



DECEMBER 2022

LOOKING BACK AT 2022

A year of building opportunity through homes and health



*After four years of renting their three-bedroom apartment in the Olneyville neighborhood of Providence, **Fredy & Ana Jimenez** were able to purchase the two-family home in December. They were among ONE|NB's first tenants to participate in the P3 program (Preserving Providence Properties), which aims to protect "naturally occurring" affordable homes and help low-income families graduate from renting to ownership.*

2022 was a year of expansion, innovation, and impact for ONE Neighborhood Builders.

- We developed 17 new units of housing in Olneyville, including eight units on **Bowdoin Street** built using modular construction and nine units on **Delaine Street**, resulting from the rehabilitation of blighted and vacant buildings.
- We expanded our housing work outside of Providence, renovating and preserving the affordability of 36 “naturally occurring affordable housing” units at **Sutton Place** in East Providence.
- We launched the community-controlled **Central Providence Community Loan Fund** in partnership with Providence Revolving Fund, which has awarded more than \$100,000 in low-interest loans to small businesses and nonprofits in the 02908 and 02909 zip codes.
- We expanded our reach into the community, providing additional resources and **community health workers** to guide people in need of resources like rental assistance, SNAP, and to help to identify and avert homelessness.
- We expanded our free community WiFi network, **ONE|NB Connects**, and released a **case study** that captures our process and lessons learned in doing so. The network now offers free WiFi to nearly 2,600 users.
- We co-hosted **OV Fest: Una Dia de Nuestro Rio** with the Woonasquatucket River Watershed Council. The event is an annual community party celebrating culture, music, family, and togetherness at a neighborhood park that had a two-year hiatus due to COVID-19.
- We joined with other organizations to advocate that the state designate \$500 million of federal **American Rescue Plan Act funds** to expand affordable housing. The legislature ultimately allocated \$250 million.
- We launched the **Nine Neighborhood Fund**, which will allow Central Providence residents to decide how to spend \$1 million to improve health and well-being in their communities in a process called participatory budgeting.

LOOKING FORWARD TO 2023

We'll be busy in 2023. Our affordable projects in pre-development:



The Avenue, Providence



Broad Street Homes, Central Falls



Residences at Riverside Square, East Providence



Steeple & Stone, Cumberland



Aldersbridge at East Point, East Providence

Architect renderings show the five projects we currently have in pre-development.

The Avenue in Providence will be a two-part development that includes 39 new apartments on Atwells Avenue and the renovation of 46 apartments in Providence's Elmwood neighborhood.

Broad Street Homes in Central Falls will build 47 affordable apartments by converting the former police station and by constructing a new building across the street.

Residences at Riverside Square in East Providence will revitalize a long-vacant blighted lot adjacent to the East Bay Bike path with the construction of 16 affordable apartments.

Steeple & Stone in Cumberland includes the preservation and adaptive reuse of the former St. Patrick Church and rectory in Cumberland into 44 new affordable apartments, with 12 reserved for older adults.

Aldersbridge at East Point in East Providence is a partnership with Aldersbridge Communities that includes construction of 39 senior affordable apartments for the LGBTQ+ community.

WELCOME OUR NEW BOARD MEMBERS

Melissa (Melly) Cruz, Michele Lederberg, and Barry O'Connor were each unanimously elected to serve a two-year term beginning January 2023.



Melissa “Melly” Cruz serves as the community programs manager for the Rhode Island Coalition to End Homelessness. She is a member of the Equity Commission for the Continuum of Care and other diversity, equity, and inclusion initiatives, and has recently been accepted into the RI Foundation’s Equity Leadership Initiative. Melly is Dominican-American, born and raised in the Washington Park area of Providence.

[Learn More](#)



Michele Lederberg is the Executive Vice President, Chief Legal Officer, Administrative Officer, and Corporate Secretary of Blue Cross & Blue Shield of RI. Prior to joining the company in 1999, Michele worked as an attorney in private practice with a specialty in health care. She holds a J.D. from Boston University School of Law, a Master of Public Health degree from Boston University School of Public Health, and a BA with honors from Brown University. [Learn More](#)



Barry O’Connor is the director of Rhode Island Commerce’s Wavemaker Fellowship program, an initiative that provides student loan relief to young professionals who live and work in Rhode Island. Before joining RI Commerce, O’Connor served as a Senior Policy Analyst in then-Lt. Governor Sabina Matos’ office. Prior to his role in government, O’Connor was the Associate Director of Enrollment Services at the Community College of Rhode Island. In addition, he teaches at URI and CCRI. [Learn More](#)

THANKS TO OUR PARTNERS

ONE|NB received Empowering Communities funding from [PPL Foundation](#) to continue increasing the availability of high-quality, affordable housing in Greater Providence; engaging residents and community-based organizations in Central Providence to reduce health and economic disparities; and continue serving as a thought leader in the community development field.



PPL Foundation

ONE|NB in the News

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Five Questions With Jennifer Hawkins

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ONE Neighborhood Builders Unveils Data On Digital Equity Model

NBC10
Nonprofits, Charities Hope You'll Think Of Them On Giving Tuesday



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ONE Neighborhood Builders | 401-578-2193 | ide@onenb.org | onenb.org

Help us develop affordable housing and engage neighbors across Greater Providence to cultivate healthy, vibrant, and safe communities.

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