

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 39-44

No. 495 AN ORDINANCE AMENDING SECTION 1 OF CHAPTER 103 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, 1948, ENTITLED: AN ORDINANCE DESIGNATING 17 AREAS OF LAND IN THE CITY OF PROVIDENCE AS REDEVELOPMENT AREAS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22 OF CHAPTER 1802 OF THE PUBLIC LAWS, 1946, KNOWN AS THE COMMUNITY REDEVELOPMENT ACT"

Approved November 28, 1969

Be it ordained by the City of Providence:

Section 1. Section 1 of Chapter 103 of the Ordinances of the City of Providence, 1948, entitled "An Ordinance Designating 17 Areas of Land in the City of Providence as Redevelopment Areas in Accordance with the Provisions of Section 22 of Chapter 1802 of the Public Laws, 1946, Known as the "Community Redevelopment Act" as amended is hereby further amended by inserting the following description at the end of the description set forth under the heading "Redevelopment Area D-2".

Beginning at the intersection of the centerlines of Public Street and Eddy Street;

Thence, running southerly along said centerline of Eddy Street to its intersection with the northerly taking line of Interstate Route 95;

Thence, turning and running westerly along said northerly taking line of Interstate Route 95 to its intersection with the centerline of Broad Street;

Thence, turning and running generally northerly along said centerline of Broad Street to its intersection with the centerline of Public Street;

Thence, turning and running easterly along said centerline of Public Street to the point and place of beginning.

Section 2. This Ordinance shall take effect upon the passage.

IN CITY COUNCIL NOV 6 - 1969 FIRST READING READ AND PASSED [Signature] CLERK

APPROVED [Signature] NOV 28 1969 MAYOR

IN CITY COUNCIL NOV 20 1969 FINAL READING READ AND PASSED [Signature] PRESIDENT [Signature] CLERK

**IN CITY
COUNCIL**

MAR 14 1969

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

Annuit Cooper
CLERK

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
Approves Passage of
The Within Ordinance
Annuit Cooper
Chairman
OCT 30 1969

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 69-45

496

No. AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN
FOR MODEL CITIES NDP URBAN RENEWAL AREA (3a)

Approved November 28, 1969

Be it ordained by the City of Providence:

WHEREAS, the Providence Redevelopment Agency (hereafter sometimes called "Local Public Agency") pursuant to the provisions of Title 45, Chapters 31-33 (inclusive) of the General Laws of Rhode Island, 1956, as amended, entitled "Redevelopment Act of 1956", has formulated and submitted to the City Council on Aug. 14, 1969 for its consideration, an Urban Renewal Plan approved by the Local Public Agency, for a project area which said Urban Renewal Plan is entitled, Urban Renewal Plan for "Model Cities NDP Urban Renewal Area (3a)" and comprises a report consisting of 22 pages of text 3 exhibits and 6 maps; and

WHEREAS, a general plan has been prepared by the City Plan Commission and is recognized and used as a guide for the general development of the City of Providence as a whole; and

WHEREAS, the said Urban Renewal Plan concerns itself with areas which has been designated Redevelopment Areas by the City Council of the City of Providence by Chapter 103 of the Ordinances of the City of Providence, approved July 6, 1948, as amended by Chapter 69-44 of the Ordinances of the City of Providence, approved November 28, 1969, in conformity with the provisions of Section 22 of Chapter 1802 of the Public Laws of Rhode Island 1946, as amended, and Title 45, Chapter 32, Section 4 of the General Laws of Rhode Island, 1956, as amended.

WHEREAS, a copy of said Urban Renewal Plan was transmitted to the City Plan Commission on September 9, 1969 and

WHEREAS, the City Plan Commission, which is the duly designated and acting official planning body for the City, has submitted to the City Council its report and recommendations respecting the Urban Renewal Plan for NDP Urban Renewal Area (3a) and has certified that said Urban Renewal Plan conforms to the said general plan for the City as a whole, and the City Council has duly considered said report, recommendation and certification of the planning body; and

WHEREAS, the Plan indicates that an inspection of the dwelling units in the area by trained housing inspectors, using the "Appraisal Method for Measuring the Quality of Housing" developed by the American Public Health Association and recommended for use by the United States Public Health Service and supplemented by the Providence Building Code for all residential buildings, and an evaluation of non-residential structures performed by the inspectors of the Providence Building Inspection Department indicate that the area is a deteriorated blighted area under the provisions of Title 45, Chapter 31, Section 8 (4).

WHEREAS, the plan indicates that a survey, based upon a detailed inspection of 30 of the 140 structures (a 20% sample) within the said Urban Renewal Area (3a) was made.

(1) Of the 137 residential structures within the area, 30 or 21.8% were inspected. These inspections revealed the following: basic dwelling deficiencies: 93.0% of the total number of the dwelling units inspected were found to have at least one basic deficiency in essential dwelling facilities. Basic deficiencies include serious deterioration, serious overcrowding, lack of dual egress, lack of sanitary facilities and serious inadequacies in lighting and ventilation. A basic deficiency indicates a serious violation of minimum standards for continued dwelling occupancy and building safety which ordinarily would justify removing occupants from the dwelling until the violation was corrected.

(2) Surveying the non-residential structures were investigators who were either inspectors of the Providence Department of Building Inspection and/or professional architects or engineers. In both instances, the same method of evaluation was employed.

Of the total number of the 30 structures in Area (3a), 10 (33.3%) were found to be substandard, seriously deficient or unsafe.

WHEREAS, the plan as submitted contains a finding that the area included in the proposed Urban Renewal Plan qualified as a deteriorated area under the provisions of Title I of the United States Housing Act of 1949, as amended, (hereafter sometimes called "Housing Act") and as a deteriorated blighted area within the meaning of the "Redevelopment Act of 1956" as amended to date, because there exist in the area buildings or improvements, used or intended to be used for living, commercial, industrial or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light,

sanitation, open spaces and recreation facilities, (3) defective design or insanitary or unsafe character or condition or physical construction, (4) defective or inadequate street and lot layout, (5) mixed character, deterioration or shifting of uses to which they are put, or any combination of such factors and characteristics are conducive to the further deterioration and decline of the area and to injuriously effect the entire area. NDP Urban Renewal Area (3a) is not restricted to, nor does it consist entirely of, lands, buildings, or improvements which of themselves are detrimental but is an area in which such conditions exist, and injuriously affect the entire area.

WHEREAS, the Providence Redevelopment Agency has prepared a plan for the relocation of families that may be displaced as a result of carrying out the Project in accordance with said Urban Renewal Plan and has submitted to the City Council a Relocation Plan for the Project, identified as "Model Cities NDP Urban Renewal Area (3a)"; and

WHEREAS, there have also been presented to the City Council information and data respecting the Relocation Plan which have been prepared by the Providence Redevelopment Agency as a result of studies, surveys and inspections in NDP Urban Renewal Area (3a) and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of this Body have general knowledge of the conditions prevailing in NDP Urban Renewal Area (3a) and of the availability of proper housing in the locality for the relocation of families that may be displaced from NDP Urban Renewal Area (3a) and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such Relocation Plan; and

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the United States Department of Housing and Urban Development is authorized to provide financial assistance to local public agencies for undertaking and carrying out of urban renewal projects; and

WHEREAS, the Providence Redevelopment Agency has applied for financial assistance under said Housing Act and has entered into a planning contract for financial assistance under said act with the United States of America, acting by and through the Secretary of the Department of Housing and Urban Development, pursuant to which act Federal funds have been provided for the project; and

WHEREAS, the Providence Redevelopment Agency has applied for additional financial assistance under the Housing Act and proposes to enter into an additional contract or contracts with the Department of Housing and Urban Development for the undertaking of, and for making available additional financial assistance for NDP Urban Renewal Area (3a); and

WHEREAS, it is provided in said Act that contracts for financial aid under the Housing Act shall require that the Urban Renewal Plan for NDP Urban Renewal Area (3a) be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that (1) the financial aid to be provided in the contract is necessary to enable the land within NDP Urban Renewal Area (3a) to be redeveloped in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plans for the Urban Renewal areas in the locality as a whole, for the redevelopment of such areas by private enterprise; and (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS, there has also been presented to the City Council information and data respecting Urban Renewal Plans for the Urban Renewal areas in the City of Providence including the following: Capital Improvement Programs for 1950-1956, 1951-1957, 1952-1958, 1953-1959, 1954-1960, 1955-1961, 1956-1962, 1957-1963, 1958-1964, 1959-1965, 1960-1966 and 1961-1967, 1962-1968, 1963-1969, 1964-1970, 1965-1971, 1966-1972, 1967-1973, and the Annual Reports of the Providence Redevelopment Agency for 1948 through 1967 (inclusive); and

WHEREAS, at a public hearing held on Oct. 7, 1969, following notice of the date, time, place and purpose of such hearing, the City Council Committee on Urban Redevelopment, Renewal and Planning duly considered the Urban Renewal Plan, and all evidence and testimony for and against the adoption of such Plan, in accordance with the provisions of the "Redevelopment act of 1956; and

WHEREAS, said Urban Renewal Plan for the Project Area prescribes certain land uses for NDP Urban Renewal Area (3a), and will require, among other things, but not by way of limitation, the widening, vacation and removal of streets, the construction and installation of streets, curbing and sidewalks grading and other public facilities and other public actions; and

WHEREAS, it is necessary that the City Council take appropriate official action respecting the Relocation Plan and said Urban Renewal Plan for NDP Urban Renewal Area (3a), in conformity with the requirements of the "Redevelopment act of 1956" and the contract or contracts for financial assistance between the Providence Redevelopment Agency and the U.S.A. acting by and through the Secretary of Housing and Urban Development;

NOW, THEREFORE, be it ORDAINED by the CITY OF PROVIDENCE:

1. The project is hereby designated as "Model Cities NDP Urban Renewal Area (3a)".

2. It is hereby found and determined that for the purposes of the Urban Renewal Plan the Model Cities NDP Urban Renewal Area (3a) comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded and described on Exhibit A, which is attached hereto and made a part hereof as if more fully set forth herein.

3. It be and hereby is found and determined in relation to the Model Cities NDP Urban Renewal Area (3a) on the basis of the facts set forth in the reports and documents mentioned in the Preamble of this Ordinance and upon the basis of evidence and testimony presented at the public hearing on said plan:

(a) That within the Model Cities NDP Urban Renewal Area (3a):

(1) 33.3% of the structures are substandard or seriously deficient or unsafe in that these structures contain serious deterioration, lack of dual egress, lack of sanitary facilities, serious inadequacies in lighting and ventilation, serious overcrowding.

(b) That within the Model Cities NDP Urban Renewal Area (3a):

(2) There exists the following environmental deficiencies:

- a. Defective or Inadequate Street and/or Lot Layout.
- b. Incompatible or Shifting Uses.
- c. Obsolete or Aged Buildings, Not Suitable for Improvement of Conversion.
- d. Inadequate Provision for Ventilation, Light, Sanitation, Open Space and Recreation Facilities.
- e. Defective Design or insanitary or Unsafe Character or condition of Physical Construction.

4. It be and hereby is found and determined that because of a pre-dominance of conditions of dilapidation, deterioration, obsolescence, inadequate provision for light and sanitation, unsanitary and unsafe character and condition of physical construction, mixed character of uses which injuriously affect the entire area and constitute a menace to the public health, safety and welfare of the inhabitants of the area and of the community generally, said Urban Renewal Area is a deteriorated and blighted area within the meaning of Sections 2-8 inclusive of Chapter 31 of the "Redevelopment act of 1956" as amended, and that said Model Cities NDP Urban Renewal Area (3a) is hereby determined to be a deteriorated blighted area.

5. It be and hereby is found that the Model Cities NDP Urban Renewal Area (3a) requires clearance, replanning, redevelopment, and improvement and rehabilitation under the provisions of the "Redevelopment act of 1956".

6. It be and hereby is declared to be the purpose and intent of this body to eliminate the deteriorated and substandard conditions existing in the Model Cities NDP Urban Renewal Area (3a) and the replacement of such conditions by a well-planned area in accordance with and by the means provided in the "Redevelopment act of 1956".

7. It is hereby found, declared and determined that:

(a) The Urban Renewal Plan for Model Cities NDP Urban Renewal Area (3a) will redevelop said Urban Renewal Area in conformity with the provisions of the "Redevelopment act of 1956"; will effectuate the purposes and policy of said Act; and will promote the public health, safety, morals and welfare of the City of Providence.

(b) The Urban Renewal Plan for said Urban Renewal Area conforms to the general or master plan for the City of Providence as a whole.

(c) The Urban Renewal Plan for said Urban Renewal Area is feasible and the financial aid provided pursuant to the contract or contracts for financial assistance pertaining to Area (3a) between the Providence Redevelopment Agency and the Secretary of the Department of Housing and Urban Development under provisions of Title I of the United States Housing Act of 1949, as amended, is necessary to enable the land in the Urban Renewal Area to be redeveloped in accordance with the Urban Renewal Plan for the Urban Renewal Area.

(d) The acquisition of the real property in accordance with the said Plan for the Model Cities NDP Urban Renewal Area (3a) is in the public interest.

(e) Adequate provision for payment for property which may be acquired by the exercise of eminent domain has been made in the Urban Renewal Plan.

(f) The Urban Renewal Plan contains adequate safeguards to assure the carrying out of the work of redevelopment in accordance with the Urban Renewal Plan.

(g) The Urban Renewal Plan provides for the retention of controls and the establishment of restrictions and covenants which may run with the land.

(h) The Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of other areas of the City by private enterprise.

8. The Providence Redevelopment Agency shall sell, lease or dispose of land in the project area only in accordance with the terms of the redevelopment plan and subject to the restrictions, covenants and conditions set forth therein and which are hereby found and declared to be necessary to effectuate the purposes of the "Redevelopment Act of 1956".

9. In enacting this Ordinance, the City Council intends to comply with the provisions of the "Redevelopment Act of 1956" which relate to adoption of an Urban Renewal Plan for an approved Urban Renewal area so that the blighted and substandard conditions in this Urban Renewal Area can be eliminated and the Urban Renewal Area can be redeveloped in accordance with the Urban Renewal Plan to attain the public purposes and policy of the "Redevelopment Act of 1956" and thereby to protect and promote and be in the interest of the public health, safety, morals and general welfare of the people in the State as a whole and particularly the people of this City.

10. The Urban Renewal Plan for Model Cities NDP Urban Renewal Area (3a) consisting of a booklet containing a table of contents, 22 pages of text, 3 exhibits and 6 maps is hereby approved, adopted and designated as the Official Urban Renewal Plan for Model Cities NDP Urban Renewal Area (3a) and is herein incorporated by

reference, made a part hereof and designated as "Exhibit B".

11. The Providence Redevelopment Agency is hereby fully authorized to carry out this Official Urban Renewal Plan. Provided, however, that the Agency shall not enter into any contracts for disposition of property in the project area until at least ten days after the City Council of the City of Providence has received at a regular or special meeting a report from the Providence Redevelopment Agency concerning the proposed sale or lease.

