

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 299

Approved April 26, 1975

RESOLUTION OF THE PROVIDENCE CITY COUNCIL AUTHORIZING THE FILING BY THE CITY OF AN APPLICATION FOR FUNDING UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974

WHEREAS, the City of Providence is eligible to receive funding for Innovative Projects under the Secretary's Discretionary Funding Section 107(a)(4) of the 1974 Housing and Community Development Act (Public Law 93-383).

NOW, THEREFORE, be it resolved by the Providence City Council that:

1. The City Council of the City of Providence, County of Providence, State of Rhode Island, hereby authorizes the City of Providence, through its official representative, the Mayor, to file an application for Community Development Grant Funds for fiscal year 1975 under Section 107(a)(4) of Title I of the Housing and Community Development Act of 1974 (Public Law 93-383) to do all Acts necessary to successfully acquire said funds.

IN CITY COUNCIL
APR 17 1975

READ AND PASSED

Ralph Targuol PRES.
ACTING

Ernest ...

APPROVED
MAYOR
Ernest ...
APR 26 1975

FILED

APR 14 11 55 AM '75

DEPT. OF CITY CLERK
PROVIDENCE, R. I.

*Councilman Lynch,
Councilman Addison and
Councilman Gannon*



VINCENT A. CIANCI, JR.
MAYOR

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT
40 FOUNTAIN ST. • PROVIDENCE, R. I. 02903 • TEL. 401-831-6550

April 14, 1975

Mr. Vincent Vespia
City Clerk
City Hall
Providence, Rhode Island

Dear Mr. Vespia:

We are submitting to you a copy of an Application for Federal Assistance for an Innovative Project Grant to be placed on the Docket for City Council consideration this coming April 17, 1975.

The scheduling of this matter is extremely tight due to the very short deadlines for 1975 HUD programs. In this case, the deadline for submission to HUD is April 20, 1975. We will have to work this afternoon and tomorrow to complete the details of sponsorship and coordination with the Mayor's Office.

Very truly yours,

for Stanley Bernstein BS

Stanley Bernstein,
Deputy Director

SB/rb
bs
Enclosure

21

4-17-75
\$403,000

TABLE OF CONTENTS

Application for Federal Assistance (HUD - 7015)

Narrative Statement

Abstract

Statement of Ability to meet Criteria

Tentative Budget for First Year

Original Proposal - Elmwood Foundation for Architectural and Historical Preservation

Description of Elmwood Neighborhood

Assurances

Application for A-95 Review

a. Problem

The Elmwood neighborhood has a history of community cohesiveness and housing stability. Located between two major arterial streets it retains most of its original mix of private residential and public uses. The largest percentage of the dwelling units were of substantial quality in their original construction.

The neighborhood is now threatened by accelerating housing deterioration brought about by a number of factors, including real estate speculation, inadequately financed homeowners and an apparent pattern of redlining by banks and insurance companies.

Need

The Elmwood Foundation for Architectural and Historical Preservation sees as the primary need a concerted, neighborhood-based effort to restore the concept of the Elmwood neighborhood as a good place to live. It would do this by organizing technical and financial aids to property owners and also by publicizing the value of neighborhood through vigorous public relations activities. It understands that self-help and direction to public agencies is essential to determine and enhance the value of the neighborhood to the community.

In 1964, an Elmwood Neighborhood containing most of the area as described in this proposal but containing some blocks below I-95 was described in the city's Neighborhood Analysis Study. See Attachment A.

b. Principle and Subordinate Objectives

The goal of the project is to rehabilitate and rejuvenate the entire area while preserving its diverse nature and producing the maximum return for dollars spent. The Elmwood Foundation would utilize four main methods to accomplish its goals:

1. Site development - using all resources available, concentrate on a specific small area of high architectural and historical interest to produce immediately visible results in demonstrating tangible improvements in a given location. The first small pocket of improvement could also serve as a buffer to halt deterioration, serve as a minor catalyst on surrounding properties, and be a model and test area for techniques to be applied throughout the whole target area.
2. Specific attention to houses and areas most in need of assistance - a second thrust to achieve neighborhood integrity would be to define the causes of deterioration in a given area and where feasible attack these problems. Contributing causes can be overcrowding, improper building modifications, traffic patterns, incompatible land uses, etc. Rehabilitation techniques would be employed to demonstrate unique design elements available in existing older structures.
3. Special projects - specific areas in the target area require individualized treatment for which concepts and resources would need to be developed. Examples would be a local cemetery in bad need of attention; several large vacant lots, a substantial parking area adjacent to a hospital, etc. Another technique might be the development of a visual impact statement for the zoning ordinance.

4. General area concerns - the best sections of the target area will be highlighted and the worst rehabilitated. The normal market mechanism along with publicity this project will generate, coupled with low interest loans, will serve to put this basically stable area on a more substantial foundation and keep it there. All the techniques and resources developed in 1 and 2 above would be employed to eliminate blighting and deteriorating influences, including political and economic pressure to dissolve an apparent pattern of redlining by banks and insurance companies.

c. Benefits

To the neighborhood - establishment of a "climate of renewal", intensive activity on a physical, economic and social level designed to push the area into a spiral of improvement.

To the city - maintenance of an existing residential neighborhood and assessed valuations over a large area; reestablishment of the desirability of in-town residential locations.

To HUD - a closely controlled experiment in neighborhood development, paired with community development block grant activity; a guide for neighborhood activities in other parts of the city; easy transferability.

d. Plan of Action

	<u>Agent</u>	<u>Completion Date</u>
Receipt of grant	HUD	July 1
Contract with Foundation	City	July 15
Set up office	Foundation	Aug. 1
Hire first staff	" "	" "
Outline of 1st year activity requirements:		
Banking Services		
Historic Evaluation Services		
Rehabilitation Services		
PLANNING Moving Services		
City Services		
Real Estate Services		
Landscaping Services		
Publicity		
Monitoring and Evaluation		
Fiscal Services		
Final Selection 1st Year Site		Oct. 1
Half-year report		Jan. 1
(Public Release)		
Physical Improvements		See Tentative Goals
Second Year Program		April 1, 1976
Development Application		
Evaluation Report		June 1, 1976
Full Year Report		July 1, 1976
(Public Release)		
Beginning 2nd Year activity		July 1, 1976

e. schedule
TENTATIVE GOALS FOR 1st YEAR

1. Applications processed for 35-50 rehabilitation loans with some work already started.
2. Completion of 100 self-help and landscaping projects.
3. Creation of one park on vacant lot.
4. Planting of 200 trees.
5. Near completion of a "site".
6. Condemnation and partial renovation of 5 houses (if needed).
7. Setting up of office.
8. Hiring of staff.
9. Concentrated Code Enforcement put into operation.
10. Work begun and possibly completed on at least one special project.
11. Mechanism for technical advice and seminars for self-help home-improvement set up and put into operation.
12. Publicity campaign started.
13. Procedure for wholesale purchases set up and put into practice.
14. Non-profit Real Estate component put into operation.

The above goals for first year operation are predicated on the assumption of at least a three year Community Development Program. Therefore, while some of the goals set forth above will be accomplished in the first year, others will of necessity lead in to second and third activity in order to meet the comprehensive goals set forth in previous program descriptions.

f. Data + Criteria

2. The established standards and criteria for determination of architectural and historic value will be used to select properties singled out for this special treatment.

Criteria to be established for the regular rehabilitation of properties under the Housing Assistance Plan of the Community Development Program will be adhered to as well as guidelines and procedures for loan and grant activities.

A complete inventory of work, formally undertaken as a part of this project will be maintained and documents such as the number and amount of loans and grants, a listing of properties selected for special treatment, a record, where possible, of rehabilitation work on a private basis, etc. The final test will be the market value of properties in the area once the program becomes an established fact. Tax records of current assessed value can be maintained and used to assess the future market value as a guide to "proving out" the dollar investment.

g. Other Organizations

g. Total resources to be applied are not fully developed, but at a minimum, the following organizations will be utilized to the extent feasible.

Providence Preservation Society
Historical Preservation Commission
Rhode Island School of Design
Brown University
Rhode Island Bicentennial Commission
Ford Foundation
People Acting Thru Community Effort
Rhode Island College
Opportunities Industrialization Center, Inc.
Providence Department of Planning and Urban Development
Other City Departments

h. Relevant Work

h. A survey of houses (for architectural and historical integrity) is not being made between Broad Street and Elmwood Avenue from Trinity Square to Adelaide Avenue under the supervision of the Rhode Island School of Design and the Rhode Island Preservation Commission. The immediate purpose of this survey is to establish the authenticity of properties for possible placement on the National Register of Historic Places.

This would seem to guarantee the value of properties in the neighborhood and help insure its future stability.

i. Location

i. The project area is identified on the map following this page. The first "site" development is proposed on Princeton Avenue between Elmwood Avenue and Broad Street.



PROVIDENCE



ELMWOOD NEIGHBORHOOD ARCHITECTURAL AND HISTORICAL PROJECT AREA



j. Background

j. The City of Providence, through its legal commitment in receiving said funds, will automatically assume overall professional and administrative responsibility for program activities. Supervision could be exercised through a direct contract with the Elmwood Foundation to carry out the program on behalf of the City. The Foundation, as the prime contractor to the City, would subcontract with local technical schools, organizations and builders. Individuals responsible for specific tasks cannot be identified at this time.

k. Management

k. As stated above the City of Providence would be the applicant and would contract with the Elmwood Foundation, a non-profit citizen organization, to manage and implement the comprehensive neighborhood preservation plan. Specific powers and functions would be reserved to the city because of legal implications. For example, the City's powers of condemnation could not be assigned to another organization, not could the non-profit organization direct other city departments to perform specific duties. Any relocation activities necessitated by actions undertaken in this area would also be the responsibility of the city. The contract between the city and the non-profit organization will clearly define areas of responsibility along with management components. Very briefly, the set up would be: overall responsibility by the City; general accountability by the non-profit organization and general supervision and management by the non-profit organization. The whole procedure would, of course, have to be tied in to whatever structure and procedures are established for carrying out the overall Community Development Program.

