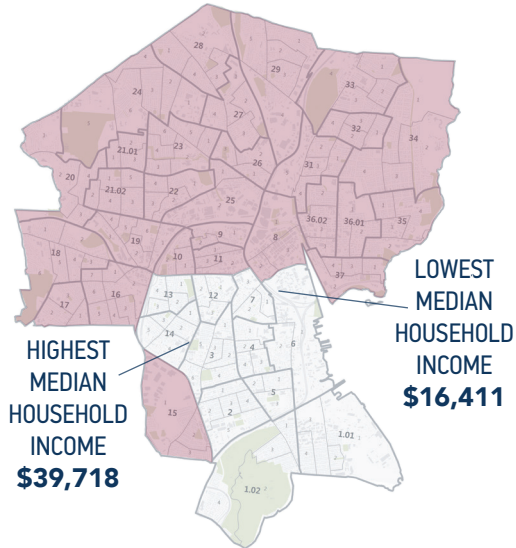


# SOUTH SIDE & WEST END

# NEIGHBORHOOD HOUSING SUMMIT

## NEIGHBORHOOD STATISTICS

For the purposes of this analysis, the South Side and West End are defined as Census Tracts 1-7 and 12-14, indicated by the white area on the map. These Census Tracts contain the neighborhoods of West End, Elmwood, South Elmwood, Upper and Lower South Providence, and Washington Park.



### INCOME & EMPLOYMENT

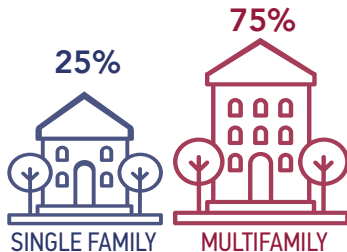
In 2016, the median household income in Rhode Island was \$58,387 while the City of Providence had a median household income of \$37,366. At the census tract level for the South Side and West End, median household incomes ranged from \$16,411 to \$39,718. Within the South Side and West End, 69% of households had an annual income of less than \$50,000.

While 65% of the neighborhood population is of working age (between 18 and 64), the unemployment rate over the last year has remained higher than that of the city and the state. As of January 2018, the South Side and West End had an unemployment rate of 6.1%.

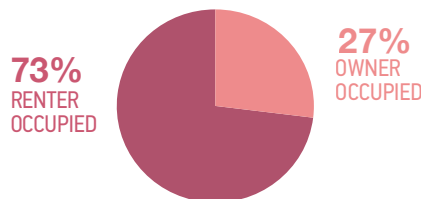
### HOUSING

There are 15,659 households in the neighborhood with an average household size of 3.12, which is higher than the citywide average of 2.69 and statewide average of 2.48. The majority of the housing stock is multifamily and the majority of neighborhood residents are renters.

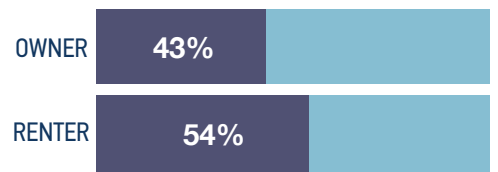
### HOUSING STOCK



### HOUSING TENURE



### HOUSING COST BURDEN



Rates of housing cost burden (the number of households that pay more than 30% of their income on housing costs) are high throughout the South Side and West End. Overall, 51% of neighborhood residents are cost burdened. The average cost of a two bedroom apartment for 2017 in the South Side and West End was \$1,290 which would require a household income of \$51,600 to be affordable.

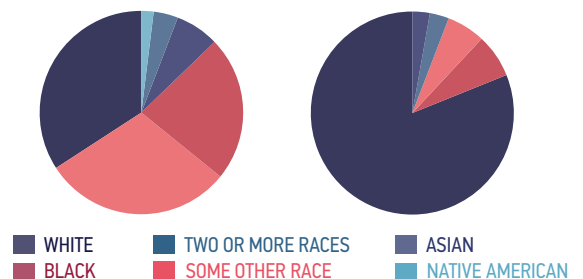
### RACE & ETHNICITY

The South Side and West End are more diverse than Rhode Island as a whole. Only 34% of neighborhood residents identify as white compared to 81% statewide. There is also a high percentage of residents who identify as "some other race" at 30% compared to the statewide percentage of 6%.

For these neighborhoods, 58% of residents identify as Hispanic or Latino compared to 14% statewide.

### SOUTH SIDE & WEST END

### RHODE ISLAND



### KEY ISSUES

#### VACANT & ABANDONED PROPERTIES

It is known that vacant and abandoned properties attract criminal activity, are prone to fire hazards, and decrease the property values and economic development.

There are approximately 333 vacant, abandoned, and deteriorated properties in the South Side and West End.

In 2017 the residential vacancy rate was 6% in these neighborhoods compared to 4% throughout Providence county and 3% statewide.

#### ACCESS TO HOUSING

Housing education and affordability create more housing opportunities for constituents, however Rhode Island is experiencing a lack of education around housing as well as a scarcity of affordable homes.

As rents throughout the city are rising, particularly in areas that are walking distance to downtown, it is important to understand the various types of housing supports that exist to keep residents in their homes.

#### CONCENTRATION OF SOCIAL SERVICES

In the South Side and the West End there is a concentration of social service agencies that serve vulnerable populations statewide. This includes those experiencing homelessness and behavioral health issues, including mental health and substance abuse.

Housing is a critical component to stabilizing these populations. Housing First and recovery based treatment are the two models of support currently in practice in RI. In Rhode Island there are between 4,000 and 5,000 homeless personson an annual basis. Of those in 2017, 539 were families with 998 children.

# NEIGHBORHOOD HOUSING SUMMIT

## SOUTH SIDE & THE WEST END OF PROVIDENCE

Prepare your community for the future through vision  
setting, housing education, and dialogue

This summit was conceptualized by a design team of community leaders across the South Side and West End of Providence.

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Malchus Mills, Direct Action for Rights and Equality

Chris Rotondo, Direct Action for Rights and Equality

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Debbie Shimberg, Trinity Square Working Group

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Jennifer Hawkins, ONE Neighborhood Builders

Rosa Pastor, ONE Neighborhood Builders

Jim Vincent, NAACP