12. In order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved it is found and determined that certain official action must be taken by this body with reference to, among others, the vacation and removal of street, the relocation of sewer and water mains and other public facilities and, accordingly, this body hereby:

(a) Pledges its cooperation in helping to carry out said Official Urban Renewal Plan;

(b) Requests the various officials, departments, boards and agencies of the City of Providence having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Urban Renewal Plan;

(c) Declares that it will institute proceedings for the opening, closing, widening or changing the grade of streets and other modifications of the street layout as set forth in the Official Urban Renewal Plan;

(d) Declares that it will provide the City's share of the Net Project Cost of the redevelopment of the Urban Renewal Area, and hereby allocates, out of non-cash credits the City's share of \$235,572.00 representing the estimated amount of its share of Net Project Cost;

(e) Authorizes the Mayor, upon the execution of a Loan and Grant contract between the Providence Redevelopment Agency and the _____ of Housing and Urban Development to convey to the Agency all of its rights, title and interest in the parcels of land or any building or structure thereon described below and shall receive credit on its obligations hereunder for the full and fair market value thereof as approved by the government, now estimated at (\$37,260.00) Thirty Seven Thousand, Two Hundred Sixty Dollars.

Parcel A

That certain tract of land situated in the City of Providence, State of Rhode Island bounded and described as follows:

Beginning at a point, said point being the southwesterly corner of Assessor's Lot 82, Assessor's Plat 48 dated December 31, 1967;

Thence, running northerly a distance of one hundred and seventy six (176) feet more or less to a point;

Thence, turning and running easterly a distance of one hundred and thirty five (135) feet, more or less to a point;

Thence, turning and running southerly a distance of one hundred and seventy six (176) feet to a point;

Thence, turning and running westerly a distance of one hundred thirty five (135) feet to the point and place of beginning.

Said tract herein described contains twenty three thousand, seven hundred sixty (23,760) square feet of land, more or less.

Parcel B

That certain tract of land situated in the City of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point, said point being the southwesterly corner of Assessor's Lot 297, Assessor's Plat 48, dated December 31, 1967;

Thence, running northerly a distance of three hundred and forty-two (342) feet more or less, to a point;

Thence, turning and running easterly a distance of one hundred (100) feet more or less, to a point;

Thence, turning and running southerly a distance of three hundred forty three (343) feet more or less, to a point;

Thence, turning and running westerly a distance of one hundred (100) feet more or less, to the point and place of beginning.

Said tract herein described contains thirty-four thousand four hundred and thirty-four (34,434) square feet of land, more or less.

(f) Declares that in addition it will furnish \$200.00, which sum represents real estate taxes on unimproved land.

(g) Declares that in addition it will furnish \$198,312 which sum represents a portion of the total estimated cost of the following public and supporting facilities: the James L. Hanley Educational Complex.

(h) Declares that after completion of all street construction, and facilities, water line, storm and sanitary sewer construction the Urban Renewal Plan, all ways within the Urban Renewal Area scheduled to become public ways and all the aforementioned facilities and utilities shall be dedicated by the Agency to the public and the City shall accept such dedication.

(i) Stands ready to consider and take appropriate action upon any other proposals and measures designed to effectuate said Urban Renewal Plan.

13. It is further found and determined that the method and means set forth in the Urban Renewal Plan for relocating families who are to be displaced by the Urban Renewal Plan is feasible; and that the proposals set forth in the Relocation Plan for the proper relocation of the families displaced in carrying out the Urban Renewal Plan in decent, safe, and sanitary dwellings in conformity with acceptable standards are feasible and can be reasonably and timely affected to permit the proper prosecution and completion of the Urban Renewal Plan; and that such dwellings or dwelling units available or to be made available to such displaced families are at least equal in number to the number of displaced families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced families in the Urban Renewal area, are available at rents or prices within the financial means of the displaced families, and are reasonably accessible to their places of employment.

14. It is hereby found and determined that the Official Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities as may be desirable for neighborhood improvement with special consideration for health, safety and the welfare of children residing in the general vicinity of the site covered by said Plan.

15. It is hereby found and determined that there are educational institutions and a hospital located in or near the area covered by the Plan, and it is further found and determined that in addition to the elimination of slums and blight from such area, the undertaking of the Redevelopment Plan in such area will further promote the public welfare and the proper development of the community (1) by making land in such area available for disposition, for uses in accordance with the Official Redevelopment Plan, to such educational institutions or hospital for redevelopment in accordance with the use or uses specified in the Official Redevelopment Plan, (2) by providing, through the redevelopment of the area in accordance with the Official Redevelopment Plan, a cohesive neighborhood environment compatible with the functions and needs of such educational institutions or hospital, or (3) by any combination of the foregoing.

16. It is hereby further found and determined that consideration has been given in the Official Redevelopment Plan for the project area to the development of a sewer system to serve the project area which will, to the maximum extent feasible, provide for effective control of storm and sanitary wastes.

17. This Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy of this Ordinance to the Providence Redevelopment Agency.

**IN CITY
COUNCIL**
NOV 6 - 1969
FIRST READING
READ AND PASSED
Ursula A. Uppia
CLERK

APPROVED
NOV 28 1969
Joseph P. Boyle
MAYOR

**IN CITY
COUNCIL**
NOV 20 1969
FINAL READING
READ AND PASSED
Joseph P. Boyle
PRESIDENT
Ursula A. Uppia
CLERK

**IN CITY
COUNCIL**

1969 14 1969

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

Ernest Cooper
CLERK

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
Approves Passage of
The Within Ordinance

Ernest Cooper
Chairman
OCT 30 1969

MODEL CITIES
N.D.P. URBAN RENEWAL AREA (3a)

PROPOSED REDEVELOPMENT PLAN 1969-1970

PROVIDENCE REDEVELOPMENT AGENCY
PROVIDENCE, RHODE ISLAND

NEIGHBORHOOD DEVELOPMENT PROGRAM

URBAN RENEWAL AREA (3a)

MODEL CITIES

PROPOSED REDEVELOPMENT PLAN, 1969-1970

PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE, RHODE ISLAND

TABLE OF CONTENTS

NDP URBAN RENEWAL AREA (3a)

	<u>PAGE</u>
Introduction	1
1. Urban Renewal Area (3a) Background	
2. Abbreviations	
3. Definitions	2
A. 1. Description of NDP Urban Renewal Area (3a)	2
2. Boundaries of Urban Renewal Area (3a)	4
B. Statement of Development Objectives	4
1. Local Objectives	4
2. Urban Renewal Plan Objectives	4
3. Physical Character of the Area	5
4. Basic Amenities to be Provided	5
5. Social and Economic Objectives	5
C. General Land Use Plan	6
1. Land Use Map (See Attached Maps)	
2. Description of Predominant Land Use Categories	6
3. Planning Criteria to be Used	6
D. Urban Renewal Techniques to be Used to Achieve Plan Objectives	7
1. Rehabilitation	7
2. Acquisition and Clearance	10
E. Land Disposition Supplement	12
1. Land Use Designations, Standards and Controls to be Imposed	12
a. Statement of Uses to be Permitted and Controls	12
b. Additional Regulations to be Imposed	14
2. Circulation	18
3. Obligations to be Imposed on Redevelopers	18
4. Commitments to Provide the Stipulated Percentage of Low-and-Moderate Income Housing	19
5. Statement of Urban Renewal Objectives or Controls	19
6. Duration and Effective Date of Regulations and Controls	19

	<u>PAGE</u>
F. Other Provisions Necessary to Meet Local Objectives or Local Law	19
1. Conformity to General Plan and Workable Program for Community Improvement	19
2. The Execution Activities Proposed	19
3. Method of Relocation	20
4. Method of Financing	21
G. Procedure for Changes in Approved Plan	22

EXHIBIT A:

Legal description of the boundaries of NDP Urban Renewal Area (3a)

EXHIBIT B:

Performance Standards for the Regulations of Industrial Processes

EXHIBIT C:

Minimum Property Standards for Rehabilitation

List of Attached Maps: Urban Renewal Area (3a)

- Map No. 1 - Existing Land Use and Zoning
- Map No. 2 - Proposed Land Use
- Map No. 3 - Proposed Acquisition
- Map No. 5 - Disposition Map
- Map No. 6 - Site Improvements
- Map No. 7 - Communications

URBAN RENEWAL PLAN FOR N.D.P. URBAN RENEWAL AREA (3a)Introduction

1. Urban Renewal Area (3a) Background: The 19.6 acre Urban Renewal Activity Area (3a) is a portion of the 700 acre Model Cities Area. The Model Cities Area was approved in late February, 1968, prior to which a field office was opened and began operating. Area (3a) is a deteriorated blighted area, within the meaning of the Redevelopment Act of 1956, as amended to date, because there exist in the area buildings or improvements used or intended to be used for living, commercial, or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) high density of population and overcrowding, (4) defective design or insanitary or unsafe character or conditions of physical construction, (5) defective or inadequate street and lot layout, (6) mixed character, shifting or deterioration of uses to which they are put, or any combination of such factors and characteristics, are conducive to the further deterioration and decline of such area to the point where it may become a slum blighted area. Area (3a) is not restricted to, nor does it consist entirely of, lands, buildings, or improvements which of themselves are detrimental, but is an area in which such conditions exist, and injuriously affect the entire area. The Agency's exterior APHA inspection of all structures in the overall Model Cities Area [Urban Renewal Area (3)] which was complete in December, 1967, indicated that of the 2,724 structures inspected 1,410 or 52% were substandard on the basis of observable exterior deficiencies. On the basis of the Agency's complete APHA inspection - a 20% sample of Area (3a) - 10 structures or 33.3% were found to substandard. On the basis of the complete interior/ exterior APHA inspection in December, 1968 - a 20% sample of Area (3a) - 21 structures or 70.0% were found to be deficient.

2. Abbreviations
 - 1.) City of Providence -City
 - 2.) Providence Redevelopment Agency -Agency
 - 3.) Zoning Ordinance of the City of Providence approved September 21, 1951, and as amended to the date of approval of this Urban Renewal Plan -Zoning Ordinance
 - 4.) Urban Renewal Plan -Plan
 - 5.) NDP Urban Renewal Area No. (3a) -Area (3a)
 - 6.) Local Planning Agency Block -L.P.A. BK

- 7.) Census Tract and Block -CT & BK
- 8.) Assessor's Plat Number -AP#
- 9.) Model Cities Agency -MCA
- 10.) Model Cities Neighborhood -MCN

3. Definitions

- 1.) Lot Coverage- The percentage of the entire parcel covered by the ground floor areas of all structures.
- 2.) Maximum Density- The total number of dwelling units allowed within a given parcel or area.
- 3.) Building Height- The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.
- 4.) Parking Space- An area, interior or exterior, of not less than 200 sq. ft., net, when considered separate from access thereto and screening and landscaping thereof; and not less than 360 sq. ft. when considered in conjunction with access thereto and screening and landscaping thereof.
- 5.) Parking Area- That portion of a parcel of land which is required either by the Zoning Ordinance or by the controls of this plan to be allocated, utilized and/or reserved for the parking of vehicles.
- 6.) Gross Floor Area- Gross floor area shall include total floor area in a given unit or structure which is devoted to the use in question, but not to include floor area devoted to interior parking or cellar, providing the cellar is used only for the storage of mechanical equipment.

A. Description of NDP Urban Renewal Area (3a)

- 1. Similar to the Model Cities Neighborhood, of which it is a part, Urban Renewal Area (3a) is a potpourri of social and physical deterioration, such as:

- a. lower market value of residential structures than the city-wide average
- b. loss of a substantial number of its dwelling units
- c. of the 155 lots in Area (3a), 119 or 76.7% are under 5000 sq. ft.; and 34 or 22% are under 3200 sq. ft.
- d. gross mixing of residential and non-residential land uses which constitute a blighting influence on the neighborhood - of the 12 blocks in Area (3a), 5 blocks have one or more mixed-use structures
- e. adjacent and abutting incompatible land uses not buffered one from another
- f. poorly designed, inadequate vehicular and pedestrian circulation systems
- g. a high number of absentee landlords, whose properties coincide with locations of substandard structures
- h. of the 140 buildings in Area (3a), 45 or 32.1% are within 10 feet of an adjacent building
- i. 51% of the buildings have one or more yard deficiencies.

Residential structures, in general, are characterized by numerous minor defects which collectively cause many structures to have a deteriorating effect on the surrounding area.

2724 structures were included in the APHA Exterior Inspection of Area (3), which was completed in December, 1967. Structures were placed in one of the three grading categories in the following percentages: "Good" - 382 or 15%; "Fair" - 932 or 33%; "Poor" - 1410 or 52%.

The APHA inspection of Structures and Units for Area (3a) was completed in December, 1968, and represented a 20% sampling of all structures in Area (3a). 21 or 70.0% of the structures had at least one basic deficiency in essential dwelling facilities. The specific breakdown of the 20% sampling into APHA grading categories was as follows:

Category A - Excellent	-	0
Category B - Good	-	9
Category C - Intermediate	-	11
Category D - Substandard	-	8
Category E - Slum	-	1

- Not available for Occupancy - 1

Basic deficiencies include serious deterioration, serious overcrowding, lack of dual egress, lack of sanitary facilities and serious inadequacies in lighting and ventilation. A basic deficiency indicates a serious violation of Minimum Standards for continued dwelling occupancy and building safety, which ordinarily would justify removal of occupants from the dwelling until the violation was corrected. Of the 30 structures (from the 20% sampling) within Area (3a), 10 or 33.3% are sub-standard. And of the 140 structures in the complete Area (3a), 140 or 100.0% have one or more environmental deficiencies.

2. Boundaries of Urban Renewal Area (3a)

Area (3a) is located within the HUD-approved Model Cities Area Area(3). In general, Area (3a) lies within an area bounded by Ocean Street, Oxford Street, Eddy Street and Thurbers Avenue. The boundaries of this area have been established without regard to the race, religion, national origin or color of skin of any residents of the area. The boundaries of Area (3a) are as shown on Map No. 1, Land Use and Zoning [for Area (3a)]. A legal description of the Area (3a) boundary is attached herewith as Exhibit A.

B. Statement of Development Objectives

1. Local Objectives to be achieved through Renewal are:

The removal of substandard structures; the rehabilitation of all remaining structures; the prevention of new slums and deterioration; the provision of new housing units throughout the area; the relieving of congestion and the centralization of non-residential uses; the provision of new active and passive recreation areas; the provision of appropriate community facilities; the modernization of public utilities; the improvement of pedestrian and vehicular circulation patterns; and the provision of a decent, safe, and sanitary home for every citizen of the community.

2. Urban Renewal Plan Objectives

- a. Improvement of structural conditions and maintenance throughout the area by providing for the intensification of the enforcement of all City Code Standards and the encouragement of the attainment of higher-than-code standards in the rehabilitation of structures.
- b. Maintenance of the present variety of physically adequate housing in residential sections.
- c. Establishment of public recreation facilities.
- d. Promotion of sound development in the area by the provision and enforcement of controls governing the use and maintenance of the land.
- e. Provision of a substantial number of low or moderate cost housing units, such that a minimum of 20 percent of all the dwelling units permitted by this Urban Renewal Plan on land disposed of for residential construction or residential rehabilitation shall be of low or moderate cost.