2. "College Hill", a demonstration study of historic area renewal, is an excellent example of a project similar in scope to that proposed here. The purpose of that project was to consider the broad range of community problems of an old section of a city and develop proposals for solutions of the physical, economic and social problems of the area under study. This study was carried out under demonstration grant from the Department of Housing and Urban Development. The Department itself referred to this study as a major contribution to American architecture, to community planning and to civic design.

The program anticipated in this application will capitalize on the findings of the College Hill Study and hopefully implement those findings in achieving its long range goal of total reestablishment of a viable, dynamic neighborhood.

non-Federal Resources

Additional non-Federal resources cannot be identified in terms of specific services or money. However, it is proposed that funding and services may be provided through the following:

Rhode Island Historic Preservation Commission
The Ford Foundation
Rhode Island School of Design
Providence Preservation Society
Greater Providence Chamber of Commerce
Banking Institutions
Providence Citizens Lobby

Project Description Abstract

The Elmwood Neighborhood Architectural and Historical Preservation Project is a comprehensive proposal to restore and preserve an entire established, old neighborhood by placing control and implementation of all available development tools in the hands of a neighborhood-based, non-profit development group. The beneficiaries would be the owners and occupants of approximately 2,000 structures, most of which are substantial and large and many of which are of considerable architectural merit.

The project is in conformance with the comprehensive plan for the Community Development Block Grant Program, as submitted.

STATEMENT CONCERNING THE ABILITY OF THE PROJECT TO MEET INNOVATIVE PROJECT
CRITERIA (570.406)

(b) The project is of special interest because it proposes to draw on the past experience of the city in restoration of historic properties and large scale renewal by transferring the locus of activity to a large, neighborhood, with research, management and execution lodged in a non-profit neighborhood organization. In contrast to earlier urban renewal projects focused on rehabilitation, this project will be funded at a low level but will draw heavily on self-help and local technical talents.

The City of Providence has very recently opened its official planning functions to citizens by soliciting proposals for activities to be funded under the Community Development Block Grant Program. The result has been an overwhelming interest in neighborhood activities and housing. Among the proposals submitted for consideration was the subject of this application for a grant for innovative projects.

The Community Development proposed program contains elements of the Elmwood Foundations proposal which may be applied on a citywide basis. However, no specific funds have been allocated under the CD program to the Foundation. In addition to any criteria that may be set up to measure the success of the project internally, the project can also serve as a test of the citywide CD program.

(2)(iii) The project areas includes approximately 2000 structures, is almost entirely residential, is bounded on all sides by major arterial streets or interstate highways. The whole purpose of the project is precisely

to maximize the use of the existing housing stock.

(3) (1) See Line Item budget and Year 2 program objectives.

(11) If approved, a reporting procedure would be set up to monitor the planning, management activities.

(111) The City will act as sponsor and will provide services when and if it is requested to do so. The private sector will be the initiating and creative partner.

(IV) See papers of incorporation.

(V) The program provides the only vehicle by which the city can fund an organization of this type.

(VI) The neighborhood is already economically and ethnically diverse. The project anticipates that it should remain so.

**TENTATIVE BUDGET BREAKDOWN
FIRST YEAR**

Renovation and Restoration

Loans at 3% (revolving fund)	\$140,000
Grants	20,000
Rehabilitation contracts	20,000
Restoration (mixed interest loans and grants)	50,000

Parks and Trees

Land acquisition and development and trees for streets	10,000
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Staff

Coordinator: responsible for	13,000
1. awarding contracts	
2. publicity	
3. coordinating public service, Vista and Ceta positions	
4. wholesale purchases	
5. general administrative duties	

Office Expenses	5,000
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Consultant Fees (including legal and accounting)	20,000
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Concentrated Code Enforcement	
(actual figure to be supplied by city)	app. 20,000

Condemnation	
(a portion of these funds will be returned after renovation and sale)	100,000

Relocation Payments	5,000
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\$403,000

COMMENTARY ON PROJECT BUDGET:

Renovation and Restoration

The program anticipates satisfying the largest percent of the renovation work by making available loans at 5% to property owners, but contains funds to satisfy other situation requirements.

Condemnation

The Elmwood Foundation does not have the power of condemnation. It is possible that a very limited number of structures may be in sufficiently poor condition to warrant condemnation by either the City Building Inspector or the Division of Code Enforcement. What the group really has in mind is the transfer of poorly maintained properties to new owners. An alternative description of this line item could be Negotiated Purchases.

Relocation Payments

The Elmwood Foundation does not have the power to officially relocate any persons. Any relocation occurring through condemnation in the project would be subject to the Uniform Relocation Act. This line item would be insufficient to carry out any official relocation activity, but could be maintained in the budget to carry out unofficial assistance.

- ④ Statistics?
- ⑤ Relationships w/ Urban Groups?
- ① Articles on Lincoln.
- ② Backgrounds of Key & Executive Plan
- ③ Organization & Management Plan

WHO:

The Elmwood Foundation for Architectural and Historical Preservation is a non-profit corporation with a board of directors and membership made up of residents of the Elmwood area and a few interested friends. As residents of the Elmwood area, the members decided to form a corporation whose express purpose would be to reverse the decay of the Elmwood area.

Charter members of the Elmwood Foundation for Architectural and Historical Preservation.

1. Sally LaGrandeur 461-6919
2. Paul Maixner
3. Nancy Martin
4. Olivia Hazzard
5. Sonia Roberts
6. Airel Cooper
7. Robert Fain

Affiliate members:

1. Mena Lupo - Proposal writer
2. Irene Sadek - Librarian
3. Susan Anderson
4. Ted Rickson - Real estate salesman
5. Milburn Stone - Executive Board of P.A.C.E.
6. Berta Phillips
7. Alice Chase - Recording secretary of P.A.C.E.
8. Nick Easton - Director of United Tenants Organization

There will certainly be a limited number of other members as the project goes into effect.

DESCRIPTION OF AREA

Bordered by Trinity Square and Route 95 on the north and south and Elmwood Avenue and Broad Street on the east and west, this area encompasses approximately 2,000 houses, mostly three story multiple dwelling units. Also included within the area are numerous single family houses along with boarding houses and a number of apartment units.

Elmwood provides housing for a multi-racial and ethnic population. There is a sizable black, Spanish speaking and Portuguese speaking community along with members of many ethnic groups. The income in the area varies from upper middle class to welfare, with the majority belonging to lower middle class.

Although research has not been conducted in this area, it is possible that Elmwood is the only area in the city and possibly one of the few areas in the country to offer so wide a diversity of housing types for such a wide spread income range to as mixed a racial and ethnic population. Furthermore, it has done all this successfully so that Elmwood has a history of community cohesiveness and housing stability. Unfortunately this fine neighborhood and the concepts it represents by its existence is being seriously threatened by constantly accelerating housing deterioration, for the diversity of the neighborhood has in recent years become matched by a diversity of housing conditions. Many houses are kept in a high state of repair by conscientious owners and

landlords with adequate resources. Other buildings are deteriorating as a result of unscrupulous profit seekers and well meaning but inadequately financed homeowners who may also suffer from lack of proper home upkeep skills. The Elmwood Foundation seeks to reverse the deterioration of the neighborhood and to do so in such a way as to keep the diverse nature of the community intact. We believe we have a plan for doing this in a way that will produce the maximum return for dollars spent and will furthermore be self-sustaining once our project is complete. There are four main methods by which the Elmwood Foundation would accomplish its goals:

1. Site development
2. Specific attention to the worst houses and areas
3. Special projects
4. General area concerns

Three of the methods have a unique conceptual framework around which they are built.

SITE DEVELOPMENT

The concept of site development for the purposes of this proposal is defined as bringing all available resources to bear on a specific small area of high architectural and historical interest so this area would be restored to the highest functional and visual level. Picking a small number of areas for special intensive attention has a number of benefits. The actual improvement of a visually coherent area can be shown quickly. This would have a high publicity value which would inform the surrounding area in a very tangible way of our existence and of the services

we offer. Publicity is also valuable outside the area in attracting appropriate buyers and as a means of helping to insure that the Elmwood Foundation could attract grant and loan money from other sources both public and private. A fully developed site would also provide a buffer zone to absolutely halt deterioration and serve as a stepping stone to the surrounding area that would require less intensive work. It would anchor the whole surrounding area at a high level and insure the stability of property values especially if the site itself was anchored by a fully restored house of special architectural or historical interest that would be placed on the National Register of Historic Places.

A site would also serve as a model and test area for the techniques that would be applied more generally throughout the whole target area of the Elmwood Foundation and, lastly, would be invaluable in raising the self pride of the entire area, an integral ingredient in preventing urban decay.

All available techniques would be used in developing a site. Loans at current market rates and reduced interest, where warranted, coupled with outright grants would be used for those structures in need of rehabilitation. Houses capable of being placed on the National Historic Register would be eligible for full restoration funds of a varied nature. Beautification would also be carried out by building parks and recreation areas on vacant lots and by the planting of trees and the resurfacing of roads where needed. Attention would also be given to the development of off street parking lots so that back yards could revert

to their intended use. Concentrated Code Enforcement would be used to bring all the houses up to minimum standards with the power of condemnation applied if needed. Every effort would be made to restore condemned houses rather than demolish them. The Homestead Act could be utilized to make such buildings available to low income families or, where needed, the Elmwood Foundation would restore the houses prior to making them available to low income families at subsidized rates.

