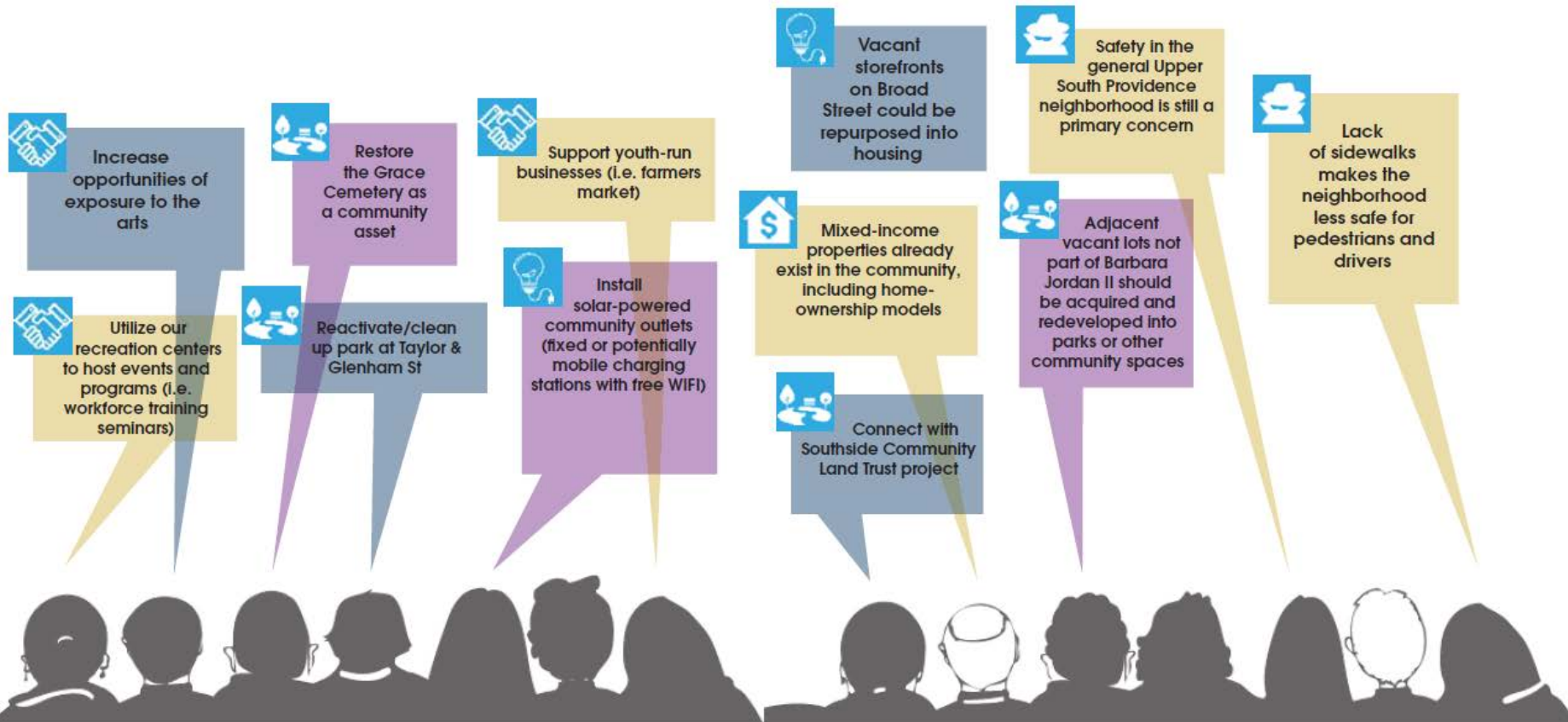
RFP criteria will include the ability of the developer to:

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

Neighborhood-Related Feedback

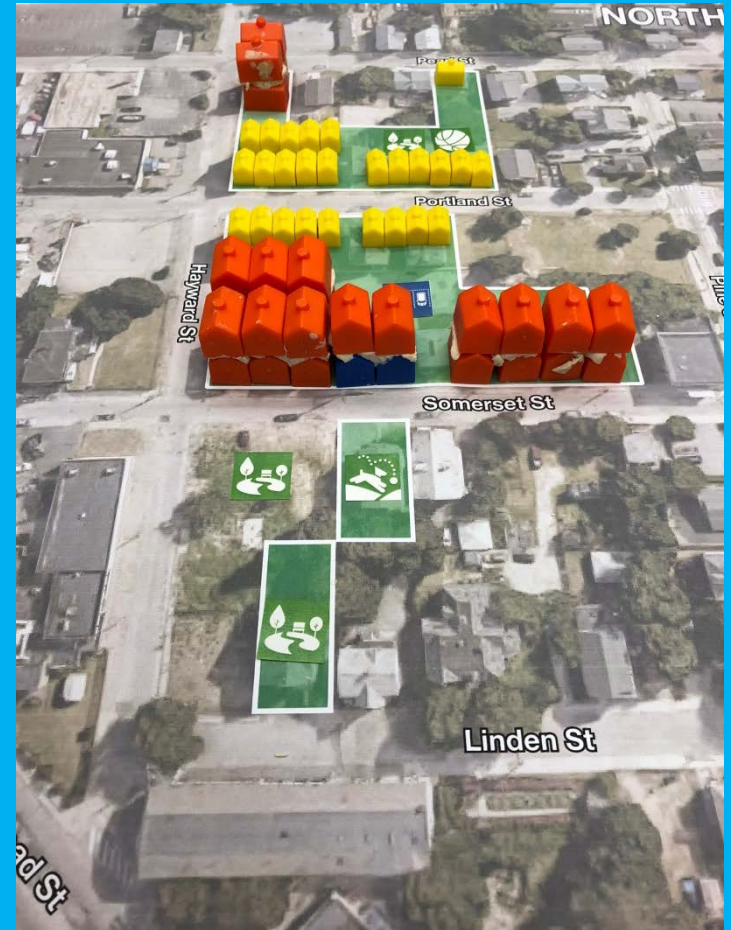


Neighborhood-Related Feedback



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





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