- f. Improvement of residential properties by the elimination of environmental deficiencies.
 - g. Provision of street trees and public green spaces.
 - h. Provision of up-to-date street lighting.
 - i. Repaving and replacing of streets and sidewalks throughout the area, where necessary.
 - j. Provision of expansion space for existing residential parcels where feasible and desirable.
 - k. Improvement of physical environment of the area by the separation of the incompatible land uses and, where necessary, by the removal of incompatible land uses.
 - l. Provision for proper development of neighborhood commercial uses within the residential areas.
 - m. Provisions for the location of institutional and social service uses.
 - n. Improvement of tenant-landlord communication as well as establishment and clarification by each of the other's responsibilities in the maintenance of the structure.
3. The physical character of the area will be basically an orderly arrangement of land uses, such that residential uses will not be adversely affected by non-residential uses. The residential areas will be less congested and therefore will provide yard space to accommodate off-street parking and on-site play areas for small children. The non-residential areas will be arranged so as to provide a more functional and less congested operation of the businesses involved.
 4. Basic amenities to be provided by this plan are: more functional recreation areas within each neighborhood; centralization of commercial areas which will allow for neighborhood shopping and at the same time relieve the residential areas of the mixed land uses; and better traffic circulation which will help to relieve congestion on the neighborhood streets, thereby allowing for a better flow of thru-traffic.
 5. Social and economic objectives within the Area are to be brought about primarily in the following ways. First, the physical environment of the Area will be uplifted through: the provision of new, public active and passive recreational areas; the elimination of blighting influences caused by the incompatible mixing of residential and non-residential land uses; the elimination of sub-standard structures which are infeasible of rehabilitation; and rehabilitation of remaining structures. Second, a substantial effort by various city agencies will be made to upgrade the quality of education within the area; to encourage the continuance of existing public and private day-care centers, drop-in centers, and other general social service centers, as well as to provide similar, new facilities, as needed; to provide new job opportunities through the centralization and revitalization of existing industry, and to encourage the location of new industrial uses within the new industrial areas.

C. General Land Use Plan

1. Land Use Map: (See Map No. 2, Proposed Land Use) for Area (3a), showing the predominant Land Uses, including Public Uses and Other Uses, and the Major Circulation Routes.
2. Description of Predominant Land Use Categories
 - a. Residential Land Use is of the Medium Density Type, having a maximum of one dwelling unit per 1200 square feet of lot area.
 - b. Other Uses incidental to and compatible with Residential Areas, such as:
 - 1.) Parks, playgrounds, churches, etc., and
 - 2.) Those commercial uses deemed necessary to serve the needs of the Area Residents, will also be allowed.
 - c. There are no new commercial or industrial sections proposed for Area (3a)
3. Planning Criteria to be Used to Determine:
 - a. Type, Intensity and Location of other uses Permitted within Predominant Land Use Categories:
 - 1.) Standards governing the type, intensity and location of secondary or auxiliary uses within predominant land use categories are contained in the ordinance entitled "Zoning Ordinance of the City of Providence", as approved September 21, 1951, and as amended to the date of approval of this Urban Renewal Plan. In some instances the standards of the Urban Renewal Plan are more restrictive than the Zoning Ordinance.
 - 2.) Criteria used to determine the type, intensity and location of auxiliary uses (such as public, institutional) within predominant land use categories are:
 - a.) Demonstration that there is a need for such facility to serve the neighborhood.
 - b.) Compatibility between auxiliary use and predominant land use.
 - c.) Economic feasibility and availability of land for provision of adequate off-street parking, loading, etc.
 - d.) Applicable Zoning restrictions.
 - b. Type, Location and Other Characteristics of the Internal Circulation System

1) Guided by the City's Master Plan for Circulation, alterations to the existing internal circulation system within the N.D.P. will be determined by the following criteria:

(a) Proposed intended use, whether:

- Primarily Residential, with infrequent Commercial
- Residential equally mixed with Commercial
- Primarily Commercial and/or Industrial

(b) Estimated Traffic Volume

(c) Existing or Planned access to major thoroughfares.

2) The internal circulation system will insure an effective separation between neighborhood traffic and through or transient traffic, and at the same time allow for a smooth transition between internal streets and major perimeter streets.

c. Other Public Improvements and facilities not identified on the land use map:

- 1) Separation of storm and sanitary sewers as required by federal regulations;
- 2) Parks and recreation areas as indicated by population studies;
- 3) Other site improvements as dictated by right-of-way adjustment plan;
- 4) Other public facilities as indicated in the City's Master Plan.

D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES shall include:

1. Rehabilitation

- a. Economic feasibility has been established for properties within the rehabilitation area, and has been given due consideration.
- b. In cases where a property owner is unable or unwilling to undertake rehabilitation of his property or where non-compliance with a request to rehabilitate will result in severe blighting influence, the Providence Redevelopment Agency may acquire and rehabilitate said property; or acquire said property for resale to a buyer who will then undertake rehabilitation of said property or, as a final alternative, acquire said property for clearance.

c. Property Rehabilitation Standards

1.) Residential Rehabilitation Standards

(a) Minimum Housing Standards

Minimum Housing Standards for acceptable dwelling rehabilitation within rehabilitation sections of Area (1) shall consist of legal requirements contained in an ordinance of the City of Providence entitled "An Ordinance Providing Minimum Standards for Housing", Chapter 1040, approved July 9, 1956, as amended to the date of approval of this Urban Renewal Plan.

(b) Residential Area Standards

In addition to the minimum legal requirements for rehabilitation set forth above, voluntary project standards for desirable dwelling rehabilitation and improvements shall consist of those standards which the Federal Housing Administration has established for eligibility for FHA Financing. These standards as adopted from Housing and Urban Development Publication, HUD PG-50, as amended, entitled "Minimum Property Standards for Rehabilitation," shall be applicable to the Area. They are attached as Exhibit C.

(c) In addition, buildings and uses proposed for rehabilitation shall be subject to compliance with those controls for open space, off-street parking facilities and screening, landscaping, etc. which are set forth in Section E, "Land Disposition Supplement," and are applicable to residential properties. Provided, however, that waiver or modification to the strict application of these controls may be granted due to location of structure on the land, lack of available open space, adverse topography, etc. where the objectives of the Urban Renewal Plan are not abrogated by such action.

2.) Non-Residential Rehabilitation Standards

(a) Minimum Non-Residential Standards

The Building Ordinance of the City of Providence and the Ordinance of the City of Providence entitled "Zoning Ordinance of the City of Providence," approved September 21, 1951, as amended to the date of approval of this Urban Renewal Plan, shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and maintenance of all buildings and other structures and their service equipment and shall apply to existing buildings and other structures, including all non-residential structures in the Area not acquired by the Agency.

(b) In addition, buildings and uses proposed for rehabilitation shall be subject to compliance with those controls for open space, off-street parking and loading, screening, and buffering, etc. which are set forth in Section E, "Land Disposition Supplement," and are applicable to non-residential properties. Provided, however, that waiver or modification to the strict application of these controls may be granted due to location of structure on the land, lack of available open space, adverse topography, etc. where the objectives of the Urban Renewal Plan are not abrogated by such action.

(c) Non-Residential Area Standards

Owners of all non-residential properties shall be encouraged to undertake:

- (1) The cleaning or repainting of all exterior and interior metal, masonry, glass and woodwork where required
- (2) The provisions of off-street parking and loading spaces relative to the type of establishment
- (3) The screening, from the view of adjoining residential uses and rights-of-way, of all outdoor parking areas, loading areas and storage spaces, by use of a uniform appearing, adequate year-round screen.
- (4) The replacement of all broken, loose, or unsafe fenestration of all windows, doors, and store fronts
- (5) The grading or regarding of all lots in such a manner as to provide a satisfactory drainage of water runoff away from buildings and from the lot to a public street or drainage casement
- (6) The suitable surfacing or resurfacing of all driveways, parking areas, walks and plazas so as not to constitute a nuisance to the surrounding areas
- (7) The proper landscaping of all other open areas
- (8) Either the replacement of existing undesirable signs or the placement of new signs which in either case are to be:
 - (a) Neither flashing nor animated
 - (b) Integrated with the overall appearance of the structure to which the signs are affixed

(9) The placement and shielding of any spotlight or similar source of illumination so that the light source is not visible from the right-of-way or from adjacent properties.

(10) The repair, painting or replacement of fencing, walls and screening as required.

The implementation of rehabilitation standards as well as the execution of rehabilitation activities outlined above will involve essentially; (a) the enforcement by the City of its Minimum Standards Housing Ordinance; (b) the enforcement by the City of its Zoning Ordinance; (c) the enforcement by the City of its Building Ordinance; (d) the enforcement by the City of all other applicable ordinances; (e) the provision by the Agency of technical assistance to property owners and other private persons to implement and to facilitate the voluntary rehabilitation and improvement of property up to project standards; and (f) the exercise, from time to time and as necessary, by the Agency of its power of selective clearance in order to secure the acquisition of single or scattered parcels of real property within the area, through purchase, condemnation or otherwise; and the rehabilitation or restoration for demonstration purposes or relocation of structures and the demolition and/or removal of buildings or improvements thereon where necessary.

(d) Performance Standards (Exhibit B)

2. Acquisition and Clearance*

- a. The major Urban Renewal Treatment for Area (3a) is rehabilitation rather than clearance. Nevertheless, treatment through rehabilitation will be supported by acquisition and clearance in instances where:
- 1.) There exist substandard buildings which are economically infeasible of rehabilitation; or
 - 2.) There is a need to remove blighting influences; or
 - 3.) There is a need to provide land for public facilities or improvements to such existing facilities; or
 - 4.) Such clearance is needed to promote historic or architectural preservation; or
 - 5.) There is a need to provide land for redevelopment and other plan objectives.

*All properties to be acquired are identified on Map No. 3, Proposed Acquisition, for Area (3a).

- b. Properties within the rehabilitation areas not now identified for acquisition may be acquired during subsequent years, if such properties:
- 1.) Do not meet the standards of this Urban Renewal Plan and are found to be economically infeasible of rehabilitation,
 - 2.) Would impede the desired land use objectives for public facilities within this Urban Renewal Area, or
 - 3.) If the owner of such properties is unwilling or unable to undertake rehabilitation of said properties up to the standards for rehabilitation established in this Plan.
- c. Properties designated for Acquisition, in rehabilitation areas, which may be exempted from Acquisition will include:
- 1.) Those properties in rehabilitation areas previously designated for Acquisition, resale and re-use which in the interim have been demolished or rehabilitated in conformance with the controls for rehabilitation as set forth in this Urban Renewal Plan.
- d. Under the provisions of the Redevelopment Act of 1956, as amended, the Providence Redevelopment Agency is empowered to undertake all clearance and redevelopment functions, including:
- 1.) Acquisition
 - 2.) Clearance
 - 3.) Relocation
 - 4.) Installation and construction of site improvements
 - 5.) Disposition
 - 6.) Rehabilitation
 - 7.) Acceptance from the City of donations of land, site improvements, supporting facilities, grants-in-aid, services, and other cooperative activities necessary to the execution of this Plan which the City, under the terms of the same statute, is empowered to contribute, with or without consideration to the program undertaking.

E. Land Disposition Supplement

1. Land Use Designations, Controls and Standards to be imposed on land to be offered for sale or lease.

a. Statement of Uses to be Permitted and Controls

In order to achieve the objectives of this Urban Renewal Plan, the following controls shall restrict the use and development of those areas acquired for redevelopment. The various permitted land use categories, will be:

1.) R-3 General Residence Zone

(a) Permitted Uses

(1) R-3 General Residence uses of the Zoning Ordinance shall be permitted in this Area (3a) except for: Apartment Hotel or Hotel, Fraternity or Sorority House, Rooming House, Community Center, Crop or Tree Farming, Club or Lodge, or Golf Course.

(b) Development Controls for Residential Uses:

(within the permitted R-3 General Residence Zone) in Area (3a), which shall apply, are as follows:

(1) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setback, and Building Height shall be governed by applicable provisions of the Ordinance entitled "Zoning Ordinance of the City of Providence", approved September 21, 1951, and as amended to the date of approval of this Urban Renewal Plan.

(2) Building Construction: The construction of buildings shall conform to the regulations set forth in chapter 1079 of the Ordinances of the City of Providence known as the "Building Ordinance of the City of Providence" adopted December 21, 1956, as amended to the date of approval of this Urban Renewal Plan.

(3) Dwelling Accommodations: All living units shall be full-family dwelling accommodations, having separate and private access, complete bathroom and kitchen, and shall be otherwise in full conformity with the requirements of Chapter 1040, Ordinances of the City of Providence, entitled: "The Ordinance Providing Minimum Standards for Housing", as approved July 19, 1956 and as amended to the date of approval of this Urban Renewal Plan by the City Council.

- (4) Name Plate or Sign: For each dwelling unit, one name plate not exceeding 1/2 square foot in area, shall be permitted, indicating the name and/or address of the occupant or any permitted occupation. All signs must be suitably integrated with the architectural design of the structure which they identify. The size, design, placement and number of signs must be specified in all Redevelopment Proposals. The replacement or addition of any sign during the duration of the plan must be approved by the Agency. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.
- (5) Off-Street Parking: One off-street parking space shall be provided for each dwelling unit, and in addition, where buildings contain more than three dwelling units, the following number of parking spaces shall be provided: one (1) parking space per dwelling unit and additional parking spaces equal in number to one-quarter of the number of dwelling units in excess of three dwelling units. Pursuant to this formula, any fraction of a required parking space shall automatically be interpreted to mean an additional required whole parking space. The Providence Redevelopment Agency shall have the final right of approval.
- (6) Screening: Excluding that portion of a driveway or accessway which opens directly into a street, screening of the following type shall be provided, namely: off-street parking for residential uses shall be screened from the street by a strip, at least four (4) feet wide, densely planted with evergreen shrubs or trees which are at least four (4) feet high at the time of planting and which are of a variety that will attain a height of at least six (6) feet; or a continuous wooden fence of uniform appearance, at least four (4) feet high but not more than five (5) feet high above the finished grade, the linear surface of which may be solid or perforated but said perforation shall not exceed 25% of the total linear surface of the fence, except that wherever permanent outdoor parking facilities are to be established for four or more vehicles no portion of the required screening may be perforated. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.

- (7) Overnight Off-Street Parking: In residential zones, overnight off-street, outdoor parking shall be specifically prohibited except for pleasure vehicles.
- (8) Landscaping, On-Site Improvements and Maintenance: All sites shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable, properly designed and constructed walks and access drives. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass, shrubs, and trees; except that, subject to the approval of the Providence Redevelopment Agency, an area not in excess of 20% of the unbuilt and unpaved area may be landscaped with another material for decorative purposes or a garden only. After fully developed, the land, buildings and other improvements in all sites of Area (3a) shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.
- (9) Additional applicable controls are listed below under the headings:
- 1) "Other condition, covenants, restrictions and provisions controlling the development and use of acquired land and improvements."
 - 2) "Miscellaneous Provisions."

E.1.b. Additional Regulations to be Imposed

1. Other conditions, covenants, restrictions and provisions controlling the Development and Use of Acquired Land and Improvements.

- (a) With respect to interpretation, redevelopers will be required to agree, in the event of any questions regarding the meaning of the standards and controls or other provision of this Plan, that the decision of the Providence Redevelopment Agency with respect to interpretation, meaning and affects shall be final and binding.