Building materials and renovation supplies would be made available to those people interested in self help projects at wholesale rates through a special non-profit tax number and negotiated purchases through the Elmwood Foundation. Technical advice in home improvement, upkeep and landscaping skills would be offered on the spot and through classes and seminars.

Public service jobs under the Public Employment Act would be used to provide manpower and skills in the areas of landscaping and renovation and to provide assistance for self help projects. This would provide employment and keep costs down at the same time.

Special projects will be defined later on in the proposal, but they would be dealt with immediately should any exist on the site area.

FIRST SITE

The Elmwood Foundation has picked Princeton Avenue between Elmwood Avenue and Broad Street as the first area for site development. This area includes a number of houses in a high state of repair and one or two houses that should qualify for placement

on the National Register. There are, however, a few houses in need of attention and one in particular that needs repair. Princeton Avenue has a vacant lot already owned by the City that would be ideal for a park. Thus, the Princeton Avenue area has all the components necessary for a site and in addition, there is a high state of resident interest.

WORST SECTIONS AND HOUSES

Site development is an important concept because giving attention to the best sections of an area produces results greater than anticipated by expenditure. However, as one would expect, there is a reverse side to this coin. The worst sections of an area must be rehabilitated because they produce negative effects far in excess of their size and thus spread rapidly. The improvement of the worst houses and sections is the second main component of the project.

An attempt would be made to define the causes for the deterioration of a particular area and, if possible, to attack the causes concurrently with treatment of symptoms. Overcrowding, improper building modifications, traffic patterns and a concentration of absentee and slum-landlords can all contribute to deterioration of an area.

Concentrated code enforcement, condemnation proceedings and revised traffic flow would help to attack causes of deterioration. Naturally low and middle income families would be helped to acquire rehabilitated structures. Restoration would not be utilized in these areas as it would not produce a return

commensurate with expenditure. Instead a special technique has been devised to deal with overcrowding.

Often structurally sound houses can be bought for \$13,000.00 to \$17,000.00 in these areas. Special scale model houses with design detail would be constructed with the aid of a university class. These models would show that for a total expenditure of approximately \$30,000.00, an outstanding single family home with many unique design elements could be purchased that would cost twice as much to buy any other way. It would only take one or two of these houses in a section to have a significant impact on population density. This concept would be highly publicized and would probably generate as much interest as the restored historical houses. All the other techniques used in site development would also be utilized in this method.

SPECIAL PROJECTS

The third main thrust of the proposal would be special projects. These are specific areas and concepts requiring individualized treatment. These special projects would include, but not be limited to the following:

1. The Locust Grove Cemetary along Elmwood Avenue is badly in need of landscaping and refencing. Public service jobs assigned to the Elmwood Foundation could remedy this problem.
2. The parking lot at St. Joseph's Hospital is a visual blight and a safety hazard. Probably L.E.A.A. money could be used for this problem. Contact has already been initiated with the Hospital.

3. Although specific plans cannot be drawn up at this time, attention would be given to attracting favorable development to the large vacant lots at Adelaide and Elmwood Avenues and off Sackett Street.
4. Attention would also be given to a visual impact statement for zoning laws to insure that businesses which might settle in the area would not create a high volume neon night-mare such as exists on Reservoir near Park Avenue.

GENERAL AREA CONCERNS

The last main method of rejuvenating the area seems the least interesting, but is actually the heart of our proposal. Most of the area would not be covered by any of the previously mentioned special approaches because the area is simply too large to deal with intensively with the money available to the City of Providence if other areas are to be serviced. It was because of this very real problem that the other methods were developed and it is in this larger area that they will bear fruit.

The best sections of the area will be highlighted and the worst areas rehabilitated. The normal market mechanism along with the publicity this project will generate, coupled with low interest loans, will serve to put this basically stable area on a more substantial foundation and keep it there.

Rehabilitation loans, concentrated code enforcement, park development and self-help aid along with the use of wholesale purchasing power and all the other techniques applied in the previous methods will be used through the whole area. However, these techniques will not be used nor will they be needed as intensively.

The special concern of this method would be to use the political and economic power of the area in a concerted attack on the now apparent pattern of Redlining by banks and insurance companies that infects an area and dooms it to eventual decay as effectively as a medieval plague. Considerable work has already been done in this area. All the economic activity in the area, coupled with the continued activities of P.A.C.E. and assisted by the Elmwood Foundation, should insure that this problem can be eliminated.

In summary our goal is to rehabilitate the entire area by the use of four main methods; site development, anchored by restored homes placed on the National Historic Register; rehabilitation of the worst houses and areas with attention being given to the causes of such decay as well as symptoms; special projects deserving of individual treatment, and lastly a broad treatment of the entire area. We believe our proposal would rejuvenate the area while preserving its diverse nature and furthermore would do so in a way that would produce the maximum return for dollars spent.

RESOURCES

The resources to be applied have not been fully developed at this point, but work is ongoing in this area. Funding would be elicited from a variety of governmental and private sources. The governmental sources would include among others:

1. Community Development Act
2. L.E.A.A.

3. Department of Labor

4. Federal Home Loan Bank

Private sources would include the Ford Foundation and the Bicentennial Commission, together with existing banking institutions. Our research librarian and proposal writer will explore the area of funding and appropriate action will be taken. Contact has already been established with the Bicentennial Commission and a proposal will be submitted shortly.

Funds would be developed internally through the sale of condemned and renovated structures, through general subscription and fund raising and through real estate brokerage commissions, from an affiliated non-profit real estate division.

The skills of members of the Elmwood Foundation would certainly be utilized to the fullest. In addition, other resources would include the state's universities and colleges and other groups. Informal contact has already been made through P.A.C.E. with Rhode Island College, Brown University and Rhode Island School of Design, and they have indicated general interest to work on specific assignments. Although details have not been worked out, contact has been made with the Preservation Commission and they are anxious to cooperate with our proposal. Contact would be made with O.I.C. which is located in the area to utilize their teaching and training skills and to set up a training program using the renovation sites for on-the-job experience. The Rhode Island Plan would also be contacted for this kind of cooperation.

As a neighborhood group, we are anxious to insure that we have control over what happens in our area. We are also concerned

that other area residents are extended the invitation and have the opportunity for maximum input. A valuable resource for this major concern is the close contact we have with P.A.C.E., the group charged with neighborhood community organization. P.A.C.E. has been instrumental in the formation of our group and several Elmwood Foundation members are also active in P.A.C.E. Through its board and staff, P.A.C.E. would be formally requested to help provide close liaison with other community residents, so that the spirit of cooperation which exists between our redevelopment group and the neighborhood organization can continue to grow to our mutual benefit.

Last but not least, we request the aid and advice of the Mayor's office and the Office of Urban Development for assistance in the further refinement of this proposal and for such help as can be provided upon its acceptance and funding. Assistance in preparing the budget and time table sections of this proposal has already been promised by the city Urban Development office and would be greatly appreciated. These sections along with an impact statement and a development of the real estate cooperation concept will be included in the next draft of this proposal to be submitted shortly.

TENTATIVE GOALS FOR 1st YEAR

1. Applications processed for 35-50 rehabilitation loans with some work already started.
2. Completion of 100 self-help and landscaping projects.
3. Creation of one park on vacant lot.
4. Planting of 200 trees.
5. Near completion of a "site".
6. Condemnation and partial renovation of 5 houses (if needed).
7. Setting up of office.
8. Hiring of staff.
9. Concentrated Code Enforcement put into operation.
10. Work begun and possibly completed on at least one special project.
11. Mechanism for technical advice and seminars for self-help home-improvement set up and put into operation.
12. Publicity campaign started.
13. Procedure for wholesale purchases set up and put into practice.
14. Non-profit Real Estate component put into operation.

*Perkins
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criticism
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into
practice*

Social aspect -

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neighborhood
structure*

Pub. v. par. let

*Group of people
follow couple of
finds the*

Existence of group it self article to read press -

Zoning fight would

*8-10 1956
Focus*

*be able
in town*

Having informal series -

*again - he
when*

Tenant (renters) must Open Home

public, an-

Newsletter

Classes in school

**TENTATIVE BUDGET BREAKDOWN
FIRST YEAR**

Renovation and Restoration

Loans at 3% (revolving fund)	\$140,000
Grants	20,000
Rehabilitation contracts	20,000
Restoration (mixed interest loans and grants)	50,000

Parks and Trees

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Coordinator: responsible for	13,000
1. awarding contracts	
2. publicity	
3. coordinating public service, Vista and Ceta positions	
4. wholesale purchases	
5. general administrative duties	

Office Expenses	5,000
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Consultant Fees (including legal and accounting)	20,000
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Concentrated Code Enforcement

(actual figure to be supplied by city)	app. 20,000
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Condemnation

(a portion of these funds will be returned after renovation and sale)	100,000
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Relocation Payments

5,000
<hr/>
\$403,000
<hr/>

Home

Real Estate-Classified

The Providence Sunday Journal, March 9, 1975 SECTION G

Did you know
it is possible to see
a flower smelling?

See GARDENING, Page G-3

Broken electric door
on your garage
has a manual release

See DO-IT-YOURSELF, Page G-4

By HARRY BAKER

Special to the Sunday Journal

PROVIDENCE — Housing authorities have said tremendous numbers of families need homes in the \$20,000 price range, but add that houses cannot be built at that price today.

Paul and Sally LaGrandeurs agreed, but they also saw the obvious—many old houses go for a song and when the seller signs, the buyer may find a real bargain.

