

Center City Apartments – 330, 350, and 354 Taunton Avenue

Frequently Asked Questions – Prepared July 6, 2023

This document will be periodically updated and may be found on ONE Neighborhood Builders' website: <https://oneneighborhoodbuilders.org/property/center-city-apartments/>.

To learn more, please contact Michelle Bleau at bleau@onenb.org

1. What is being proposed at 330, 350, and 354 Taunton Avenue?

ONE Neighborhood Builders (ONE|NB), and our partners, plan to redevelop three acres of blighted property into 160 new apartments, a 5,500-square foot early childhood learning center, community and amenity spaces, and offices for project partners to provide wrap-around supportive services, as well as onsite property management and leasing offices.

When complete, Center City Apartments will span over three buildings; two of which will be new construction of four stories, and the third will include the complete renovation of an existing four-story structure, currently vacant on the property. The proposed project will transform the vacant and nuisance lots into a desirable and vibrant campus-like development.

2. Who will live in this apartment community?

Apartments will be leased to households who have a range of annual incomes. Leases are for a minimum of one year and we hope all residents will enjoy living in the community for many years.

- 60%, or roughly 95 apartments, will be reserved for low to moderate income households. For example, for a 2-person family this equates to an annual income of \$45,000 to \$95,000 a year.
- 40%, or roughly 65 apartments, will be reserved for extremely low-income households. For example, for a 2-person family this equates to an annual income of less than \$25,000. These families and individuals include young adults who have aged out of foster care, children and families who are exiting transitional housing, and veterans and other individuals experiencing homelessness.

The findings of our fiscal impact study indicate approximately 26 school-aged children will reside at the development. Our fiscal impact study is available to the public for review.

3. What is the Taunton Avenue Collaborative?

The Taunton Avenue Collaborative represents an innovative partnership between four highly effective and respected non-profit organizations that share a commitment to ensuring all Rhode Islanders enjoy safe, healthy, and affordable housing.

The Collaborative was formed in 2022. Together we sought to purchase and transform the long vacant and blighted property along Taunton Avenue. The four organizations are described below:

- **ONE Neighborhood Builders** is a non-profit community development organization whose mission is to develop affordable housing and engage neighbors across Rhode Island to cultivate healthy, vibrant, and safe communities.
- **Foster Forward** is an East Providence-based organization that empowers lives impacted by foster care.



- **Family Service of Rhode Island's** mission is to advance equity, opportunity, and hope in its communities. They achieve their mission through a comprehensive array of community-based wraparound services.
- **Crossroads Rhode Island** helps homeless and at-risk individuals and families secure stable homes.

4. What is your proposed parking arrangement?

We are proposing 120 off-street parking spaces available for residents, visitors, and employees. Center City Apartments is located on an active RIPTA bus line with a covered bus stop directly in front of the existing building at 350 Taunton Ave.

From experience, we know that not all our residents will own a car. And the households who own a car most often only have one vehicle. Car ownership is very expensive and because many of our residents have a fixed income, they rely on public transportation. This is why we are so pleased that Center City Apartments will offer quick and easy access to RIPTA.

5. Who will be responsible for ongoing management and maintenance of the development?

ONE Neighborhood Builders owns more than 450 high-quality apartments across Providence and East Providence. We are an active and present landlord. We will contract with a property management firm, Peabody Properties, to provide full-time maintenance and leasing services for the development.

6. What amenities and services will be provided at Center City Apartments?

The development will feature a welcoming lobby with staff to accept packages as well as provide a security presence. Proposed resident amenities include a playground, multi-purpose room, laundry, and offices for property management and social services. Access control will be offered via a fob-key system and security cameras will be strategically located.

7. How will Center City Apartments benefit East Providence and the surrounding neighborhood?

Our development will transform a blighted vacant property into a vibrant, campus-like, mixed use community. The renovations and new construction will have a transformative impact on the surrounding community of East Providence by increasing property values and generating new revenue for local business. Beyond producing urgently needed affordable housing, the proposed development will also create the proposed early learning center, that will serve the families of Center City Apartments and our local neighbors. We understand high-quality and affordable childcare is vital for economic growth.

8. How does the project align with the City's Comprehensive Plan?

The proposed development promotes East Providence's Comprehensive Plan through job creation, new housing, mixed-use development, economic growth, streetscape and infrastructure improvements, sustainable and environmentally friendly improvements, and more. Please reference our Comprehensive Plan Consistency Report for a more detailed analysis.



9. When will Center City Apartments be completed?

We expect to secure financing by Fall of 2024 and the 18-months of construction will commence shortly thereafter. We anticipate beginning leasing apartments in Spring of 2026.

10. What supportive services will the Taunton Avenue Collaborative Partners provide at Center City Apartments?

Residents will have access to on-site and free supportive services provided by trained and experienced staff. Examples include: money management and financial literacy training and match savings accounts to help families with economic self-sufficiency; job preparation and career coaching through Foster Forward’s Works Wonders program that provides soft skill training, one-on-one coaching, job search and application support, connections to vocational training and credentialing, supportive work experiences, and connections to educational pathways such as higher education and GED; and comprehensive housing based case management.