- (b) A report concerning the proposed sale or lease of any land within Area (3a) shall be submitted to the City Council at a regular or a special meeting, at least ten (10) days prior to the execution of said sale or lease agreement.
- (c) No building except those approved by the Providence Redevelopment Agency shall be erected on any parcel of land sold to an adjoining property owner for the purpose of increasing his lot for residential yard space. Moreover, a plan of any proposed building shall be submitted to the Providence Redevelopment Agency for its approval, to insure the conformance of any proposed building with the provisions and objectives of this Urban Renewal Plan. The required building setback for any proposed garage to be erected on the above described class of land shall be twenty (20) feet from any right-of-way line. Every parcel of land of the above described class shall be properly graded and drained, and shall be suitably planted and permanently maintained with grass, shrubs and trees, in conformance with paragraphs "6", Screening, and "8", Landscaping and On-Site Improvements and Maintenance, of all sections dealing with residential zones in this Plan. Each and every parcel of land of the class herein described shall be maintained in safe, clean and sanitary condition at all times.
- (d) The following controls of this Plan shall obligate and bind all redevelopers and their successors in interest, lessees or assigns. The controls, covenants, and restrictions incorporated in this Plan shall be in effect for a period of forty (40) years extending from the date of approval of this plan by the City Council, except that the control stated in paragraph E.2.b.(1)(d)(3), below, shall run for a perpetual period of time. In addition, the following restrictive covenants or controls running with the land shall be inserted in and made an effective part of all agreements and conveyances for the disposition of any part or parcel of land in the Area to require said redevelopers
- (1) To use and devote such real property only for the purpose and in the manner stated in the Plan;
 - (2) To comply with such terms and conditions relating to the use and maintenance of real property as in the opinion of the Agency are necessary to carry out the provision of this Plan;

(3) To provide that at no time shall the acquisition, use, disposal or conveyance of land or improvements within the Action Area to or by any persons be denied, restricted or abridged, nor occupancy or possession thereof preferred, segregated or refused because of race, color, creed, or nationality of ancestry. Further, all redevelopers shall comply with all Federal, State and Local Laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color, or national origin, in the sale lease or occupancy of any project property;

(4) To begin and complete the building of improvements within a period of time deemed by the Agency to be reasonable, subject to any provisions which may be made for the extension of the time limit with the approval of the Agency;

(5) To comply with such terms and conditions specified by the Agency which will prevent holding of land for speculative purposes; and

(6) To submit to the Providence Redevelopment Agency architectural and landscaping plans and specifications, as well as any other information, as required by the Providence Redevelopment Agency, for its approval prior to the time of transfer of title to the Redeveloper to insure their conformance with the provisions of this Urban Renewal Plan.

2. Miscellaneous Provisions

- (a) Whenever the controls in this Plan restricting the use and development of areas acquired for redevelopment conflict with the provisions of the Zoning Ordinance, the higher standards of this Urban Renewal Plan or of the Zoning Ordinance shall govern. Provided, however, that with the written consent of the Department of Housing and Urban Development, the Agency may, at its discretion, when it deems it advisable and in the best interest of the successful accomplishment of the purposes of this Plan, and when it is demonstrated that Urban Renewal Objectives will not be adversely affected, waive the controls or provisions of this Plan.
- (b) The Providence Redevelopment Agency may, when it deems it advisable, file a petition with the Zoning Board for exceptions or waivers to the Zoning Ordinance.

- (c) Only those signs or plaques approved by the Agency shall be permitted.
- (d) Land sold to an adjoining owner shall first be utilized to satisfy requirements of this plan with respect to his adjoining non-acquired property.
- (e) The purchaser of land from the Agency obligates himself to provide necessary rehabilitation of his adjoining non-acquired property, such rehabilitation to meet the standards established by this Plan (see Exhibit C); and, after receipt of notice from the purchaser to the Agency that he has complied with requirements as noted above and after the Agency has made a finding of such fact, the Agency will tender to the purchaser a certificate of completion suitable for recording with the recorder of deeds.
- (f) The use of scattered sites made available by the Agency shall be:
 - 1) As sites for sale to adjoining owners for development as is consistent with this Plan.
 - 2) As sites for off-street parking.
 - 3) As sites to be developed for public open spaces.
 - 4) As sites for residential structures relocated from original sites in Area.
- (g) Required front yards of building sites shall be maintained in grass except for walks, drives, planting, and flag poles. Suitable planting shall be provided and maintained in front of the building or be related to the architecture of the structure. No driveway parallel to the street shall be permitted in the required minimum front yard.
- (h) All areas subject to wheeled traffic shall be paved with bituminous or cement concrete or other permanent paving material and shall have appropriate bumper or wheel guards where, in the opinion of the Agency, it is determined that they are needed.

- (i) Any area not paved shall be landscaped.
- (j) All buildings and improvements in the project area shall be maintained in good repair and in safe, clean, and sanitary condition.
- (k) Sufficient and suitable refuse and garbage storage facilities, including structural enclosures where appropriate, shall be provided and properly maintained.
- (l) Wherever screening of uses is provided, it shall be a uniform appearing, adequate year-round type and subject to the approval of the Agency.
- (m) A report concerning the proposed sale or lease of any land within the area shall be submitted to the City Council at a regular or special meeting at least ten (10) days prior to the execution of said sale or lease agreement.
- (n) All mechanical equipment, whether located on the roof of a structure or on the ground or at any other location on a site shall be totally and effectively screened from view - within the limits of safety and good design with respect to any given mechanical system - and said screening shall be integrated with the architectural design, style and facia of the building(s). The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.

2. Circulation

- a. See Map No. 1, Existing Land Use and Zoning, for Area (3a); and Map No. 5, Disposition Map, for Area (3a)
- b. See Section A of this Plan, entitled: "Description of NDP Urban Renewal Area (3a)".

3. Obligations to be Imposed on Redevelopers

- a. The redevelopers, their successors in interest, lessees, or assigns, will be required, as an effective part of all agreements and conveyances for the disposition of any part or parcel of land in the project area, to observe all provisions of the Urban Renewal Plan; and to assure construction of all required and/or necessary improvements in conformity with the Plan within a reasonable length of time, which shall be determined by the Providence Redevelopment Agency, in its sole discretion.
- b. See Section E.1.b., "Additional Regulation to be Imposed,"

4. Commitment to Provide the stipulated percentage of Low-and Moderate-Income Housing
During Year One approximately 30 new housing units of a low and moderate cost type are proposed.
5. Statement of Urban Design Objectives or Controls
Refer to sections E.1.a., and E.1.b., of this Plan.
6. Duration and Effective Date of Regulations and Controls
The foregoing regulations and controls contained in this plan will be binding, effective by deed or by contract containing restrictive covenants, running with the land, upon all purchasers or contractors and their heirs and assigns of the land, in the area of the City of Providence, Rhode Island, covered by this Plan. The regulations and controls incorporated in this Plan will be effective from the date of approval of this Plan by the City Council of the City of Providence, Rhode Island, for 40 years; except that the provision, with respect to non-discrimination in sub-paragraph E.1.b.(1)(d)(3), page 15 shall run for a perpetual length of time and shall also apply to any facilities outside Area (3a) utilized as non-cash grants-in-aid for the project.

F. Other Provisions necessary to Meet Local Requirements or Local Law

1. Conformity to General Plan and Workable Program for Community Improvement

This Urban Renewal Plan is in conformity with all elements of the Master Plan of the City of Providence, which includes Land Use Plan, Major Thoroughfare Plan, Population and Density Plan, Master Plan for Public Schools, Master Plan for Recreation, Zoning Plan, as well as with the City's Workable Program for Community Improvement and the Model Cities Plan.

Proposed redevelopment activity in area (3a) is intended to implement (a) definite local objectives for planning action and (b) definite local objectives for community rebuilding as set forth in the Workable Program.

The Urban Renewal Plan is consistent with local objectives for appropriate land use, improved traffic, recreational and community facilities and other public improvements. Moreover, the Plan adheres to the objectives of the Workable Program which are (1) to prevent new slums and deterioration (2) to eradicate the deterioration of the past; (3) to conserve what is strong, and to rehabilitate what is weak; (4) to renew the city's housing; (5) to provide a decent, safe and sanitary home for every citizen of the community.

2. The execution activities proposed above will be undertaken by the Providence Redevelopment Agency and the City of Providence.

(a) Providence Redevelopment Agency

Under the provisions of the Redevelopment Act of 1956, as amended, the Agency is empowered to undertake all clearance and redevelopment functions including (a) the acquisition and clearance of any and all land and buildings in blighted and substandard areas; (b) the relocation of occupants therein; (c) the installation and

construction of site improvements; (d) the disposition of land for re-use in accordance with the Plan; (e) acceptance from the City of any and all donations of land, site improvements, supporting facilities, grants-in-aid services and other cooperative activities necessary to the execution of this plan which the city, by the terms of the same statute, is empowered to contribute with or without consideration to the project undertaking; (f) the rehabilitation of structures; (g) the periodic inspection of the Area to insure compliance with the provisions of this Plan; and (h) the investigation of complaints by industrial occupants of the area or by owners of property adjacent to the industrial section of the area. In cases of such investigation, the Agency shall: (1) find that the industrial operations do conform to the performance standards in Exhibit B; or (2) confer with the management of the plant to affect such changes as are necessary for compliance with performance standards; or as a final alternative, (3) refer the complaint to one or more expert consultants selected by the Agency.

In the event that the measurements indicated actual violation of the performance standards, the cost of such consulting services shall be assumed by the management of the defective plant. When the measurements do not indicate violation of performance standards, the Agency shall assume the aforementioned expense.

(b) City of Providence

Under the terms of the ordinance approving and adopting this Plan, the City commits itself to: (a) the vacation and acceptance of right-of-way easements dedicated for street purposes; (b) changes in zoning district designations; (c) the provision of municipal improvements designed to support the private re-uses of land in the area; (d) the donation of real property; (e) a systematic and intensified enforcement of laws and ordinances relating to the use, occupancy, maintenance and repair of buildings and other improvements; and (f) the provision of local grants-in-aid.

3. Method of Relocation

Although not applicable in Year One, when it becomes necessary, families and individual householders who are to be displaced by Agency Action within Area (3a) will have the service of the Family Relocation Service of the City made available to them. Suitable accommodations of adequate size in the private housing market, at a rental a family can afford and certified as decent, safe, and sanitary by a trained housing inspector, will be offered to any eligible family in the Area. This Relocation Service will continue functioning until all eligible families and individual householders living in the area have been satisfactorily relocated into acceptable housing. Families eligible for public housing will receive priority in the low-rent development of the Providence Housing Authority.

Businesses to be displaced by Agency action will have the services of the Business Relocation and Industrial Promotion Divisions of the Department of Planning and Urban Development.

4. Method of Financing

This Plan is to be financed under the provisions of the Housing Act of 1949, as amended, and the Plan shall not become effective until approval in its entirety by the Department of Housing and Urban Development, and provided further, that during the term of any contract to finance the carrying out of this plan executed by the Agency and the Department of Housing and Urban Development any substantial modification shall be submitted to said Administrator for determination by him that such modification meets the terms and requirements of the contract for Federal Financial Assistance.

The estimated costs of carrying out all NDP Activities for the current Action Year are as follows:

ELIGIBLE PROGRAM COSTS FOR COMPUTING FEDERAL AID

GROSS PROGRAM COST -	\$956,104
LAND PROCEEDS -	<u>\$- 8,729</u>
NET PROGRAM COST -	\$947,375
FEDERAL PROGRAM CAPITAL GRANT -	\$711,803
LOCAL SHARE -	\$235,572

Additional City Costs

Real Estate Tax Payments \$200

Provisions of Federal Grant

The estimated Federal Grant of \$711,803 will be provided under the terms and conditions of a Loan and Grant Contract between the Providence Redevelopment Agency and the Department of Housing and Urban Development which will provide either for direct borrowing from the Federal Government or the issuance of preliminary loan notes secured by the Federal Government in the amount necessary to pay project expenditures.

Provisions of Local Grant

The local grant of \$235,572 will be met by (1) the donation of City owned property presently estimated to be valued at \$153,755; (2) non-cash local grant-in-aid credit to be claimed for the James L. Hanley Educational Center Complex, as public and supporting facility estimated at \$681,503. Items (1) and (2) total up to \$835,258, but Year One activities in Area (3a) only require the indicated local grant of \$235,572.

Provisions of Additional City Costs

Additional City Costs of \$200 for real estate tax payments will be provided from funds to be set aside for this purpose.

G. Procedure for changes in Approved Plan

The Providence City Council at its own discretion or upon recommendation of the Providence Redevelopment Agency may modify this plan at any time subject to DHUD concurrence. The City Council may at its discretion hold a public hearing on such proposed modification, provided that if the plan is modified after lease or sale by the Providence Redevelopment Agency of real property in the project area such modification shall be subject to such rights of law and in equity as the lessee or purchaser or his successor or successors in interest may be entitled to assert.

EXHIBIT A

LEGAL DESCRIPTION OF THE BOUNDARIES OF N.D.P. URBAN RENEWAL AREA (3A)

Beginning at the most westerly corner of Area (3a), herein described, at the intersection of the centerline of Ocean Street and Oxford Street:

Thence, running generally northeasterly along the centerline of Oxford Street to its intersection with the northerly projection of the westerly lot line of Lot 768, in A.P. 47:

Thence, turning and running generally southerly along said westerly lot line of Lot 768, in A.P. 47, and continuing southerly along the westerly lot line of Lot 779, in A.P. 47, to its projected intersection with the centerline of Ashmont Street:

Thence, turning and running generally northeasterly along said centerline of Ashmont Street to its intersection with the northerly projection of the westerly lot line of Lot 701, A.P. 47:

Thence, turning and running generally southerly along said westerly lot line of Lot 701, A.P. 47, and continuing generally southerly along the westerly and northerly lot lines of Lot 780, in A.P. 47, to its projected intersection with the centerline of Briggs Street:

Thence, turning and running generally northeasterly along said centerline of Briggs Street to its intersection with the northerly projection of the westerly lot line of Lot 39, in A.P. 54:

Thence, turning and running generally southerly along said westerly lot line of Lot 39, A.P. 54, to its project intersection with the centerline of Wyatt Street:

Thence, turning and running generally northeasterly along said centerline of Wyatt Street to its intersection with the northerly projection of the westerly lot line of Lot 41, A.P. 54:

Thence, turning and running generally southerly along the westerly lot lines of Lots 41, 42, 119 and 120, in A.P. 54, continuing across Autumn Street to its intersection with the westerly lot line of Lot 846, in A.P. 54, and continuing along said westerly lot line of Lot 846, A.P. 54 to its intersection with the northerly lot line of Lot 225, in A.P. 54:

Thence, turning and running generally southerly along the northerly and westerly lot lines of Lots 225, 847, 354, 292, 293, and 294 in A.P. 54, to its projected intersection with the centerline of Rachel Street:

Thence, running generally southerly along said centerline of Rachel Street to its intersection with the centerline of Thurbers Avenue:

Thence, turning and running generally westerly along said centerline of Thurbers Avenue to its intersection with the centerline of Rugby Street:

Thence, turning and running generally northerly along said centerline of Rugby Street to its intersection with the easterly projection of the northerly lot line of Lot 300, in A.P. 54:

Thence, turning and running generally westerly along the northerly and easterly lot lines of Lots 300, 301, 817, 816, 802, 302, 305, 306, 307 and 843, in A.P. 54, to its projected intersection with the centerline of Ocean Street:

Thence, turning and running generally northerly along said centerline of Ocean Street to the point and place of beginning.

EXHIBIT B

PERFORMANCE STANDARDS FOR THE REGULATION OF INDUSTRIAL PROCESSES

Noise shall be measured at any property line. At the specified points of measurement the sound-pressure level of noise radiated continuously from a facility at night time shall not exceed the values given in Table I in any octave band of frequency. The sound-pressure level shall be measured with a Sound Level Meter and an Octave Band Analyzer that conform to specifications published by the American Standards Association. (American Standard Sound Level Meters for Measurement of Noise and Other Sounds, Z 24.3-1944, American Standard Specification for an Octave-Band Filter Set for the analysis of Noise and Other Sounds, Z 24.10-1953, American Standards Association, Inc., New York, New York, shall be used).