The LaGrandeurs decided they wanted a house near the center of the city, on a pleasant, shady side street, close to a bus line, near stores and with good schools for their three children. Real estate people chuckled. Who could fill that order at a price?

But the LaGrandeurs found exactly what they wanted right under the noses of most home

This large old city house was a bargain . . . and handy, too

buyers. It was a roomy Dutch Colonial style popular in the early part of the century. The street is well supplied with huge shade trees, a block from Elmwood Avenue. Stores are nearby and they have a choice of three schools.

This house has character. The Roaring 20s look is there, but the framing is true and millwork is meticulously fitted. Those tall kitchen cabinets have twice the storage capacity of anything built today, and the doors are glassed so you can see what's inside.

Four roomy, airy bedrooms occupy the second floor together with

a full bath and ample hallway. Closets are adequate.

A generous attic will one day become a fifth bedroom with adjoining study. Downstairs there's a spacious, bright living room, large dining room, a den, the kitchen, plus a fine serving pantry and a full bath.

A previous owner had painted the exterior last year, and shingled the roof the year before. The interior needed some attention. Floors were professionally sanded. Wallpaper was bought in one lot at a bargain price and LaGrandeurs learned to

hang it. He did the interior painting, too. The total cost was under \$500.

Mrs. LaGrandeurs scouted the stores for used furniture. No one seems anxious to buy the furniture styles of the '20s, but that was exactly what this house demanded. It seems unbelievable, but she furnished the entire house for exactly \$150!

The LaGrandeurs bought the house for \$12,000. Their mortgage payment is \$124 which includes taxes and insurance. Heating? About the same as a ranch house.

The children don't have to wait for mom to drive them to stores,

activities or school. They walk. They're close to a library and there are places to play.

Next summer there will be a patio with a fireplace in the backyard. Kids who grow up in the city learn to handle things for themselves.

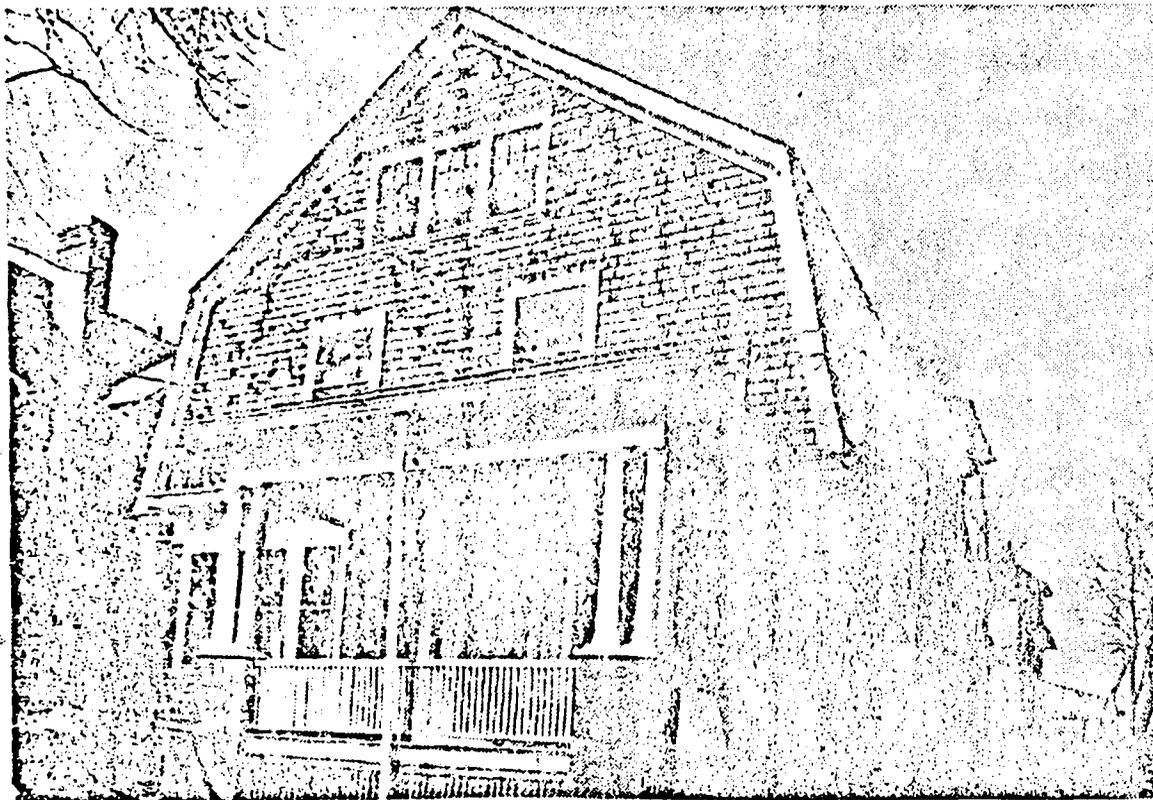
These are not city people. LaGrandeurs, a computer programming supervisor, grew up in Riverside. Mrs. LaGrandeur was born and raised in Barrington. But both saw the solid advantages offered by the city — the many things not easy to find in the suburbs.

Several bankers pinpointed the location on a map and were cool toward granting a mortgage. But the LaGrandeurs do not give up easily. They finally found a banker who inspected the house and neighborhood in person. Their mortgage was granted.

A four-bedroom, two-bath house built to high standards, on a nice street, in the center of everything, had gone begging for \$12,000. Sound and livable as the day it was built, it might cost at least \$60,000 to duplicate today. You might not favor the older-type architecture, but it has merit.

The LaGrandeurs looked for themselves. What they saw was a great family housing at a 1930s price, with good neighbors as a bonus. It was right under the noses of a home-seeking world that believes there are no houses at a price it can afford.

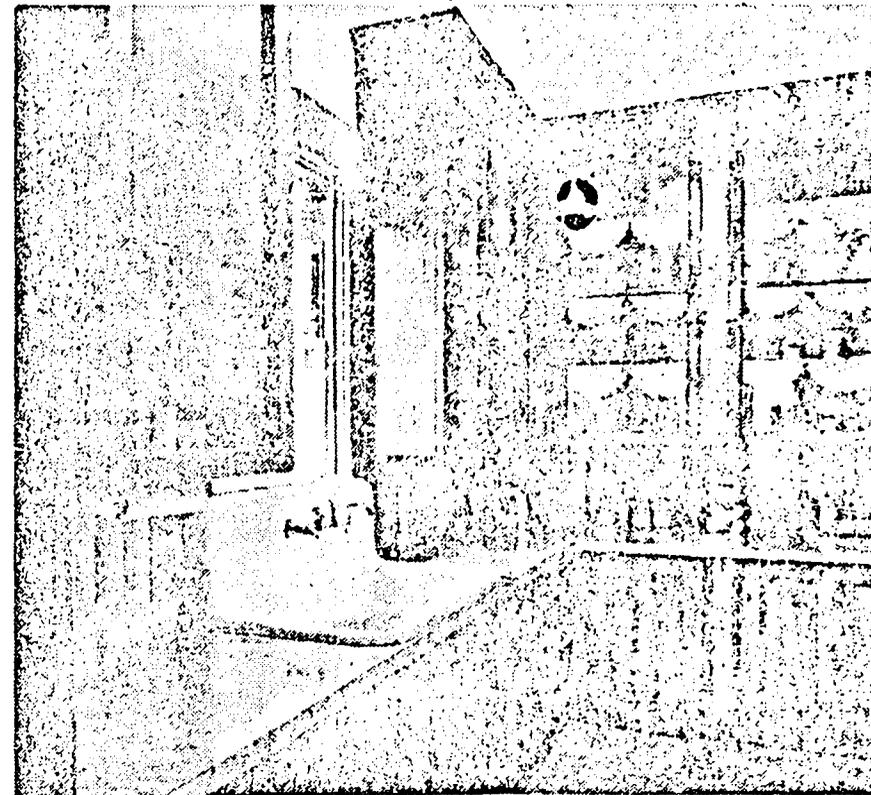




A real steal at \$12,000

THEY BUILT them to last in those days and Paul and Sally LaGrandeur have tried to decorate their home off Elmwood Avenue in the style of the '20s. Above left is the entrance hall, given a homey touch by lots of potted plants. Above, Mrs. LaGrandeur reads to one of her sons in the living room, which opens onto the large dining room. At right is the kitchen with more cabinet space than you could ever hope to use.

PICTURES BY
THOMAS D. STEVENS



By ROBERT FAIN
Special to the Sunday Journal

Elmwood residents now united to rediscover area's potential

PROVIDENCE — Elmwood has long been known as one of the most attractive and diversified residential areas of the city. The home of Paul and Sally LaGrandeur is but one of many outstanding single-family houses in the area. There also are a great many two- and three-family Victorian flat houses, the kind with five or six large rooms per flat.

The area is close to downtown, has ready access to Route 95 and is provided with good bus service. There are also a large variety of stores and services in the area, including a supermarket, delicatessens, drugstores, hospitals, elementary schools, a junior high, banks, churches and synagogues and a library.

Recreation is provided by the Boys Club, the YMCA

and Roger Williams Park. The area boasts good, substantial homes and rental units which are reasonably priced. Many of these and other fine points about Elmwood have been forgotten by the other citizens of Providence and, surprisingly, by Elmwood residents, themselves.

Elmwood is forgotten no longer. It is being rediscovered by its own residents. Some of them have formed the Elmwood Foundation for Architectural and Historical Preservation. The Elmwood Foundation is a non-profit corporation made up of area residents and a few interested friends.

