

# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1975-12

No. 357 **AN ORDINANCE** IMPLEMENTING THE PROVISIONS OF CHAPTER 256 OF THE PUBLIC LAWS OF 1974, APPROVED MAY 8, 1974, AUTHORIZING THE CITY OF PROVIDENCE TO REGULATE A "HOMESTEAD PROGRAM".

Approved May 8, 1975

### *Be it ordained by the City of Providence:*

SECTION 1. An Ordinance with the Provisions of Chapter 256 of the Public Laws of 1974, approved May 8, 1974, a Homestead Program is established effective upon the passage of this Ordinance and its approval by the Mayor, viz:

1. A Homestead Board consisting of Five (5) members, Three (3) of whom shall be appointed by the Mayor, with the approval of the City Council, and Two (2) of whom shall be appointed by the City Council, all of whom shall serve terms of four years to do the following:

a. Compile and maintain a catalog of all unoccupied dwellings and vacant lots owned by the City which the City determined shall be parcels that can be utilized for rehabilitation or new construction by private individuals.

b. Accept and review applications from qualified persons and offer said parcels at no initial cost on a conditional deed basis, provided that the applicant:

- (1.) is at least eighteen (18) years of age and is the head of a family.
- (2.) is a citizen of the United States or a registered alien.
- (3.) proves financial and know-how ability to rehabilitate an existing dwelling or construct a new dwelling, as the case may be.
- (4.) has contractually agreed to rehabilitate or construct on, as the case might be, the parcel assigned to him and further agrees to,
  - a. bring the assigned parcel up to City housing standards within eighteen (18) months after assignment of the parcels to him; and
  - b. permits periodic inspection by the City but not more often than once during any three month period, for a determination by the City of whether reasonable, satisfactory progress is being made by the applicant in rehabilitating or constructing on the parcel assigned to him; and

- c. surrenders and quits the assigned parcel in a condition at least equal to that when first assigned upon thirty (30) days notice by the City when, as a result of a periodic inspection, that City determines that the applicant has become unable or unwilling to proceed reasonably or satisfactorily towards fulfilling the objectives and conditions of this Chapter; and
- d. lives in, occupies, and maintains as a single family dwelling to City housing standards the parcel assigned to him for a period of not less than three (3) years.

c. upon compliance with the above qualifications and directions, the Board is empowered to grant a deed in fee simple to the applicant who qualifies for the assigned parcel.

SECTION 2. Responsibilities and Duties of the Board - The Board is empowered and has the duty and responsibility to:

- a. review and publicize, by newspaper advertising or some other effective method, the availability of homestead program properties.
- b. accept and review applications and determine the qualifications of applicants within the criteria established by this chapter and the regulations promulgated hereunder.
- c. approve and certify applicants with a view towards compatibility of the applicant and the parcel assigned to him.
- d. approve and recommend the execution by the duly authorized officer of the City of a conditional deed to the assigned parcel upon the applicant being approved.
- e. approve and recommend the execution, by the duly authorized representative of the City of all documents necessary to convey fee simple title to the assigned parcel to the applicant upon the applicant's fulfillment of all conditions contained in this Ordinance.

SECTION 3. Compensation of Board Members - The members of the Board shall receive no compensation and shall by majority vote appoint a secretary of the Board.

SECTION 4. This Ordinance shall take effect upon its' Passage.

IN CITY COUNCIL

APR 4 7 1975

First Reading Read and Passed, AS AMENDED  
AND Referred to Committee on ORDINANCES

Univert Cooper CLERK

IN CITY  
COUNCIL

MAY 1 1975

FINAL READING  
READ AND PASSED

APPROVED

MAYOR

PRESIDENT

CLERK

Univert Cooper MAY 8 1975

IN CITY COUNCIL

Reported to Committee on  
First Reading Year and 1975

~~IN CITY COUNCIL~~  
~~APR 17 1975~~  
~~FIRST READING~~  
~~REFERRED TO COMMITTEE ON~~  
~~ORDINANCES~~  
~~CLERK~~  
~~V.V.~~

Councilman Menaschillo  
Councilman Henner and  
Councilman Almagro

THE COMMITTEE ON  
Ordinances  
Approves Passage of  
The Within Ordinance  
Vernon Casper  
April 21, 1975 Clerk.

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READ AND  
FILED