TABLE 1

Maximum permissible sound-pressure levels at specific points of measurement for noise radiated continuously from a facility between the hours of 11 P.M. and 7 A.M.

Frequency Band: Cycles per second	Sound Pressure Level: Decibels ^a
20-75	69
75-100	54
150-300	47
300-600	41
600-1,200	37
1,200-2,400	34
2,400-4,800	31
4,800-10,000	28

^aAccording to the following formula

Sound Pressure Level
In Decibels

equals $10 \log \frac{P}{P_2}$

$\frac{P}{P_2}$

Where P_2 equals 0.0002 dynes/cm²

If the noise is not smooth and continuous and is not radiated between the hours of 11 P.M. and 7 A.M., one or more of the corrections in Table II below shall be added to or subtracted from each of the decibel levels given above in Table I.

TABLE II

Type of Operations or Character of Noise	Correction in Decibels
Daytime operation only	plus 5
Noise source operates less than 20% of any one-hour period	plus 5*
Noise source operated less than 5% of any one-hour period	plus 10*
Noise source operated less than 1% of any one-hour period	plus 15*
Noise of impulsive character (hammering, etc.)	minus 5
Noise of periodic character (hum, screech, etc.)	minus 5

*Apply one of these corrections only.

Vibration

1. Vibration shall be measured at any property line.

2. No vibration is permitted which is discernible to the human sense of feeling for three minutes or more duration in any one hour of the day between the hours of 7 A.M. and 7 P.M., or of 30 seconds or more duration in any one hour between the hours of 7 P.M. and 7 A.M. No vibration at any time shall produce an acceleration of more than 0.1g or shall result in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, U.S. Bureau of Mines Bulletin No. 442, "Seismic Effects of Quarry Blasting," on any structure. The methods and equations of said Bulletin No. 442 shall be used to compute all values for the enforcement of this regulation.

Smoke

Measurement shall be taken at the point of emission. The Ringelmann Smoke Chart published by the U.S. Bureau of Mines in August 1955 as Information Circular 7718 (Revision of I.C. 6888) shall be used for the measurement of smoke. Gray smoke not darker than No. 1 on said charts may be emitted, except that gray smoke not darker than No. 2 on said charts may be emitted for periods aggregating not longer than 4 minutes in any 30 minutes. These provisions shall apply also to smoke of a different color but of equivalent apparent opacity.

Liquid or Solid Wastes

1. Effluent from any plant which is discharged into the ground shall at all times comply with the following standards:

Maximum 5 day biochemical oxygen demand - 20 parts per million.

Maximum total solids - 5,000 parts per million

Maximum phenol - 0.01 parts per million.

2. No liquid or solid wastes treated or untreated shall be emptied into any stream, river, pond or other body of water.

3. A septic tank, tile field or other disposal place for any wastes shall be located at least 150 feet from the nearest point of any river, pond, swampy area, or any district boundary of a residential, agricultural, or commercial zone, or any drinking water supply.

4. No effluent shall contain any other acids, oils, dust, toxic metals, corrosive or other toxic substance in solution or suspension which would create odors, discolor, poison, or otherwise pollute any stream or water shed in any way.

5. Uncontaminated cooling water shall not be considered a waste product.

Odors

Odors shall be measured at any lot line. No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be offensive or that are a detriment to the property of others or that are a nuisance to any persons beyond lot lines of owner. Table III (Odor Thresholds) in Chapter 5, "Air Pollution Abatement Manual," copyright 1951 by Manufacturing Chemists Association, Inc., Washington, D.C. shall be used as a standard. In each case, the smallest value given shall be the maximum odor permitted.

Fly, Ash, Dust, Fumes, Vapors, Gases and other Forms of Air Pollution

Measurement shall be taken at the point of emission. No emission shall be permitted which can cause any damage to health, to animals or vegetation, or other forms of property, or which can cause any excessive soiling. In no event shall any emission be allowed of any solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air at any point. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to correct to a stack temperature of 500 degrees Fahrenheit and to correct to the assumption that 50% excess air is present at the time of measurement and should be deducted from the measured volume before computing the grains per cubic foot to compare with the standard.

Toxic Gases

Industrial uses shall emit no noxious toxic or corrosive fumes or gases in excess of maximum allowable concentrations listed in the following source:

"Table I, Industrial Hygiene Standards, Maximum Allowable Concentration," Chapter 5 of the Air Pollution Abatement Manual Manufacturing Chemists' Association, Washington, D.C., 1951

Where minimum allowable concentrations of toxic gases are lower than the odor threshold, then the company at its expense, must provide continuous checks at its property lines.

Heat and Glare

No industrial use shall carry on any operation that would produce heat or glare beyond the property line that will cause injury or discomfort to human beings, fish and wild life, or vegetation.

A copy of each reference work mentioned in these standards shall be kept on file in the office of the Department of Building Inspection of the City of Providence.

EXHIBIT C

MINIMUM PROPERTY STANDARDS FOR REHABILITATION

All properties in the Action Area, shall comply with the standards set forth in all applicable statutes, codes, and ordinances as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including but not limited to, the building, plumbing, heating, electrical, and housing codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition to compliance with local statutes, codes, and ordinances, all properties in the West Broadway Project (Neighborhood Development Program Area (1)) devoted in whole or in part to residential uses shall conform to the following standards:

OPEN SPACE

Every residential building shall have sufficient open space to permit convenient access for maintenance, fire protection, adequate light and ventilation of habitable rooms and reasonable indoor privacy.

SITE IMPROVEMENTS

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate paved walks, parking areas, driveways, exterior steps and landscaping.

Provide each living unit with space necessary for suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities; also, provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

Room sizes

The size of rooms shown in Table R4-1 shall be the minimum for the sub-dividing of existing spaces or for the construction of new rooms. Unremodeled existing rooms where considered or adequate size and arrangement for the intended function by the proper authority are acceptable.

TABLE R4-1

ROOM SIZES

Name of Space(1)	Minimum area (Sq. Ft.) (2)			Least Dimension (2)
	0-BR LU	1 & 2 BR LU	3 or more BR LU	
LR	NA	140	150	10'-6"
DR	NA	80	100	7'-8"
K	NA	50	60	5'-4"
K'ette	20	25	40	3'-6"
BR (Double)	NA	110	110	8'-8"
BR (Single)	NA	70	70	7'-0"
LR-DA	NA	180	200	(3)
LR-DA-K	NA	220	250	(3)
LR-DA-SL	220	NA	NA	(3)
LR-SL	190	NA	NA	(3)
K-DA	80	80	110	(3)
K'ette-DA	60	60	90	(3)

NOTES

(1) Abbreviations:

LU - Living Unit
LR - Living Room
DR - Dining Room
DA - Dining Area
K - Kitchen

K'ette - Kitchenette
BR - Bedroom
SL - Sleeping Area
NA - Not Applicable
0-BR - No separate Bedroom

(2) Variations to these areas and dimensions may be permitted when existing partitions preclude precise compliance, and the available area or dimensions do not hinder furniture placement and the normal use of the space.

(3) The least dimension of each room function applies, except for the overlap or double use of space and combination rooms.

Privacy and Arrangement

A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms.

Access to all parts of a living unit shall be possible without passing through a public hall.

A bathroom shall not be used as a passageway to a habitable room, hall, basement or to the exterior.

Bath Facilities

Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90 degree door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars.

Space for Laundry Facilities

Adequate space shall be provided for laundry equipment within each living unit, off of a public corridor, or in a basement or other suitable public space for the use of all occupants of a building. Where nearby public commercial laundries are available, consideration may be given as to the extent residents of the project can be expected to use them in determining laundry space needs.

Closets and General Storage

Clothes closet space shall be provided within bedrooms or conveniently located nearby. In addition, each living unit shall have a suitable space within the unit or a locked space elsewhere within the building for general storage.

DOORS AND ACCESS OPENINGS

Provide openings adequate in size to admit furniture and equipment to all spaces and to permit inspection for repair and maintenance.

Interior Doors

Provide a door for each opening to a bedroom, bathroom or toilet compartment, with a locking device on bath and toilet compartment doors.

INTERIOR FIRE PROTECTION

Firewall, Party or Lot Line Wall

Firewall, Party or Lot Line Walls shall be continuous from foundation to the underside of, or through, the roof, with openings in firewalls only in corridors and where properly protected with appropriate automatic fire doors. There shall be no openings in party or lot line walls. All such walls shall effectively prevent the passage of fire at every floor-ceiling intersection with the wall.

INTERIOR FIRE PROTECTION-MATERIALS

Interior finish materials of walls, partitions (either fixed or moveable), ceilings, and other decorative treatment, and interior trim materials shall be appropriate to the location and conditions of service and not aid the surface flame spread, nor in burning give off excessive amounts of smoke or objectionable gases.

Exterior stairs and landings shall be of non-combustible materials except on buildings 3 stories or less in height.

New roof coverings on buildings of fire resistive, non-combustible and exterior protected construction having more than two living units shall provide a fire resistance equivalent to a Class A or Class B roof according to U.L. classification, except that where the roof area of property is less than 3000 sq. ft. and is well separated from adjacent properties the roof covering may be Class C.

FIRE PROTECTION EQUIPMENT

Fire Alarm System

Buildings more than 3 stories in height, except those with fire resistive and protected non-combustible construction, having twelve or more living units per floor shall be equipped with either an automatic fire detection or manually operated fire alarm system.

Buildings of fire resistive construction seven or more stories in height having fifteen or more living units per floor shall be equipped with an automatic fire detection system.

Fire alarm system, where required, shall be installed in accordance with the appropriate National Fire Protection Association Standard Nos. 71, 72a, b or c.

Sprinkler System

An automatic sprinkler system where used shall be of a standard approved type, and installed to provide coverage of all portions of the building designated for protection. The installation shall conform to NFPA No. 13 "Standards for the Installation of Sprinkler Systems."

PARTITIONS, COLUMNS AND POSTS

Partitions and other vertical supports which are to be continued in use shall be free of excessive splits, lean, buckling, or other defects.

FLOOR CONSTRUCTION

General

All floor construction shall provide safe and adequate support for all existing or probable loads and shall be reasonably free of objectionable vibration. A suitable surface for finish flooring shall exist or be provided.

BASEMENT OR CELLAR FLOORS

The floor of all basement or cellar furnace rooms, or basements containing habitable space, shall be paved in an acceptable manner, except under the following condition. Where the basement or cellar has existing wood floor construction and it is in a structurally sound condition it may remain.

WINDOWS, DOORS AND OTHER-OPENINGS

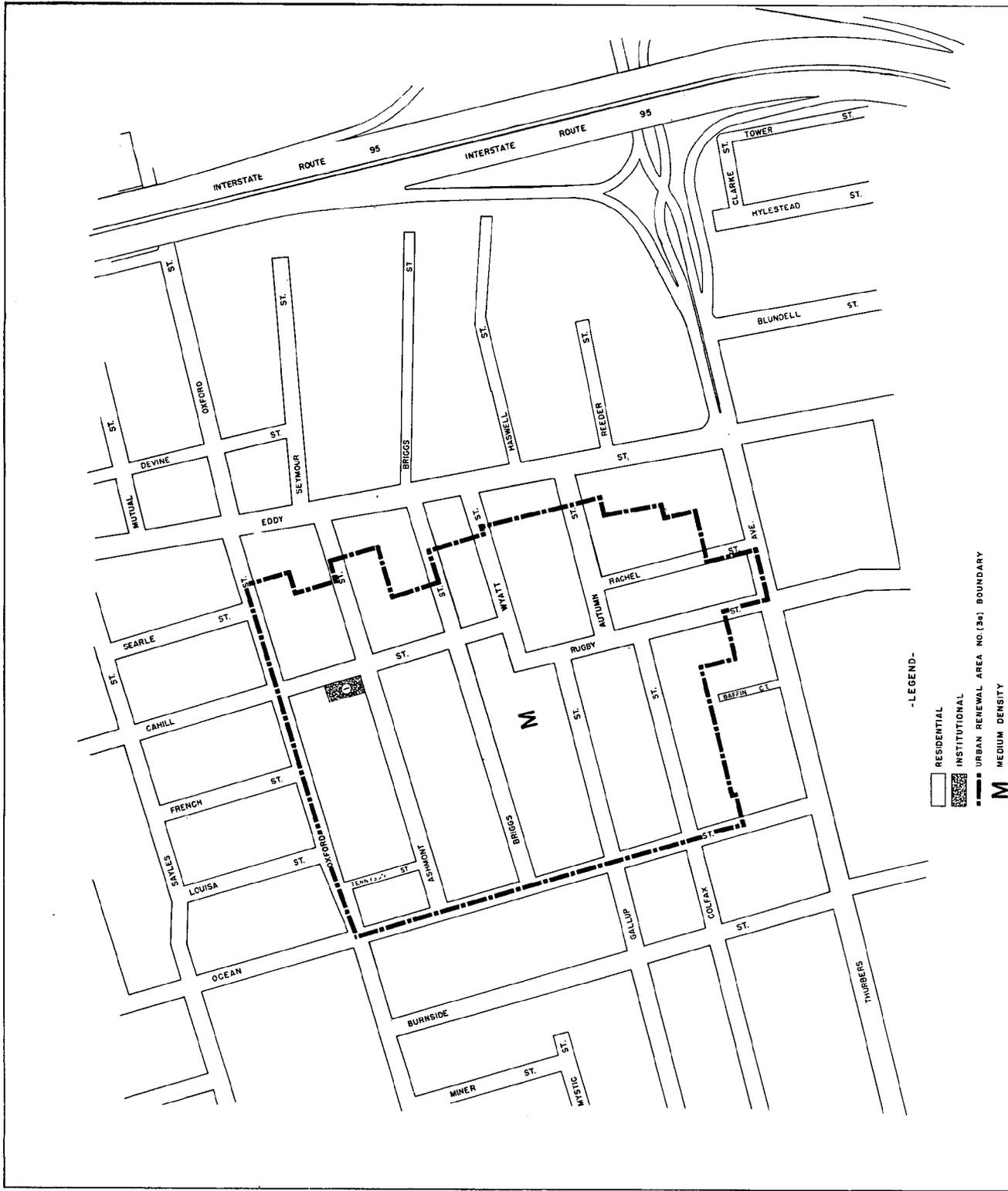
Defective glass or locking mechanisms shall be replaced or corrected.

GENERAL

All mechanical equipment shall be installed so that maintenance and replacement can be performed without the removal of other equipment.