It is concerned with the physical condition of the neighborhood and has ambitious and varied programs to carry out its aims. It has made a proposal requesting Community Development Act funds for a redevelopment project which has a number of components. One of its prime objectives is to assure that all areas of Elmwood are of the same high standards.

This group is committed to developing the resources to deal with blight and is confident that it can do so in light of the innate attractiveness of the area. Another component is the restoration of historically and architecturally valuable homes, with the aim of having

some put on the National Register of Historic Places for permanent protection.

Although active, the group is still in its formative stages and at present is seeking to involve other Elmwood residents. The group also wants to join so they can help develop community cohesiveness and pride. Their ideas and skills are needed and welcome.

Members of the Elmwood Foundation want to preserve the multi-ethnic and racial nature of the community and enjoy its cosmopolitan atmosphere. Residents who wish to join and those outside the community who are interested in living in Elmwood can contact Mr. and Mrs. Paul R. LaGrandeur at 461-6919. There will be an open house from 2 to 4 p.m. next Sunday at 219 Lenox Ave. to see what Elmwood has to offer and to meet other foundation members.

Robert Fain is chairman of The Elmwood Foundation.

ELMWOOD NEIGHBORHOOD

I. INTRODUCTION

The Elmwood Neighborhood is located in the southwestern sector of the city and is bounded on the north by Plenty Street, on the east by Broad Street, on the south by Miller Avenue, Frederick Green Memorial Boulevard and the City of Cranston and on the west by the New York, New Haven and Hartford Railroad and Elmwood Avenue. Of nineteen neighborhoods Elmwood ranks twelfth in land area with 387 acres and seventh in population with 11,651 residents as of 1965.

II. LAND USE AND HOUSING

A. Land Use Characteristics

TABLE 1

Existing Land Use, Elmwood

<u>Land Use</u>	<u>Area in Acres</u>	<u>% of Net Area</u>
Residential*	151.0	45
Commercial	19.9	6
Industrial	16.9	5
Public & Institutional	134.5	40
Vacant	<u>11.5</u>	<u>4</u>
<u>Total Net Area</u>	<u>333.8</u>	<u>100%</u>
Streets	53.0	14
Net Land Area	<u>333.8</u>	<u>86</u>
<u>Total Land Area</u>	<u>386.8</u>	<u>100%</u>

*Includes mixed residential and nonresidential uses.

Source: Providence Community Renewal Program, Technical Supplement Appendix C. (1964)

The land use in the total Elmwood area is pretty well divided between residential and public and institutional. A major portion of this latter use consists of the Roger Williams Park section. Small areas are devoted to commercial and industrial usage.

Commercial uses are confined to Broad Street and Elmwood Avenue in the form of strip development. Almost no commercial or industrial uses have located in the residential areas but the boundary between residential and industrial uses to the south is somewhat ill-defined. There is a large General Electric plant in the western section of the southern Elmwood area - this facility as well as four smaller industrial activities in the area, use local streets for access.

B. Characteristics of Structures and Environment

1. Residential

TABLE 2

Residential Structure Type, Elmwood

<u>Structure Type</u>	<u>No. of Structures</u>	<u>% of Total</u>	<u>No. of D. U's</u>	<u>% of Total</u>
1 Family	614	34	614	15
2 Family	509	28	1018	26
3 Family	510	28	1530	38
4 or more Families	<u>169</u>	<u>10</u>	<u>839</u>	<u>21</u>
Total	1802	100%	4001	100%

Source: Assessor's Office, City of Providence, 1962

Housing types range from multiples in the northernmost section through 2 and 3 family housing, to single family dwellings near the

industrial area in the south above route 95. Below Route 95 in the extreme southern section of the Elmwood area, one finds mixed family units but almost 2/3 are one family.

TABLE 3

Condition of Structures, Elmwood

Type of Structure	Good		Fair*		Deficient**		Total	
	No.	%	No.	%	No.	%	No.	%
Residential & Mixed	1333	74	396	22	73	4	1802	100
Commercial	46	90	4	8	1	2	51	100
Industrial	16	70	4	17	3	13	23	100
Public & Institutional	15	100	--	--	--	--	15	100
Total of all Structures	1410	75	404	21	77	4	1891	100

*Those structures classified as rehabilitatable by C.R.P.

**Those structures classified as poor and reconditionable by C.R.P.

Source: Providence Community Renewal Program, Technical Supplement, Appendix C.

Approximately three quarters of the residential and mixed housing is in good condition and only 4% is classified as deficient. ~~None of the housing south of Route 95 warrants clearance.~~ C.C. 4-17-75 In the section north of Route 95 and south of Sackett Street most structures are also in good condition with lack of adequate heating equipment being the only major deficiency. In the area north of Sackett Street, again most of the structures are good with the few deficient structures located primarily north of Ontario Street. Deterioration of building components and inadequate heating equipment are the major problems. All housing

in the Elmwood area has been inspected by the Division of Minimum Housing Standards.

In the whole area, 34.7% of the housing units are owner occupied. However, in the area between Ontario and Sackett Streets, the amount of owner occupancy is about 70%. The average gross rent for the area is \$69 per month. North of Sackett Street the contract rents are above average (\$40 - \$60) with some blocks higher while the value of owner occupied units tends to fall below average. Household income rises from average north of Ontario Street to \$10,000 or more south of this street to Sackett Street. Below Route 95, the contract rents are slightly lower (\$30 - \$60) and the value of owner occupied units is low to average (\$5,000 to \$15,000). The median monthly family income is \$448 in the Elmwood area and 15.4% goes for rent. Approximately 17% of the area's population earns below \$3,000 annually.

TABLE 4

Condition of Residential Environment, Elmwood

a. Residential Blocks with Environmental Deficiencies

No. of Deficiencies/Block							Total No. of Residential
0	1	2	3	4	5	or more	Blocks
20	22	25	17	6	7		97

b. Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>No. of Res. Blocks Deficient</u>	<u>% of Total Res. Blocks Deficient</u>
Excessive land coverage	1	1
Inadequate off street parking	43	44
Mixed land uses	15	15
Presence of specific nuisance uses	24	25
Excessive street traffic	23	24
Inadequate service by public elementary school	53	55
Inadequate service by public recreation area	22	23

Source: Community Renewal Program, Technical Supplement, Appendix C.

Table 4 shows that over half of the residential blocks have two or more environmental deficiencies. The environment of the families in the section between Sackett Street and Route 95 is extremely poor with its major problems being mixed land uses, proximity to rail lines and lack of an elementary school to serve much of the area. ~~It is suggested that some of the residential housing be cleared to allow for industrial expansion and to increase the much needed parking facilities. The area south~~

~~of Route 95 has the same problems although the residential houses are close to, rather than within, the area of industrial usage. Low density residential use for this area is proposed by the Master Plan* with a long narrow industrial area along the west city line.~~ Resi-
 dential use has been extended east over an area of about 11 acres which will be detached from Roger Williams park by the Huntington Expressway. This new housing will hopefully stimulate other property owners to improve their buildings. The environmental problems north of Sackett Street are widespread. Inadequate off-street parking, insufficient service by public elementary schools, lack of public recreation areas, excessive street traffic and nuisance uses in the area are the major problems in order of importance. The Master Plan* allocates much of this section to medium density residential use.

*Master Plan - Providence, R. I. (1965)

TABLE 5

Comparison of Vacancy Rates*, City of Providence, Elmwood

	<u>1950</u>	<u>1960</u>
Elmwood	3.0	5.5
City of Providence	2.6	6.9

*Rate per hundred housing units

Source: U. S. Census, 1950, 1960

The vacancy rate in the Elmwood area has less than doubled from 1950-1960, whereas, during the same decade, the City's rate has increased 2.5 times. The sections north of Sackett Street, especially up to Ontario Street and south of Route 95 have both maintained a

fairly stable population. However, the areas north of Ontario Street and between Sackett Street and Route 95 have lost quite a few of their residents.

2. Non-Residential

Almost all of the non-residential structures are in good condition (see Table 3) and only 4 buildings have been classified as deficient.

In the section between Sackett Street and Route 95, where the majority of the area is devoted to commercial and industrial use, most of the structures are in good condition with only one built before 1900. They are primarily of fire resistant, one-story design and lot coverage is moderate. Both commercial and industrial buildings need additional off-street parking and loading space. In the area north of Sackett Street land coverage is higher and there is the same problem of inadequate off-street parking or loading areas. About 15 of these structures have been built since 1940 and most are of one-story, fire resistant construction and in good condition. The situation in the area south of Route 95 is quite different however. The condition of non-residential structures in this area is quite varied - about one quarter are fair and one fifth are poor. Almost 40% of the structures were built before 1900 and more than 50% of the structures are not fire-resistant. The environmental problems are minor with only a few structures having the usual problems of inadequate off-street parking and loading space. However, the General Electric plant, the single most important non-residential use in the area, has difficult access through local residential streets. The extension of the Huntington Expressway has already eliminated some of the poor

industrial and commercial buildings in the area.

III. POPULATION AND SOCIO-ECONOMIC CONDITIONS

A. Population

1. Number

During the 15 year period from 1950 to 1965, the population has decreased from 12,077 persons to 11,651. Thus, the total drop in population was only 426 persons or 3 1/2%.

2. Age Structure

TABLE 6

Age Structure, Elmwood

	<u>0-4</u>	<u>5-19</u>	<u>20-44</u>	<u>45-64</u>	<u>65+</u>	<u>Total</u>
1950	925	1746	4535	3212	1659	12,077
1965	882	2385	3311	3106	1967	11,651
Numerical Change	-43	+639	-1224	-106	+308	- 426
% Change	-4.6%	+36%	-27%	-3.3%	-18.5%	-3.5%

Source: U. S. Census of Population, 1950, 1965

Although the total population has decreased very slightly, the individual age groups have shifted considerably. The most productive age group, 20-44 years, has decreased 27%. However, the number of children between the ages of 5 and 19 has increased at a rate of 36%. This forecasts future instability for the area unless it can be made more attractive to families in the 20-44 year old age group. In other words, better schools and recreational facilities, day care centers, and neighborhood centers need to be established to encourage families with small children to remain in the Elmwood area.

