City of Providence
STATE OF RHODE ISLAND

RESOLUTION OF THE CITY COUNCIL

No. 486

Approved December 18, 2025

WHEREAS, The City of Providence ("City") owns that certain real estate located at 200 Chad Brown Street, in Providence, Rhode Island, and designated as Tax Assessor's Plat 070, Lot 544 (the "Parcel"); and

WHEREAS, The tenant households of Providence are cost-burdened amid, among other influences, appallingly limited production of new housing; and

WHEREAS, Family-sized dwelling units, to wit, dwelling units with at least three bedrooms and suitably configured and sized for households, are necessary for the dignified expansion of the housing stock of Providence; and

WHEREAS, Households with low and moderate incomes are the most deeply affected by the aforementioned shortfall in housing production; and

WHEREAS, The City desires to have the Parcel redeveloped; and

WHEREAS, The Providence Redevelopment Agency ("PRA") is a municipal redevelopment agency charged with the redevelopment of property on behalf of the City; and

WHEREAS, The PRA has agreed to facilitate the redevelopment of the Parcel under the following terms and conditions:

a) PRA shall pay to City a payment of One and 00/100 Dollar ($1.00) upon transfer of title;
b) PRA shall cause title, survey, and environmental assessments of the Parcel to be undertaken;
c) PRA shall market the Parcel to prospective developers;
d) PRA shall specify in the terms of any proposed agreement a date certain for commencement and completion of redevelopment;
e) PRA shall utilize a public process to select the proposed purchaser;
f) City shall cause all encumbrances and financial liens to be cleared from the Parcel's title prior to the transfer to PRA;
g) The proceeds of any subsequent sale of the Parcel by PRA shall be allocated as follows:
    i) first, to reimburse PRA for all costs and expenses incurred in connection with the Parcel; and
    ii) second, to Providence Housing Trust Fund; and

WHEREAS, The City recognizes that conveyance of the Parcel to PRA for the purpose of redevelopment thereof, and in accordance with the aforementioned terms and conditions, will enable the City to leverage the value of the Parcel with the opportunity for economic development and increased tax revenue; and

WHEREAS, Though sensitive to concerns over costs incurred in affordable housing development, the Providence City Council is unwaveringly committed to the oversight of city-owned land and to its beneficial disposition.

NOW, THEREFORE, BE IT RESOLVED, That the Providence City Council, following due and appropriate consideration, shall only authorize the transfer of Parcel to the Providence Redevelopment Agency subject to the following terms:

Firstly, that the Providence Redevelopment Agency issue a request for proposals for developers to present proposals for or incorporating as a significant percentage of the total number of units the construction of family-sized dwelling units for households earning no more than 80% of area median income as defined by the United States Department of Housing and Urban Development for the Providence-Warwick metropolitan statistical area;

Secondly, that the Providence Redevelopment Agency hold a community engagement meeting with sufficient and well-disseminated notice as to fully ascertain community needs and priorities in advance of the request for proposals;

Thirdly, that the developer chosen by the Providence Redevelopment Agency to develop family-sized housing units on the Parcel be committed to the incorporation of greenspaces in its completed development;

Fourthly, that the developer include maintenance and landscaping services in its service provision to the residents occupying the completed development on the site;

Fifthly, that the developer chosen by the Providence Redevelopment Agency to develop the Parcel be assessed on its effortful and timely completion of housing developments as well as its superior quality of construction;

BE IT FURTHER RESOLVED, That the Providence City Council shall receive timely and thorough reporting from the Providence Redevelopment Agency on the progress of housing development on the Parcel and the successful incorporation of community input in the aforesaid development.

IN CITY COUNCIL

DEC 17 2025

READ AND PASSED

RACHEL M. MILLER, PRESIDENT

Tina L. Mastroianni

CLERK

I HEREBY APPROVE.

Brett P. Smith

Mayor

Date: 12/18/25