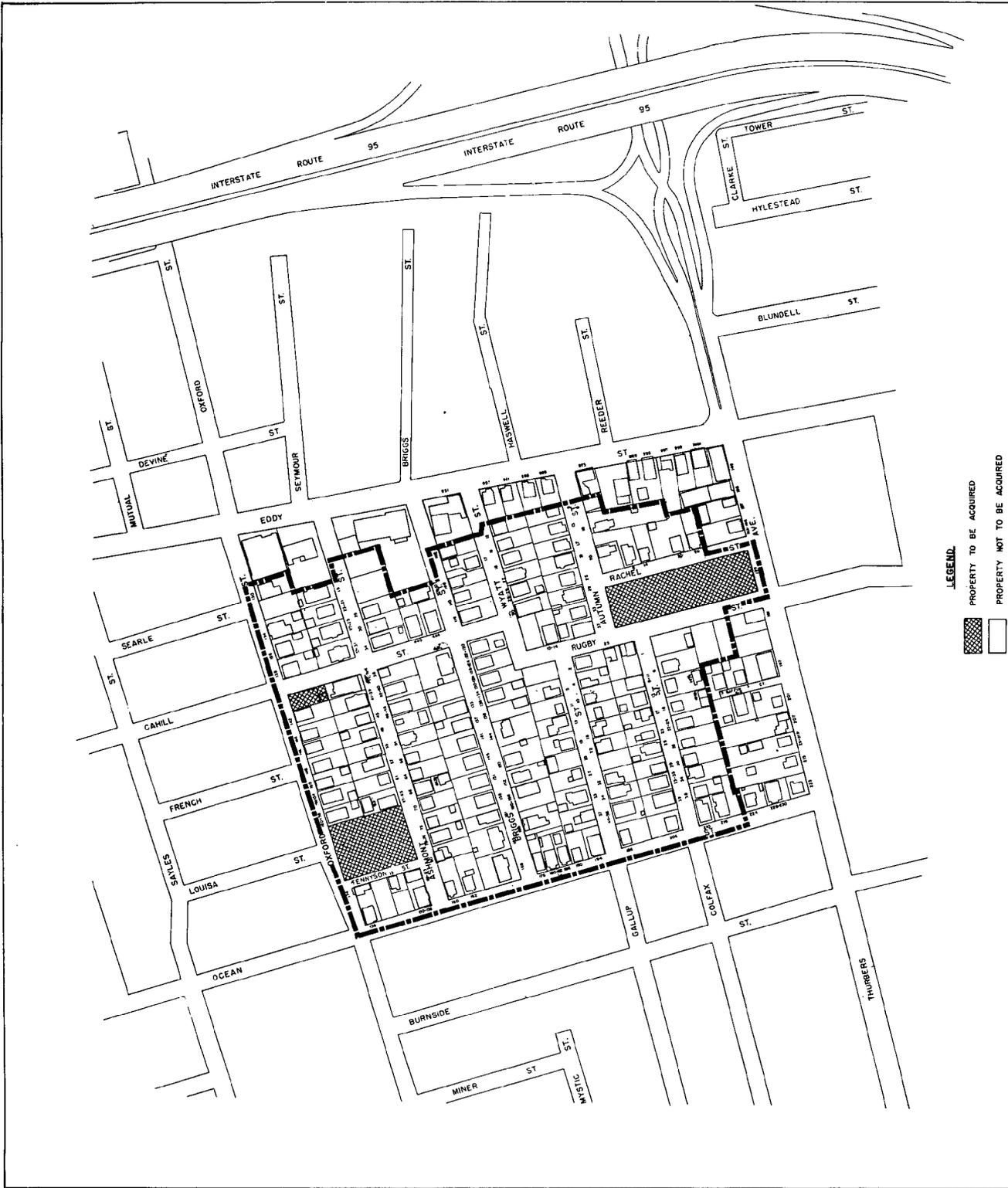
Prohibited Locations

No gas or oil fired water heater shall be located in a bedroom, bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.



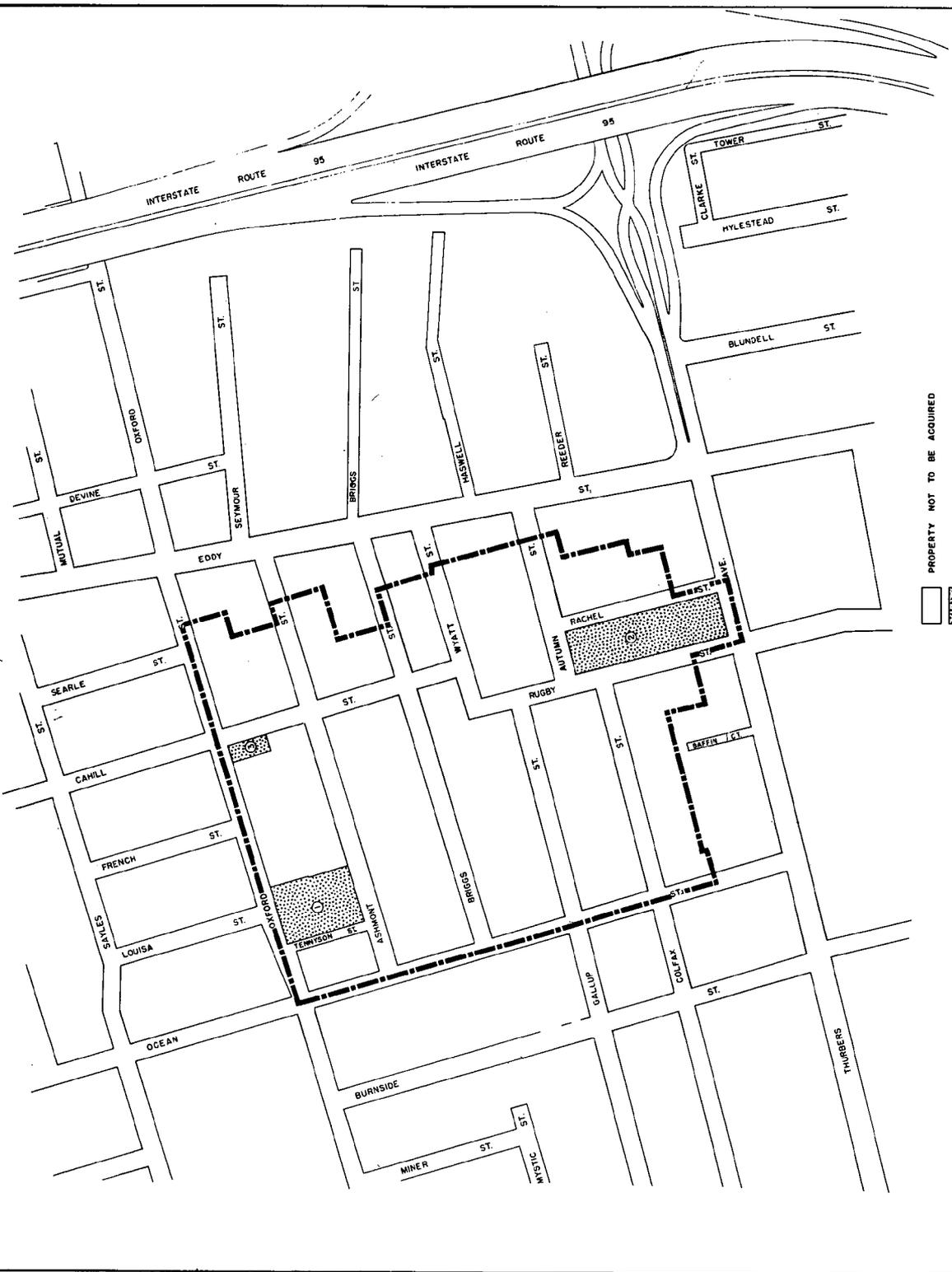
- LEGEND-
- RESIDENTIAL
 - INSTITUTIONAL
 - URBAN RENEWAL AREA NO. (36) BOUNDARY
 - M MEDIUM DENSITY
 - CHURCH

PROPOSED LAND USE
 NEIGHBORHOOD DEVELOPMENT PROGRAM
 PROVIDENCE REDEVELOPMENT AGENCY
 CITY OF PROVIDENCE, RHODE ISLAND
 SHEET (30)
 SCALE 1" = 100'
 AREA NO. 2



- LEGEND.**
-  PROPERTY TO BE ACQUIRED
 -  PROPERTY NOT TO BE ACQUIRED
 -  URBAN RENEWAL AREA NO. (9) BOUNDARY

PROPOSED ACQUISITION
NEIGHBORHOOD DEVELOPMENT PROGRAM
 PROVIDENCE REDEVELOPMENT AGENCY
 CITY OF PROVIDENCE, RHODE ISLAND
 DISTRICT NO. 3
 AREA NO. (30)
 MAP NO. 140
 SCALE
 0 60 120 180 240
 N

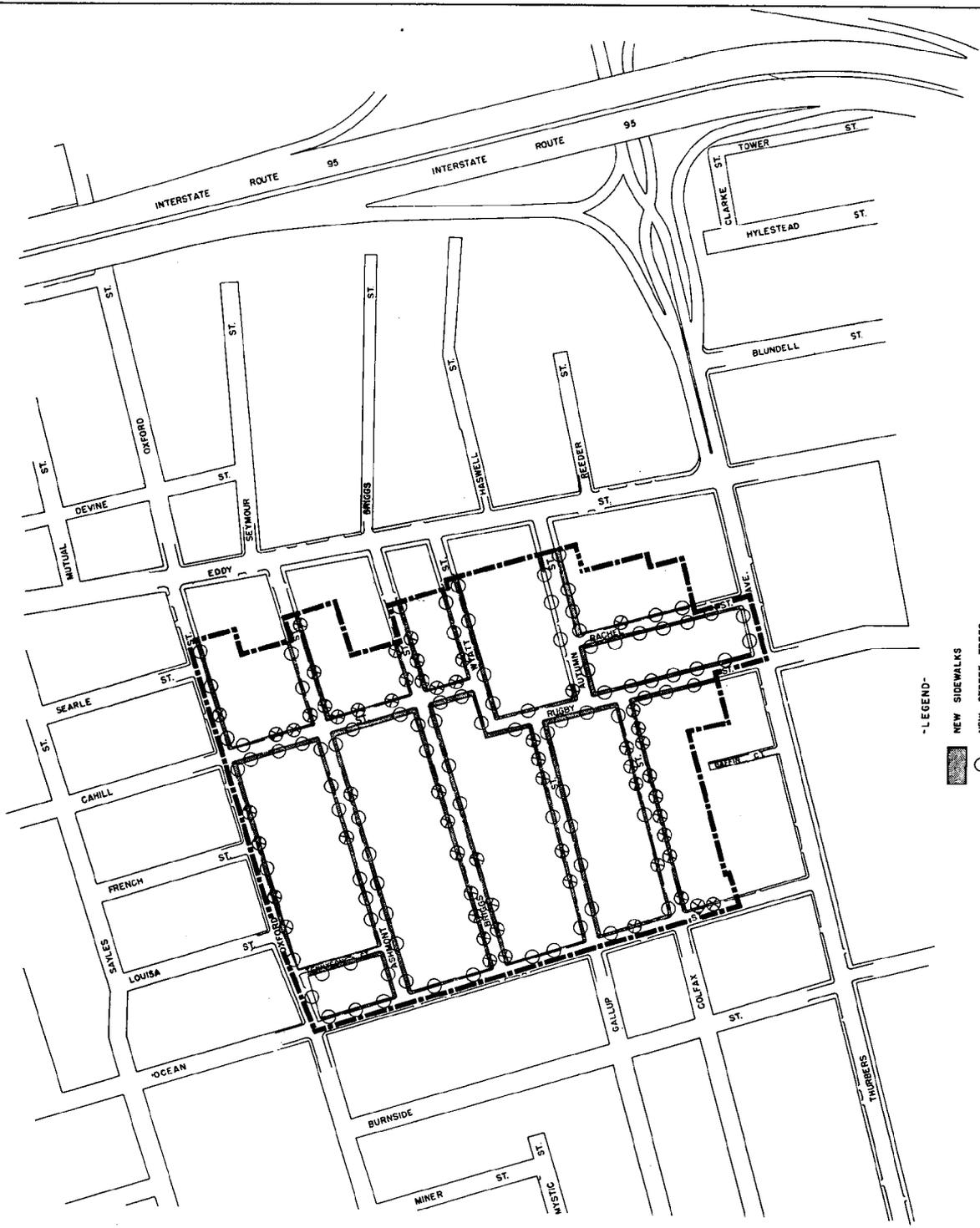


DISPOSITION MAP
NEIGHBORHOOD DEVELOPMENT PROGRAM
 PROVIDENCE REDEVELOPMENT AGENCY
 CITY OF PROVIDENCE, RHODE ISLAND
 DATE: 11/11/80
 AREA: 100

- PROPERTY NOT TO BE ACQUIRED
- ▨ DISPOSITION PARCELS
- URBAN RENEWAL AREA BOUNDARY

SITE	AREA	USE	DISPOSAL METHOD
1	23,700	RESIDENTIAL	SALE
2	1,200	RESIDENTIAL	SALE
3	3,200	PUBLIC	SALE

TOTAL DISPOSITION SITES 6/714



- LEGEND-
- NEW SIDEWALKS
 - NEW STREET TREES
 - EXISTING STREET TREES
 - URBAN RENEWAL AREA BOUNDARY

SITE IMPROVEMENTS

NEIGHBORHOOD DEVELOPMENT PROGRAM

PROVIDENCE REDEVELOPMENT AGENCY

CITY OF PROVIDENCE, RHODE ISLAND

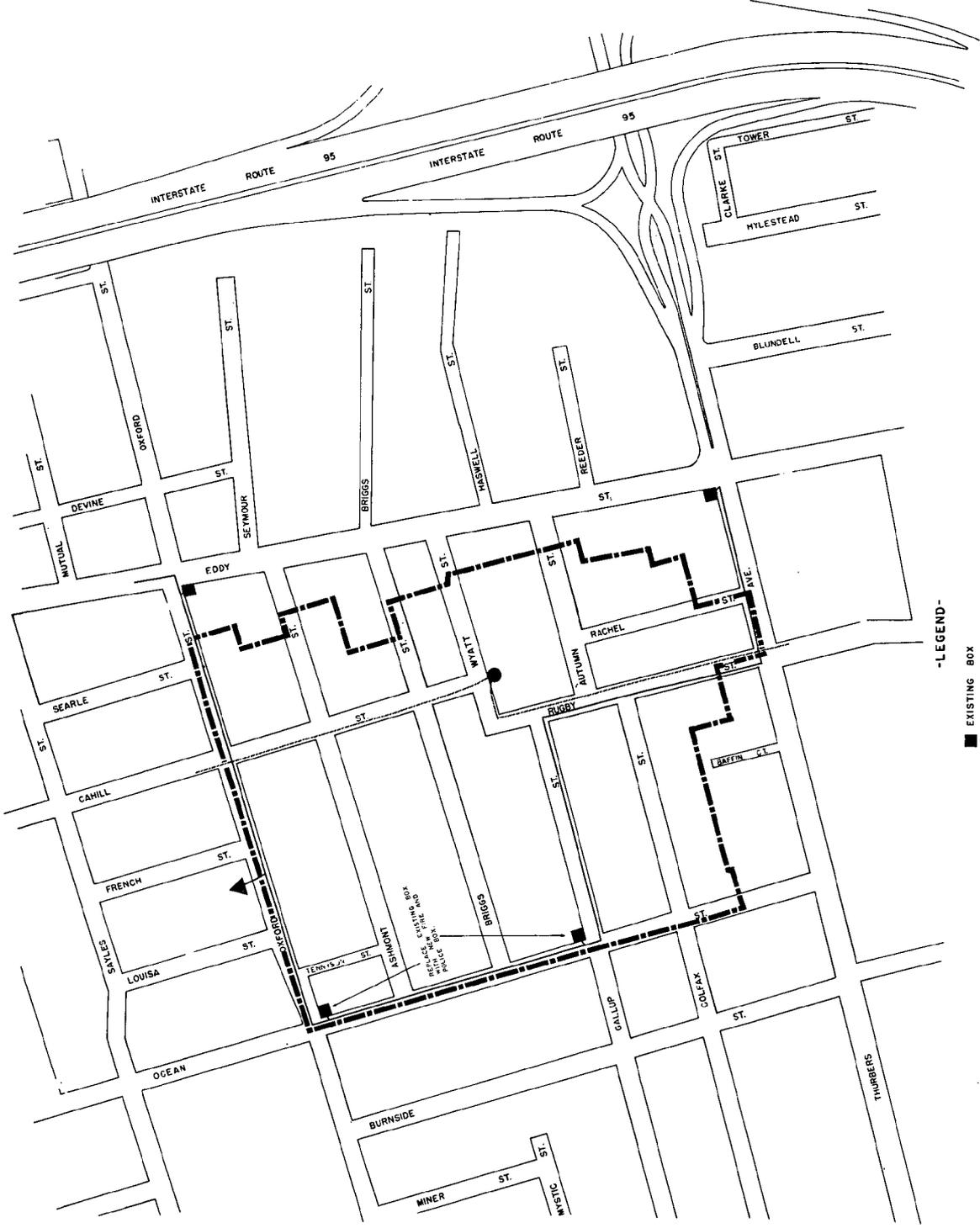
DATE: 3/01

REVISION: 0001

AREA NO. 6

SCALE: 0 50 100 200

N



- LEGEND-**
- EXISTING BOX
 - NEW POLICE AND FIRE BOX
 - ▲ PRIVATE BOX
 - NEW UNDERGROUND CABLE
 - EXISTING AERIAL CABLE
 - ▬ URBAN RENEWAL AREA NO. 69 BOUNDARY