3. Racial and Ethnic Structure

In 1965, 2% of the Elmwood area's population was non-white and most of them were concentrated in the area north of Sackett Street, adjacent to South Providence. It can be assumed that as clearance takes place in South Providence, many of its non-white residents will migrate across Broad Street into the Elmwood Area.

In 1960, three ethnic groups were prominent in the area - Jewish, Irish and French - each making up about 9% of the total population. Many of these residents, especially those living north of Sackett Street, were originally from South Providence and moved when this latter neighborhood showed signs of extensive deterioration.

B. Socio-Economic Characteristics

1. Economic Factors

TABLE 7

Economic Factors: Rate per 1,000 people of segment indicated 1962

	<u>Elmwood</u>	<u>City</u>	
Unemployment Insurance Payment	31.0	37.3	ages 15-64
General Public Assistance	2.9	7.3	total population
Aid to Families with Dependent Children	48.9	111.3	ages 0-19
Old Age Assistance	53.8	79.9	ages 65 & over
Aid to the Blind and Disabled	3.7	6.4	

Source: Council of Community Services Social Pathology Index
Technical Supplement

Table 7 indicates that Elmwood is a relatively independent area in terms of the number of welfare payments. Even though unemployment insurance payments come close to the City rate, this still means only temporary dependence on the part of the residents. If the families continue to leave the area, however, it can be expected that those who remain will be the ones who cannot afford to move. Therefore, those who are economically dependent will make up a greater portion of the residents. This again emphasizes the need to retain the families with small children.

2. Educational Factors

TABLE 8

Education Factors: Rate per 1,000 people of segment indicated 1962

	<u>Elmwood</u>	<u>City</u>	
School Dropout	221.0	260.1	ages 15-19
Truancy	7.6	10.9	ages 5-19
School Behavior Problems	4.1	5.1	ages 15-19

Source: Council of Community Services Social Pathology Index
 Technical Supplement (1964)

Although this area's number of school dropouts, truants and behavior problems is lower than the City rate, there is still a high enough incidence to make it a problem to be dealt with in the Elmwood neighborhood. What is needed is a better, more intensive school system to encourage youngsters to remain in school. For those to whom school is of no constructive use, vocational training should be made easily available, either within the school or through neighborhood centers or social agencies.

3. Conduct Factors

TABLE 9

Conduct Factors: Rate per 1,000 people of segment indicated 1962

	<u>Elmwood</u>	<u>City</u>	
Juvenile Arrests	24.4	29.5	ages 15-19
Adult Arrests	8.2	15.9	total population

Source: Council of Community Services Social Pathology Index Technical Supplement (1964)

Again, although the number of juvenile and adult arrests is lower than those for the City, they are existent at a high enough rate to be considered a problem. One answer is to identify trouble-makers and try to work with them and this can only be done by having more intensive services offered by the City's social agencies - more job training, supervised playgrounds, field caseworkers reporting to individual homes in order to identify family problems, to name just a few areas of endeavor.

4. Family Stability Factors

TABLE 10

Family Stability Factors: Rate per 1,000 people of segment indicated 1962

	<u>Elmwood</u>	<u>City</u>	
Court Disposition of Children	0.0	5.9	ages 0-19
Illegitimate Births	13.6	21.2	live births
Petitions for Divorce	1.7	1.7	total population

Source: Council of Community Services Social Pathology Index Technical Supplement (1965)

The number of illegitimate births is relatively low and court disposition of children is almost non-existent. Although the divorce rate equals that of the City, it is low to begin with. These figures point out that the area has been quite stable and should be preserved through increasing its desirability for the benefit of those families who can help in maintaining Elmwood's stability.

C. Health Characteristics

TABLE 11

Health Characteristics: Rate per 1,000 people of segment indicated 1962

	<u>Elmwood</u>	<u>City</u>	
Syphilis and Gonorrhoea	3.3	8.5	total population
First Commitment Alcoholism	2.8	4.1	total population
Infant Mortality	21.0	20.9	live births
Resident deaths	7.4	7.8	ages 0-19

Source: Council of Community Services Social Pathology Index
Technical Supplement (1964)

The one health problem of concern to this area according to Table 11 is the frequency of deaths of infants and children up to 19 years of age. As in the West Elmwood area this problem could perhaps be alleviated by first setting up well-baby clinics in convenient locations with the help of the Providence District Nursing Association and also by making information on child care easily accessible to all residents. If possible, adult education courses on this subject should be conducted at a convenient location and at times when a parent could attend - either in the evening or during the day with a woman available at the location to take care of the children while the mothers attend the classes.

IV. PUBLIC SERVICE SYSTEMS AND FACILITIES

1. Schools

There are two elementary schools in the Elmwood area. The Lexington Avenue Elementary School, K-6, was built in 1905 on a 1/2 acre site with a very narrow paved outdoor area at the back which is about 20 feet wide and adjacent to a manufacturing plant. It has a 450 student capacity. The Master Plan* proposes that the school be replaced by a New Lexington School, a 350 student capacity primary school in the vicinity of Potters Avenue and Melrose Street. A one block site at the above named intersection will provide 2.8 acres in a central location and allow space for a playlot to serve the neighborhood.

The Sackett Street Elementary School, K-6, built in 1922 has a capacity for 540 students. It occupies a paved 1.6 acre site and a 2.15 acre playground directly across Sackett Street is available for outdoor recreation. The Master Plan* recommends that the school, with modest improvements, could accommodate a K-4 curriculum.

Unfortunately, those children living south of Route 95 are isolated from both schools. Unless a school is built within their own small neighborhood, however, they must continue to be bused.

Gilbert Stuart, Jr. High School is located on Elmwood Avenue on the western border of the Elmwood Avenue area.

*Master Plan for Public Schools (1965)

2. Recreation

TABLE 12

Recreation: Elmwood

Site Number	Name of Facility	Primary Use	Proposal*	Size in Acres	
				Existing	Proposed
44	Columbus Park	Traffic Separator	Retain	0.21	0.21
46	Sackett St.	Playground	Improve	2.16	2.16
49	Joseph Williams Field	Playlot	Reduce to Playlot	5.30	0.25
50	Tim O'Neil Field	Playfield, Pool Ice Rink	Improve	10.00	10.00
P-30	Moore St.	Playlot	Proposed	--	0.10
P-35	New Lexington St. School	Playground, Neigh. Center	Proposed	--	2.00
P-36	**Lexington Ave.	Park	Proposed	--	0.55
P-39	Sumter St.	Playlot	Proposed	--	0.11
P-40	Lennox Ave.	Playlot	Proposed	--	0.11
P-41	Early St.	Playlot	Proposed	--	0.09
Total				17.67	15.58

**School site recommended for abandonment

Source: *Master Plan for Public Recreation and Conservation

The total amount of acreage proposed by The Master Plan for Recreation and Conservation (1965) is less than is already existing. There will be a dispersal of small parks and playlots throughout the area and a reduction of Joseph Williams Field into a playlot. It is important to locate playgrounds within the Elmwood area since even though playgrounds in the adjoining West End and South Providence areas are

theoretically within walking distance, Broad Street and Elmwood Avenue are effective barriers to their use by the playground age group.

However, with the reduction of the Joseph Williams Field, the Tim O'Neil Field is the only available playfield within the whole area. The recreational facilities provide only a little more than the conservative requirement of 1.25 acres per 1,000 persons. Because of the two above mentioned facts, it does not appear that the Recreation Department is providing enough facilities or the right kind to make this area desirable to all age groups.

3. Police and Fire Facilities

The Police Department does hold monthly meetings with the residents of the Elmwood Area to discuss the problems occurring within the neighborhood. However, these meetings are held at the Progress for Providence Resource Unit on Cranston Street and therefore, includes the west end area as well. This neighborhood, together with the Elmwood section, is too large an area and it is doubtful whether the residents in the southern half of the Elmwood section even know about or attend the meetings. The distance to the Resource Unit and the heterogeneity of the residents of West End and Elmwood Avenue, make it a very ineffective program for the people of the Elmwood area.

There is one fire station located within the Elmwood area at the corner of Broad and Congress Streets.

4. Library Facilities

The neighborhood is served by the adjacently located Elmwood Public Library. The rate of registered borrowers is higher than the

City as a whole, 10.2 per thousand persons and 8.9 respectively.

5. Hospitals and Clinics

St. Joseph's Hospital and Clinic is located in the northern part of the Elmwood area. As mentioned before, this is not sufficient to cover the entire area and health services are needed, especially those involving child care. District Nurses do go into individual homes when they are called in or families and individuals are referred to them by hospitals or other social agencies.

6. Social Service Agencies

There are no social service agencies located within this area. It is important that these agencies get involved here before it is too late and all the stable families move to more desirable areas and Elmwood is left with a more economically dependent, immobile, unstable class of residents. One cannot leave a good area stagnant and uncared for and expect it to remain good. The Elmwood section needs many services - well-baby clinics, a community school, day care center, improved schools and increased playground facilities to name a few. It is suggested that the social agencies look into extending their services into the area before it becomes a necessity of a higher degree. The increasing number of school dropouts and the high incidence of infant and child deaths are just two reasons for bringing social services into the area - more reasons will come swiftly unless the City's social agencies give aid.