COMMUNICATION MAP
NEIGHBORHOOD DEVELOPMENT PROGRAM
 PROVIDENCE REDEVELOPMENT AGENCY
 CITY OF PROVIDENCE, RHODE ISLAND
 DATE: _____
 REVISED: _____
 AREA NO. (30)
 SHEET NO. 7
 SCALE: 0' 60' 120' 180' 240'

STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS

PROVIDENCE, Sc

PUBLIC HEARING	:	
	:	
OCTOBER 7, 1969	:	
	:	RE: MODEL CITIES PROJECT
CITY HALL	:	(NDP URBAN RENEWAL AREA 3a)
	:	
PROVIDENCE, R. I.	:	

HEARD BEFORE:

COMMITTEE ON URBAN REDEVELOPMENT, RENEWAL & PLANNING
 OF THE CITY COUNCIL, CITY OF PROVIDENCE, RHODE ISLAND

COUNCILMAN FRANK CAPRIO

CHAIRMAN

Vincent A. Walsh
 Shorthand Reporter

COUNCILMAN CAPRIO: Let me have your attention, please.

The Committee on Urban Redevelopment Renewal and Planning will now conduct a Public Hearing. As a matter of fact, we will conduct two Public Hearings. One will be for the designation of a Redevelopment Area and the second Public Hearing, which will begin immediately after it, will be concerned with the Urban Renewal Plan for the Model Cities Project.

My name is Frank Caprio. I am Chairman of this committee. To my left is Councilman Raymond Devitt, Ward 9. To my right is Councilman Robert Lynch, Ward 5, and a fourth member of the committee is Donald McKiernan, who is just coming up here, Ward 10.

I would like to acknowledge the presence of another councilman in the chamber, Councilman Edward Wexler from Ward 11.

Pursuant to the requirements of Section 4 of Chapter 32, Title 45 of the General Laws of Rhode Island, 1956 as amended, entitled the "Redevelopment Act of 1956," as amended, the Committee on Urban Redevelopment, Renewal and Planning of the City Council of the City of Providence will conduct a Public Hearing in the Chamber of the City Council on Tuesday,

October 7, 1969, at 7:30 P.M..

This hearing will be concerned with the designation of a certain area within the City of Providence as a redevelopment area. This area is generally described as follows:

Area bounded by Eddy Street, Interstate Route 95, Broad Street, and Public Street.

I will now turn this portion of the Public Hearing over to Mr. Vincent Pallozzi who is the Executive Director of the Providence Redevelopment Agency.

MR. PALLOZZI: This hearing concerns the inclusion of a portion of the Model Cities Project Area within a Redevelopment Area of the City of Providence.

Prior to the undertaking of a project, the Project Area must be officially included within a Redevelopment Area by the City Council of the City of Providence, in order to be eligible for Urban Renewal.

That portion of the Model Cities Project Area which is not within an officially designated Redevelopment Area is bounded by: Public Street to the North, Eddy Street to the East, I - 95 to the South, and Broad Street to the West.

The area I have just described is a deteriorated, blighted area, characterized by a gross mixing of incompatible

land uses; that is, commercial and/or industrial uses mixed in with residential uses.

This area contains approximately 1100 structures, of which 1020 are residential and 80 are non-residential. Approximately 50 per cent of the residential structures are either deficient or substandard, and 25 per cent of the non-residential structures are deficient or substandard.

There is also a predominance of poorly designed, inadequate streets; and many of the sidewalks in the area are in need of repair or replacement. There are too few street lights, and what lights there are, are antiquated and poorly located. Open space for active recreation is at a minimum for all ages of children, and passive recreational areas for adults is almost non-existent.

This combination of deficiencies and generally poor housing makes the designation of this area as a Redevelopment Area imperative.

All of the Model Cities Project Area must be within a Redevelopment Area in order for us to proceed with the plan because it is a technical requirement of the enabling legislation, and, I, as Executive Director, recommend the areas bounded by Public Street to the north, Eddy Street to the east, I - 95 to the south, and Broad Street to the west

be officially designated as a Redevelopment Area by the City Council of the City of Providence.

COUNCILMAN CAPRIO: If there is any person who is desirous of being heard concerning the designation of the Redevelopment Area, will you kindly come forward and address the members of this committee by virtue of the microphone placed in the center of the aisle here. If there is anyone who desires to be heard on the designation, will you kindly come forward at this time? In the absence of anyone desirous of being heard on the designation of the Redevelopment Area, the Public Hearing concerning this matter is now closed.

At this time we will begin our second Public Hearing.

Pursuant to the requirements of Section 4 and 11 of Chapter 32, Title 45 of the General Laws of Rhode Island, 1956, as amended, entitled the "Redevelopment Act of 1956," as amended, the Committee on Urban Redevelopment, Renewal and Planning of the City Council of the City of Providence will now conduct a Public Hearing on the 7th day of October of 1969.

This hearing will be concerned with the Urban Renewal Plan for the Model Cities Project as proposed by the Providence

Redevelopment Agency in a report dated 1969-1970.

Now, before turning the hearing over to Mr. Pallozzi I will inform you that after Mr. Pallozzi and other members of his staff make their presentations that anyone who is desirous to make any remarks or desirous of asking a question of Mr. Pallozzi or any members of his staff or any member of his committee, you may feel free to come forward to do so.

MR. PALLOZZI: Mr. Chairman, Members of the Committee, Ladies and Gentlemen: My name is Vincent Pallozzi. I am the Director of the Department of Planning and Urban Development for the City of Providence.

Before we hear the presentation of the Model Cities Plan, I would like briefly to explain the new federal program under which we are now required to work.

Approximately one year ago the federal government advised the Providence Redevelopment Agency that a totally new concept was to be instituted for Urban Renewal. This new concept, as you are all familiar, is the Neighborhood Development Program (N.D.P.)

Unlike the old approach to Urban Renewal, under which the complete planning of a large area was undertaken, the basis of NDP is the annual application for funds to carry out a

yearly program. In other words, we plan ahead for one year in advance. We are funded by the federal government on a yearly basis; and we must execute whatever activities we propose within the following year with no guarantees of second year funding. NDP provides for on-going planning. That is, rather than having a total specific plan drawn up at a particular time, planning is an on-going process from year to year.

The primary goal of the Model Cities Project is a rehabilitation program that has as its primary objective the upgrading of existing housing by the present owners of these structures. Federal financial assistance will be available in the form of outright grants and long-term low interest loans.

It is important at this time to discuss the various groups involved in the formulation of this first year plan. As you know, this is an officially designated Model Cities Area by the federal government, and this is the first project where there has been and will continue to be a concentrated effort by the Providence Redevelopment Agency - the Model Cities Staff, the Citizens Planning Committee of the Model Cities Area, along with other interested groups and citizens to restore the entire Model Cities Area to its rightful place

in the community.

Neighborhood involvement is neither the easiest or quickest way to execute an Urban Renewal Plan, but it is absolutely essential to effectively complete the project contemplated.

It should be emphasized that the Model Cities Project was planned with definite objectives in mind such as:

1. Improvement of structural conditions
2. Maintenance of the present variety of physically adequate housing
3. Establishment of public recreation facilities
4. Promotion of sound development
5. Provision of a substantial number of low or moderate cost housing

I can go on listing objectives for this area, but I am sure each of you is as aware of these objectives as I am. We feel that the attainment of these objectives will come about with the cooperation of all concerned.

We are here tonight to seek City Council approval of the Urban Renewal Plan for Year One for the Model Cities Project Area. In just a moment, a principal planner in the Department of Planning & Urban Development, Mr. John D'Antuono, will discuss the activities for Year One in Model Cities.

Thank you very much.

MR. D'ANTUONO: Mr. Chairman, Members of the Committee, Ladies and Gentlemen: The first thing I would like to point out at this time to you is the general description of the Model Cities Area. It is the area shown on this map in green, bounded by Interstate Route 95, Broad Street and Public Street. The yellow area that you see here within this green area is the area that has been designated for development within the first year.

COUNCILMAN CAPRIO: If you have any difficulty seeing, please feel free to come up behind the rail. Do not feel as though you have to remain in your present area. Come anywhere in this area that you want to where you are able to see.

MR. D'ANTUONO: The area shown in yellow is repeated in this map on a larger scale. The activities which were planned for the first year in this area include the acquisition of four parcels of land. The four parcels of land are shown on this map in yellow. The first parcel is bounded by Oxford, Tennyson, Ashmont and the rear lot line of that particular parcel.

There is another disposal parcel at the corner of Cahill and Oxford Street and another parcel bounded by Autumn, Rachel and Thurbers Avenue.

The first parcel and the third parcel that I have described are proposed for new residential regions. It is to be for low-cost housing on both these sites. This third disposition parcel has been designated as a play area to serve the needs of the children in the area.

The next activity taking place in this area is scheduled to be the rehabilitation of all the houses within this area here, and we will be undertaking site improvements in this area here. The site improvements will include new sidewalks throughout the area and new streets and a new firebox system and also, as I have mentioned before, the tot park.

In addition to these activities that I have described here, the remainder of the Model Cities Area will be going in a plan and this plan within the Model Cities Area will include the design of a new land use, will provide for the location of housing, shopping, work and recreation areas and will be carried out in such a way as to prevent one from interfering with the function of another.

New sanitary and storm sewers will be undertaken. This means that the storm water which comes from the street will be separated from the sanitary drains which come from the homes.

The redesign of existing streets and a provision for

new streets to facilitate through traffic and reduce traffic on the interior neighborhood streets will be undertaken. The new street patterns will be provided by new streets or the widening of existing streets, and by the abandonment of certain streets.

Another important part of the plan will be to provide sites for playgrounds, schools, churches and community centers.

The cost of the first year's activities which I have described are estimated at \$1,363,000. Of this sum, approximately \$400,000 will be spent for planning the overall Model Cities Area. These sums that I have mentioned do not include \$103,000 which will be available for rehabilitation grants. Additional money will also be made available for the relocation loans.

Thank you.

COUNCILMAN CAPRIO: Councilman Lynch has a question.

COUNCILMAN LYNCH: You mention the acquisition, I think, of four parcels of property and you delineated three.

MR. D'ANTUONO: Three disposition parcels. Two parcels are being acquired and are being combined to make up the tot park.

Councilman McKiernan: Who

will construct the low-cost housing, the Redevelopment Agency?

MR. PALLOZZI: There will be an attempt to construct some low-cost and moderate housing in the area by a non-profit group.

COUNCILMAN McKIERNAN: What non-profit group will get the contract?

MR. PALLOZZI: There has been no discussion at this time as to which non-profit group will be selected. It will be based upon the presentations made by the non-profit groups.

COUNCILMAN McKIERNAN: Will past performance come into consideration?

MR. PALLOZZI: Offhand, I can't think of a non-profit group which has built low-cost housing in the City of Providence with the exception of probably Wiggins Village.

COUNCILMAN McKIERNAN: Will the residents have any say, will the residents of the area have veto power over any group?

MR. PALLOZZI: There will be no veto powers by the area residents.

COUNCILMAN McKIERNAN: Who will have the veto power?

MR. PALLOZZI: The only veto power will be

in the members of the Providence Redevelopment Agency.

COUNCILMAN McKIERNAN: What say will the City Council have?

MR. PALLOZZI: The City Council, we hope, will approve the plans submitted here this evening.

COUNCILMAN McKIERNAN: How would we as members of this committee of the City Council go about getting from you an iron-clad assurance that the people of the area will be involved in the selection of any outside group coming in to construct low-income housing in the area?

MR. PALLOZZI: I can give you assurance right now that every area resident will be involved in discussing the entire area.

COUNCILMAN McKIERNAN: Would you be reluctant to have this council write that in that the residents have veto power over the selection of a group?

MR. PALLOZZI: I think, Mr. Councilman, if you wrote a veto power in that the federal funds would not be forthcoming. This is my personal opinion. In my opinion, the Federal Government will not allow an outside group to have veto power over the contracting parties.

COUNCILMAN McKIERNAN: If there were no difficulty with the Federal Government, how would you feel?

MR. PALLOZZI: I would still oppose the veto power.

MR. McKIERNAN: You would still oppose it.

MR. PALLOZZI: Yes, sir.

COUNCILMAN CAPRIO: Are there any residents of the area now who desire to make a statement or ask any questions?

COUNCILMAN WEXLER: When will this program become effective?

MR. PALLOZZI: Ed, I guess you have been reading the paper as well as I have, and I will repeat exactly what I said to the area residents of West Broadway last night. We will submit the plan, after approval by the City Council, and it is my timetable at the present time that it should be early 1970. Now, this is based upon no changes in federal guidelines which would curtail our activities. If such curtailment does become a reality, I cannot answer that question.

COUNCILMAN WEXLER: Have any federal funds been appropriated or promised to the City of Providence for this program?

MR. PALLOZZI: None at all. This is our first submission to the Federal Government concerning funds for this particular area.

COUNCILMAN WEXLER: So as of now you have no assurance of any funding for this program and you do not know, of course, whether or not the program will be approved by the Federal Government.

MR. PALLOZZI: I have no federal guarantees that financial assistance will continue to be available as of the present time.

COUNCILMAN WEXLER: Mr. Pallozzi, we are now talking about an area of South Providence known as lower South Providence; is that right?

MR. PALLOZZI: Correct.

COUNCILMAN WEXLER: And the proposals which you have submitted here this evening are all concerned with lower South Providence.

MR. PALLOZZI: The first year action program will concern that area as delineated on the map, but in addition in our first year application we are asking for federal funding to physically plan the remainder of all of South Providence.

COUNCILMAN WEXLER: How much planning has been done in regard to upper-lower South Providence over all the years that have elapsed?

MR. PALLOZZI: Physical planning, to my knowledge none. Everybody has made an awful lot of studies,

but I do not think anybody has got involved in physical planning in the area.

COUNCILMAN WEXLER: By the way, I noticed that you have asked that the so-called lower South Providence be designated as a Redevelopment Area.

MR. PALLOZZI: Yes.

COUNCILMAN WEXLER: No such application was made for upper South Providence. Is there any reason for that?

MR. PALLOZZI: Just because upper South Providence has already been designated by the City of Providence as a Redevelopment Area.

COUNCILMAN WEXLER: And you have not made any plans whatsoever to date with regard to upper South Providence.

MR. PALLOZZI: None at all.

COUNCILMAN CAPRIO: Is there anyone else who desires to be heard? Kindly identify yourself.

MR. KELLY: My name is Mr. Kelly. I own property in this project.

COUNCILMAN CAPRIO: Tell us where the property is.

MR. KELLY: The corner of Oxford and Briggs, sir. Tonight I picked up the paper, Section 2 of the Evening

Bulletin, Page Number 1 of that Section. It is apparent that this project is not going to go very far for quite a while due to the fact that Congress is going to not be able to accept this project in time. I don't know if any of you people read it, so I just want to inform you that from what I read in the paper that this project is not going to go very far very quickly through no fault of you gentlemen.

I would like to have some comments on that later. I also have some questions to ask.

Now, if a particular piece of property is in condition to meet the minimum requirements and a person does not want to rehabilitate this property due to many reasons, is it compulsory that he does it?

MR. PALLOZZI: There is no compulsion on any individual to rehabilitate his property as long as the property meets Minimum Housing standards. He may want to use the federal programs which are available, but there is no compulsion.

MR. KELLY: I see there's certain properties to be acquired and other properties not to be acquired. Of course, as I understand it, the property not to be acquired -- it is just a case of borrowing money if you wish to improve the property?

MR. PALLOZZI: Or outright grants.

MR. KELLY: Could you tell me the probable interest rate to borrow that money, is it going to be a low rate of interest?

MR. PALLOZZI: It depends on the income of the individual. There is a grant program of the Federal Government where you could be entitled to an outright grant of \$3,000.

MR. KELLY: That is a maximum?

MR. PALLOZZI: Yes. Now, in addition to that there is a loan program of the Federal Government which will allow you to borrow money for rehabilitation at three per cent.

MR. KELLY: Now, in the event this program starts, are you going to start the acquired property first and let the rest go?

MR. PALLOZZI: Three out of the four parcels that we intend to acquire are in the ownership of the City of Providence. There is only one small parcel which I think there is a two car or three-car garage which is private ownership. Other than those acquisitions in the first year, there will be no acquisitions.

MR. KELLY: In the event you have to replace sidewalks, who pays for that?

MR. PALLOZZI: The City of Providence. I am sorry, the Redevelopment Agency will absorb it.

MR. KELLY: I wish to thank you for your information, Gentlemen.

COUNCILMAN CAPRIO: Is there anyone else desirous of being heard?

MR. SILVIA: My name is Ed Silvia. I am from South Providence. I would like to know in the planning for South Providence when was you going to plan this physical part of upper South Providence. You said it wasn't in the planning stage.

MR. PALLOZZI: It is our intention in the same application for the first year action program that we are asking the Federal Government for funds for the planning of the remainder of South Providence which will include upper and lower South Providence.

MR. SILVIA: So would you say that offhand it will take three years?

MR. PALLOZZI: Hopefully, we will have planning funds available in early 1970 which is four or five or six months from now. The way the program is set up now, we will have funds to do the entire South Providence area in four or five months. Every year we have to go in with an

action program for the next year when we plan the area, but at the same time we will be doing other areas within the South Providence area. Every year we will go in with an additional area.

MR. SILVIA: So when it says that new homes are to be constructed, would that be in lower South Providence or upper South Providence?

MR. PALLOZZI: The new homes for construction for the first year will be in lower South Providence.

MR. SILVIA: In other words, another thing, this non-profit organization, how do you go about -- as I heard you just say, you said the word "CURE."

MR. PALLOZZI: I mentioned CURE because it happened to be one of the non-profit organizations.

MR. SILVIA: Do you know of any others?

MR. PALLOZZI: I can't give you the official title, but I know, for example, the developer of Wiggins Village was a non-profit organization.

MR. SILVIA: Would that type of organization have participation with the residents in the area with this program, meaning would there be some sort of participation?

MR. PALLOZZI: Hopefully.

MR. SILVIA: Do they seek you or do you seek

them?

MR. PALLOZZI: Hopefully, it is my ultimate goal that the construction of the housing in the area will be similar to what is happening in the Mount Hope Project.

MR. SILVIA: What other steps do they take, I mean, to reach your department? You don't seek them. I know they have to seek you.

MR. PALLOZZI: All they have to do is pick up the telephone and call us.

COUNCILMAN CAPRIO: Is there anyone else who desires to be heard?

ROBERT GERSHKOFF: As my organization has been mentioned. I am Executive Director of CURE. As this organization has been mentioned by some people here today, I feel I should say a few words. I would like to start off by saying for the benefit of the distinguished councilmen and the committee hearing this that CURE is in favor of the Redevelopment Plan.

Now, secondly, I would like to explain that CURE is not desirous in any way of imposing itself on any neighborhood for development of any low-cost housing. CURE prefers to be a consultant to lend its expertise which it has developed over the past year to any local citizens or local groups representative

of the area and to help them sponsor housing.

CURE presently has embarked upon a rehabilitation program, within the South Providence area in particular it has rehabilitated several houses. The only reason CURE embarked upon this program was that it could find no one within the area who would come forward and take the initiative, including the councilmen representing the area and some other citizens groups within the area to take any action at this time. Thank you.

COUNCILMAN McKIERNAN: Is there any reason for those rear lot lines there?

MR. PALLOZZI: This was an area chosen basically by the Citizens Planning Committee of the area and the Model Cities staff.

COUNCILMAN McKIERNAN: There is considerable fear on the people from Eddy Street to Oxford, in this area, would that have to be taken for future widening of Thurbers Avenue?

MR. PALLOZZI: I have no knowledge of any plans as to widening Thurbers Avenue. The Redevelopment Agency has no plans at this time to widen Thurbers Avenue.

COUNCILMAN LYNCH: Mr. Pallozzi, Mr. Kelly, I believe it was, asked the question about the maximum amount

of money which would be given to the people and you stated that the maximum grant would be \$3,000. What will be the maximum amount of money involved in the loan.

MR. PALLOZZI: I am advised that a one-family house the maximum loan is \$30,000 and for more than one family the loan would be \$14,500 per dwelling unit. I would like to clarify this. This does not mean that we will give someone \$30,000 to rehabilitate his house. I would like to explain this so no one gets any erroneous ideas. The staff of the Providence Redevelopment Agency or the Department of the Planning and Urban Development will inspect each and every house and will discuss with the property owner what is necessary to be done on that house -- new sinks, new floors, walls, new siding and everything else that is necessary, new heating, and the staff of the Department of Planning and Urban Development will draw up the plans and specifications and will provide a list of contractors, seven or eight contractors, who are willing to do the work. The work will go out to bid. The moneys will be paid over to the contractor, based on his bid, by the Providence Redevelopment Agency. It is not a situation of the homeowner getting \$30,000 or \$20,000 to make his own repairs or to pay his own contractor. We have to have a guarantee or the assurance that the work is being done and

we'll pay for the work as it progresses.

COUNCILMAN WEXLER: Will these loans be secured or unsecured?

MR. PALLOZZI: Unsecured.

COUNCILMAN WEXLER: Will they be given regardless of the location of the house or the condition of the house?

MR. PALLOZZI: Every house in that first year action program is entitled to a rehabilitation loan or grant.

COUNCILMAN CAPRIO: I have received a communication from the Model Cities Citizens Planning Committee, 24 Frank Street, Providence, Rhode Island, which I am going to read for the record. The Honorable Frank Caprio, Chairman Committee on Urban Redevelopment, Renewal and Planning, City Council, City Hall, Providence, Rhode Island. "Dear Councilman Caprio: The Model Cities Citizens Planning Committee, Inc., would like to advise the Committee on Urban Redevelopment, Renewal and Planning of its endorsement of the Model Cities Neighborhood Development Plan for the area bounded by Thurbers Avenue, Eddy Street, Oxford Street, and Ocean Street."

"We have endorsed the above site selected for the Neighborhood Development Project because it embodies all the

criteria necessary to create a substantial impact on the community within a relatively short period of time. Some examples of this criteria are available housing for rehabilitation, minimal relocation of mixture of citizens, etc. Two most beneficial features of this project that should neither be overlooked nor minimized are (1) it will serve to provide visible and tangible evidence of renewal to the residents of the community; and (2) it will lend credence to the Model Cities Program."

"We as area residents with an intense awareness of the problems concerning the citizens of the Model Neighborhood urge approval of this worthwhile project that is so desperately needed if South Providence is ever to become a Model City."

"Sincerely yours, Citizens Planning Committee, Mrs. Josephine Bailey, Chairman."

Is there anyone else who desires to be heard?

CHARLES WEISMAN: My name is Charles Weisman. I own a piece of property on Ashmont Street in this Redevelopment Area and I have several questions to ask Mr. Pallozzi. Number 1, I am an absentee landlord, incidentally, and I have been trying to get several loans from the bank at different times to repair the property in question that I own,

and I have been refused. Now, at the present time I have a mortgage on this property. If the Redevelopment Agency loans me some money to bring this up to standards, the standards they would like to see the entire neighborhood in, what happens with the mortgage I now have at the bank?

MR. PALLOZZI: Depending upon the amount of repairs and rehabilitation to the structure, the possibility exists that we may be able through the federal program to refinance your present mortgage at the same three per cent.

MR. WEISMAN: Secondly, the tenants I have are welfare recipients. They are on a budget. They are allowed a certain amount of money by the Welfare Department towards the rent. If this property that I own is to be redeveloped in order to meet the standards, that means that the rent would have to go up, and I am sure the Welfare Department will not favorably look upon that. What happens then to the tenants?

MR. PALLOZZI: I can't speak for the Welfare Department or I can't speak for you, if you intend to increase your rents. It is my understanding that the Welfare Department will pay a fair rental for the tenant in the property that he is located in, and I would have to assume that if you beautify the dwelling unit that the Welfare Department would be willing at that time to increase the payment as far as the rent is

concerned.

MR. WEISMAN: This then would have to be taken up with the Welfare Department before any work is done on the property, I assume.

MR. PALLOZZI: No, the loan that you could obtain from the Federal Government is not dependent upon any discussion that you may have or do not have with the Welfare Department.

MR. WEISMAN: But it pertains to the owner of the property being able to repay the loan and in order for the owner to be able to repay the loan it is obvious economics that the tenants would have to pay their fair share towards the repayment of this addition.

MR. PALLOZZI: What I am saying, sir, is that the loan is not dependent upon your discussions with the Welfare Department.

COUNCILMAN CAPRIO: Is there anyone else who desires to be heard?

MR. SILVIA: I have another question. Is this book in effect now.

MR. PALLOZZI: No, it is not. That is the reason for the hearing this evening, to approve this book.

MR. TORCHIA: The book that Mr. Silvia has

in his hands is the first year action book.

MR. PALLOZZI: This money has been already appropriated and we are now in the process of executing most of those programs that are indicated in that book.

MR. SILVIA: So there's quite a few jobs in here.

MR. PALLOZZI: That is correct. There will be quite a few jobs generated through these programs. It is the responsibility of the sponsoring agency to advertise for the position and hire the people. The Model Cities Agency subcontracts with various agencies, both state and local, to administer those programs that are indicated in the book.

MR. SILVIA: Just from reading this book it looks like you are going to give the work in the neighborhood to outside contractors --

COUNCILMAN CAPRIO: I think what you are now talking about is an issue that we are not concerned with tonight. What you are now referring to does not concern itself with the subject matter of this Public Hearing. After the hearing is over you may talk to Mr. Torchia and probably get some information, but I do not think it properly comes before the committee at this time.

Is there anyone else who desires to be heard at this

time?

COUNCILMAN WEXLER: I would like to ask just one final question from Mr. Pallozzi. If in view of the fact that the upper South Providence area has already been designated as a Redevelopment Area, and has been for quite some time, can you tell us why no planning was done before this time in that area?

MR. PALLOZZI: We never had any federal funding for the plan.

COUNCILMAN WEXLER: You have not had any federal funding for any plan?

MR. PALLOZZI: We are now asking for federal funding to plan the entire area.

COUNCILMAN DEVITT: Mr. Pallozzi, you talked this evening about loans. I have a question concerning the outright grant of \$3,000. What would be the determining factor for that?

MR. PALLOZZI: I am going to have to call on Mr. Corrente, who is the financial specialist, to answer that question.

MR. CORRENTE: There are three or four criteria. Number 1, you have to be an owner-occupant. Your family income, this is important, your family/must be \$3,000

or less, or your monthly housing expenses, if they exceed 25 per cent of your monthly income, you will be entitled to a grant.

COUNCILMAN DEVITT: It has to be owner-occupied and your yearly income has to be \$3,000 or less.

MR. PALLOZZI: You can still earn \$4,000 or \$5,000 a year, but if your monthly housing expenses exceed your income by 25 per cent; in other words, if your taxes and your mortgage payments and your utilities exceed 25 per cent of your monthly income, then we can consider you for the grant. Conceivably, you can earn \$5,000 a year and probably spend \$125 or \$130 or \$140 a month and all those particular expenses will make you eligible.

COUNCILMAN DEVITT: What are the determining factors on the loan such as income?

MR. PALLOZZI: There is no income determining factors when it comes to the three per cent loan, none at all, not in our project, because the 1968 Act pertains to any Redevelopment Area that has not at least applied for planning funds and we are excluded from that. All this was applied for prior to the Act. I would like to point out that the three per cent loans are not limited to owner-occupant. There can be so-called absentee landlords.

MR. KELLY: You say that the borrowing of this loan for \$3,000 that you have to give the work to outside contractors. Is it compulsory to do that?

MR. PALLOZZI: One of the members of my staff is nodding, "Yes".

MR. KELLY: I think that is a serious defect because a lot of landlords are property owners who usually do a lot of work themselves and this would be a thing that would hurt this project very much, because there is certain work landlords are capable of doing and I don't see any sense to give work to outside contractors where a person can save himself money on his own property. I think it is a serious defect to this project by giving it to outside contractors. I will make a statement here and now that it is a very serious defect in this thing, because people won't take these loans out if they have to give the entire work to outside contractors. It is a very serious defect. For instance, I am involved in a trade of doing -- well, I might as well tell you, I am a master electrician, and if I wanted to put electric heat in this house you don't think for one minute that I would borrow money and have an outside contractor do it. It would be a nonsensical thing for me to do or for any other property owner to do, for example, a plumber or carpenter who happens to own property.

I think that thing is a very serious defect in this thing.

MR. PALLOZZI: The only answer I can give you is that we have to comply with federal regulations, although I agree wholeheartedly with your statement.

MR. CAPRIO: Is there anyone else desirous of being heard?

In the absence of anyone else requesting to be heard, I wish to thank Mr. Torchia for coming this evening, and I wish to thank Mr. Pallozzi and the members of his entire staff and Councilman Wexler and the people, most importantly, the residents of the area who have been here this evening and who have shown their interest and who have taken time out to appear.

The Public Hearing is now closed.

AREA CODE 401
LOCAL 272-8855

WALSH REPORTING SERVICE
SHORTHAND REPORTERS
905 HOSPITAL TRUST BLDG.
PROVIDENCE, R. I. 02903

November 16, 1969.

I hereby certify that the foregoing is a true and accurate transcript of proceedings, according to my shorthand notes, reported at public hearing.

Vincent A Walsh
11-16-69