B. Public Utilities

Except for Niagara Street and Parkside Drive, the area was almost completely covered by sewers as of 1962.

The whole area is covered by public water excluding small sections of streets at the very southern tip of the Elmwood area near Roger Williams Park.

C. Streets

The Elmwood neighborhood has a total of twenty-one miles of paved streets. Arterial streets total four miles, collector streets one mile and local streets sixteen miles. The low mileage in the collector street category indicates that some arterials are functioning as collectors also.

The most heavily travelled arterials are Broad Street, Elmwood Avenue, Reservoir Avenue, and a portion of Roger Williams Avenue, all of which are carrying volumes in excess of 11,000 A.D.T., other arterials range from 4,000 A.D.T. to 9,000 A.D.T. The two collector streets, within the neighborhood, Sackett and Ontario are carrying 2,000 A.D.T. and 4,000 A.D.T. respectively.

All of the high accident locations in the Elmwood neighborhood are located along Broad Street and Elmwood Avenue, two of the City's most heavily travelled Arterial streets. Elmwood Avenue had six intersections with six or more accidents and Broad Street had three.

The highest number of accidents (26) was recorded at the intersection of Broad and Public. Traffic counts show that during peak hour over 2,000 vehicles pass through this intersection. This intersection is presently under study in connection with the Public-Potters Connector as proposed in the City's Master Plan for Circulation.

The two other intersections along Broad Street which had six

or more accidents are Broad Street and Ontario Street with ten and Broad Street and Potters Avenue with eight. Traffic volumes and turning movements at both of these intersections will be subject to change when the proposed Public-Potters Connector is constructed.

Six intersections along Elmwood Avenue had a total of seventy-four accidents between them. The highest number (22) was at the intersection of Elmwood and Roger Williams Avenues and the lowest (6) at the intersection of Elmwood Avenue and Daboll Street.

The high accident figures along Elmwood Avenue can generally be attributed to high volumes, on-street parking and the number of strip commercial uses along this route. Projected traffic volumes indicate that there will be no significant reduction in volume along Elmwood Avenue and the accident problem will remain with us at least into the immediate future.

The Elmwood Neighborhood has approximately ninety-seven blocks devoted to residential use and it was found that forty-three of these blocks were deficient in providing off-street parking spaces. Neighborhood residents own over four thousand automobiles and close to twelve hundred or approximately twenty-eight percent of the total cars owned did not have adequate spaces within these blocks. The following table shows in detail the number and percentage of residential blocks deficient.

ELMWOOD

Total Residential Blocks	97
Number of Blocks Deficient	43
% of Total Blocks Deficient	44.3%
Total Cars per Neighborhood	4,235
Total Cars per Deficient Block	2,341
Cars with Inadequate Spaced	1,188
% Total Cars with Inadequate Spaces	28.1%

When standards were applied to the existing road pattern approximately one tenth of a mile of the local system did not meet minimum standards. These deficiencies were in short dead-end streets which pose no real problem.

A majority of the neighborhood arterial street system is below standard. Broad Street and Elmwood Avenue, the two major arterials within the neighborhood, meet today's standard and are functioning quite well.

The Collector street system is below standard but poses no problem because of the low volumes on the system.

One proposal in the Circulation Master Plan that will have an impact on the Elmwood Neighborhood is the Public-Potters connector. This facility will provide a major crosstown route and will also provide additional access to the Elmwood area.

V. SUMMARY OF GOVERNMENT ACTION

The northern section from Potters Avenue to Plenty Street is part of the "North Elmwood Project Area" as designated by the GNRP and therefore is contemplated for Urban Renewal Treatment.

The central section from Potters Avenue south to Interstate 95 between Elmwood and Broad is designated as a code enforcement area by the GNRP. This section is called the South Elmwood Code Enforcement Project #3, and a revised application was submitted August 15, 1968 and is presently under review by the Federal Government.



ELMWOOD

CRANSTON
STREETING RD

ASSURANCES

(INSTRUCTIONS: The applicant must provide assurances and/or certify to all of the following items: The only exception is item No. 10 for which the applicant must certify as to either (a) or (b), or to both.)

The applicant hereby assures and certifies that he has complied with the regulations, policies, guidelines and requirements of OMB Circular No. A-95, and that he will comply with the regulations, policies, guidelines and requirements of Federal Management Circulars 74-4 and 74-7, as they relate to the application, acceptance and use of Federal funds for this federally-assisted program. Also, the applicant gives assurance and certifies with respect to the grant that:

1. It possesses legal authority to apply for the grant, and to execute the proposed program; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body, authorizing the filing of the application, including all understandings and assurances contained therein, and directing and designating the applicant's chief executive officer as the authorized representative of the applicant to act in connection with the application and to provide such additional information as may be required.
2. It will comply with:
 - (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and in accordance with Title VI of that Act, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this agreement. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant, this assurance shall obligate the Applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.
 - (b) Title VIII of the Civil Rights Act of 1968, (P.L. 90-284) as amended, and will administer all programs and activities relating to housing and community development in a manner to affirmatively further fair housing.
 - (c) Section 109 of the Housing and Community Development Act of 1974 and in conformance with all requirements imposed by or pursuant to the Regulations of the Department (24 CFR Part 570.601) issued pursuant to that Section; and in accordance with that Section, no person in the United States shall, on the ground of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with the community development funds.
 - (d) Executive Order 11063 on equal opportunity in housing.
 - (e) Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.
3. Prior to the submission of its application, the applicant has:
 - (a) Provided citizens with adequate information concerning the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken, and other important program requirements;
 - (b) Held at least two public hearings to obtain the views of citizens on community development and housing needs; and
 - (c) Provided citizens an adequate opportunity to participate in the development of the application and in the development of any revisions, changes, or amendments.
4. The applicant will:
 - (a) Provide fair and reasonable relocation payments and assistance in accordance with Sections 202, 203, and 204 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act (P.L. 91-646) and applicable HUD regulations, to or for families, individuals, partnerships, corporations or associations displaced as a result of any acquisition of real property for an activity assisted under the program;

- (b) Provide relocation assistance programs offering the services described in Section 205 of P.L. 91-646 to such displaced families, individuals, partnerships, corporations or associations in the manner provided under applicable HUD regulations;
 - (c) Assure that, within a reasonable time prior to displacement, decent, safe, and sanitary replacement dwellings will be available to such displaced families and individuals in accordance with Section 205(c)(3) of P.L. 91-646;
 - (d) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations; and
 - (e) Carry out the relocation process in such a manner as to provide displaced persons with uniform and consistent services, and assure that replacement housing will be available in the same range of choices with respect to such housing to all displaced persons regardless of race, color, religion, or national origin.
5. The applicant will:
- (a) In acquiring real property in connection with the community development block grant program, be guided to the extent permitted under State law, by the real property acquisition policies set out under Section 301 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act and the provisions of Section 302 thereof;
 - (b) Pay or reimburse property owners for necessary expenses as specified in Sections 303 and 304 of the Act; and
 - (c) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations.
6. It will give HUD and the Comptroller General through any authorized representative access to and the right to examine all records, books, papers, or documents related to the grant.
7. The applicant will comply with the provisions of the Hatch Act which limit the political activity of employees.
8. It will comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards.
9. The applicant's certifying officer:
- (a) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 insofar as the provisions of such act apply pursuant to this Part; and
 - (b) Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.
10. The Community Development Program:
- (a) Gives maximum feasible priority to activities which will benefit low- or moderate-income families or aid in the prevention or elimination of slums or blight;
 - (b) Contains activities designed to meet other community development needs having a particular urgency which are specifically identified and described in the applicant's community development plan summary and community development program.
11. It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
12. It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with Federal Management Circular 74-7.

Legal Certification: As counsel for the applicant and an attorney-at-law admitted to practice in the State in which the applicant is located, I certify that the facts and representations contained in Assurance No. 1 above are true and in accordance with State and local law.

(Signature of Applicant's Counsel)

(Type or Print Name of Applicant's Counsel)

(Date)

NOTICE OF INTENT TO APPLY FOR FEDERAL AID

UNDER OFFICE OF MANAGEMENT AND BUDGET
CIRCULAR A-95, PART I, PROJECT NOTIFICATION
AND REVIEW SYSTEM

1. State Application Identifier
(leave blank)

2. Date Received at Clearinghouse
(leave blank)

TO:
Rhode Island Statewide Planning Program
265 Melrose Street
Providence, Rhode Island 02907
(401) 277-2656

INSTRUCTIONS

Answer items 3-32 completely.
Type all entries.
For projects involving a specific
site location, attach one 8 1/2 x 11
reproducible map showing site
location and boundaries.

Applicant Agency
City of Providence

4. Address
City Hall

5. City Providence	6. County Providence	7. State Rhode Island	8. Zip 02903	9. Federal Employer ID No. -
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10. Name of Contact Person Mayor Vincent A. Cianci, Jr.	11. Address City Hall	12. Telephone No. (401) 421-7740 Ext. 843
--	--------------------------	--

13. Brief Title of Applicant's Project
if necessary
Elmwood Neighborhood Preservation Project

14. Area of Project Impact
 Elmwood Neighborhood (as defined - see attached map)

15. Congressional District:
of Applicant 1 and 2 Districts impacted by project 2

16. Requirements of the procedural handbook of the Department of Administration, Procedure A9-1 (State Agency Applicants Only)

Has prior approval under procedure A9-1 been received?
Yes No

If yes, attach copy of approval to this form.

17. Funding Federal Loan \$ <u>403,000</u> Federal Grant _____ State Loan _____ State Grant or Appropriation _____ Municipal Funds _____ Other _____ TOTAL \$ <u>403,000</u>	18. Federal Program (From catalog of Federal Domestic Assistance) Program Number _____ Program Name _____ Federal Agency _____ Address _____ Contact Person (Federal) _____ Telephone No. _____
--	--

State Agency(s) Funding Project -

19. Applicant Agency (Same as item 3) City of Providence	20. Address (Same as items 4 & 5) City Hall, Providence, R. I. 02903	
21. Contact Person (Same as item 10) Mayor Vincent A. Cianci, Jr.	22. Address (Same as item 11) City Hall	23. Phone (Same as Item 12) (401)421-7740 (Ext. 84)
24. Environmental Impact Statement Required by State or Federal Agency? Yes <input type="checkbox"/> No <input type="checkbox"/>	25. Tentative date for submission of Application for federal assistance April 18, 1975	

26. Detailed Project Description (Include location of project, purpose, beneficiaries, size and general characteristics. If applicable, state whether project is in conformance with a community plan and cite the document). Use additional sheets if necessary.

ADDITIONAL MATERIAL ATTACHED

The Elmwood Neighborhood Architectural and Historical Preservation Project is a comprehensive proposal to restore and preserve an entire established, old neighborhood by placing control and implementation of all available development tools in the hands of a neighborhood-based, non-profit development group.

The beneficiaries would be the owners and occupants of approximately 2,000 structures, most of which are substantial and large and many of which are of considerable architectural merit.

The project is in conformance with the comprehensive plan for the Community Development Block Grant Program, as submitted.

Additional Material Available for Review at Statewide Planning Program

27. Does the Applicant have a current equal employment opportunity and Affirmative Action Minority Component? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	28. Will your final application include such an equal employment opportunity and Affirmative Action Plan? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
29. Funding Start July 1, 1975	30. Project Start July 1, 1975	31. Funds Duration One Year	32. Project Duration Three Years

APPLICATION FOR AN
INNOVATIVE PROJECT GRANT

SPONSOR: City of Providence
ACTIVITY: Elmwood Neighborhood Preservation Project
FIRST YEAR BUDGET: \$403,000
BEGINNING DATE: July 1, 1975
DURATION OF PROJECT: 36 Months

TABLE OF CONTENTS

Letter of Transmittal

Abstract

Narrative Statement

Map: Proposed Project Area

○ Statement of Ability to Meet Criteria

Budget for First-Year

Original Proposal - Elmwood Foundation for Architectural and
Historical Presentation

Articles of Incorporation

Excerpt from the Providence Sunday Journal

Description of Elmwood Neighborhood

Assurances

○ Application for A-95 Review

PROJECT DESCRIPTION ABSTRACT

The Elmwood Neighborhood Architectural and Historical Preservation Project is a comprehensive proposal to restore and preserve an entire established, old neighborhood by placing control and implementation of all available development tools in the hands of a neighborhood-based, non-profit development group. The beneficiaries would be the owners and occupants of approximately 2,000 structures, most of which are substantial and large and many of which are of considerable architectural merit.

The project is in conformance with the comprehensive plan for the Community Development Block Grant Program, as submitted.

NARRATIVE STATEMENT

a. Problem

The Elmwood neighborhood has a history of community cohesiveness and housing stability. Located between two major arterial streets it retains most of its original mix of private residential and public uses. The largest percentage of the dwelling units were of substantial quality in their original construction.

The neighborhood is now threatened by accelerating housing deterioration brought about by a number of factors, including real estate speculation, inadequately financed homeowners and an apparent pattern of redlining by banks and insurance companies.

Need

The Elmwood Foundation for Architectural and Historical Preservation sees as the primary need a concerted, neighborhood-based effort to restore the concept of the Elmwood neighborhood as a good place to live. It would do this by organizing technical and financial aids to property owners and also by publicizing the value of neighborhood through vigorous public relations activities. It understands that self-help and direction to public agencies is essential to determine and enhance the value of the neighborhood to the community.

In 1964, an Elmwood Neighborhood containing most of the are as described in this proposal but containing some blocks below I-95

was described in the city's Neighborhood Analysis Study. (See DESCRIPTION OF ELMWOOD NEIGHBORHOOD).

b. Principal and Subordinate Objectives

The goal of the project is to rehabilitate and rejuvenate the entire area while preserving its diverse nature and producing the maximum return for dollars spent. The Elmwood Foundation would utilize four main methods to accomplish its goals:

1. Site development - using all resources available, concentrate on a specific small area of high architectural and historical interest to produce immediately visible results in demonstrating tangible improvements in a given location. The first small pocket of improvement could also serve as a buffer to halt deterioration, serve as a minor catalyst on surrounding properties, and be a model and test area for techniques to be applied through out the whole target area.
2. Specific attention to houses and areas most in need of assistance- a second thrust to achieve neighborhood integrity would be to define the causes of deterioration in a given area and where feasible attack these problems. Contributing causes can be overcrowding, improper building modifications, traffic patterns, incompatible land uses, etc. Rehabilitation techniques would be employed to demonstrate unique design elements available in existing older structures.

3. Special projects - specific areas in the target area require individualized treatment for which concepts and resources would need to be developed. Examples would be a local cemetery in bad need of attention; several large vacant lots, a substantial parking area adjacent to a hospital, etc. Another technique might be the development of a visual impact statement for the zoning ordinance.
4. General area concerns - the best sections of the target area will be highlighted and the worst rehabilitated. The normal market mechanism along with publicity this project will generate, coupled with low interest loans, will serve to put this basically stable area on a more substantial foundation and keep it there. All the techniques and resources developed in 1. and 2. above would be employed to eliminate blighting and deteriorating influences, including political and economic pressure to dissolve an apparent pattern of redlining by banks and insurance companies.

c. Benefits

To the neighborhood - establishment of a "climate of renewal", intensive activity on a physical, economic and social level designed to push the area into a spiral of improvement.

To the city - maintenance of an existing residential neighborhood and assessed valuations over a large area; re-establishment of the desirability of in-town residential locations.

To HUD - a closely controlled experiment in neighborhood development, paired with community development block grant activity; a guide for neighborhood activities in other parts of the city; easy transferability.

d. Plan of Action

	<u>Agent</u>	<u>Completion Date</u>
Receipt of grant	HUD	July 1
Contract with Foundation	City	July 15
Set up office	Foundation	August 1
Hire first staff	"	" "
Outline of 1st year activity requirements:		Sept. 1
Banking Services		
Historic Evaluation Services		
Rehabilitation Services		
Planning Services		
City Services		
Real Estate Services		
Landscaping Services		
Publicity		
Monitoring and Evaluation		
Fiscal Services		
Final Selection 1st year site		Oct. 1
Half-year report		Jan. 1
(Public Release)		
Physical Improvements		See Tentative Goals
Second Year Program		April 1, 1976
Development Application		
Evaluation Report		June 1, 1976
Full Year Report		July 1, 1976
(Public Release)		
Beginning 2nd Year activity		July 1, 1976

e. Schedule

1. Applications processed for 35-50 rehabilitation loans with some work already started.
2. Completion of 100 self-help and landscaping projects.
3. Creation of one park on vacant lot.
4. Planting of 200 trees.
5. Near completion of a "site".
6. Condemnation and partial renovation of 5 houses (if needed).
7. Setting up of office.
8. Hiring of staff.
9. Concentrated Code Enforcement put into operation.
10. Work begun and possibly completed on at least one special project.
11. Mechanism for technical advice and seminars for self-help home-improvement set up and put into operation.
12. Publicity campaign started.
13. Procedure for wholesale purchases set up and put into practice.
14. Non-profit Real Estate component put into operation.

The above goals for first year operation are predicated on the assumption of at least a three year program. Therefore, while some of the goals set forth above will be accomplished in the first year, others will of necessity lead in to second and third activity in order to meet the comprehensive goals set forth in previous descriptions.

f. Evaluation Criteria - Data Collection and Maintenance

Established local and national standards for determination of architectural and historic value will be used to select properties singled out for this special treatment. Specifically:

Public Law 89-665, Historic properties, preservation program
Archeological and Historic Preservation Act of 1974
(Public Law 93-291)
Executive Order 11593 including procedures prescribed by
the Advisory Council on Historic Preservation

Criteria to be established for the regular rehabilitation of properties under the Housing Assistance Plan of the Community Development Program will be adhered to as well as guidelines and procedures for loan and grant activities. One of three forms of financial assistance will probably be offered.

1. Interest Subsidy Grants - an interest subsidy grant will be offered to those whose income or housing location enable them to obtain a long from a local bank but who have difficulty carrying the extra housing costs of repaying the loan.
2. Direct Loans - a direct loan will be offered to applicants unable to obtain a loan from a local lending institution.
3. Direct Grants - full rehabilitation costs will be made through direct grants to low income families who do not have the capacity to assume any additional housing costs.

A complete inventory of work formally undertaken as a part of this project will be maintained and documented. Examples of minimal information:

1. Loans and Grants

- a. number and amount
- b. name and address of recipient property owner
- c. itemized work to be performed, cost factors
- d. time schedule
- e. sign off on completed work
- f. property inspection record
- g. compliance with minimum housing standards

2. Listing of special properties selected

- a. address of property/owner
- b. reasons for selection
- c. renovation/restoration costs
- d. official approval of Preservation Commission

3. Real Estate Values

- a. current assessed value
- b. current market value
- c. sales and transfers and resales
- d. rent level trends

4. Public Relations

- a. news stories
- b. media presentations
- c. public promotional functions

5. Administration

- a. payroll data
- b. contracts
- c. internal documentation

g. Other Organizations

Total resources to be applied are not fully developed, but at a minimum, the following organizations will be utilized to the extent feasible:

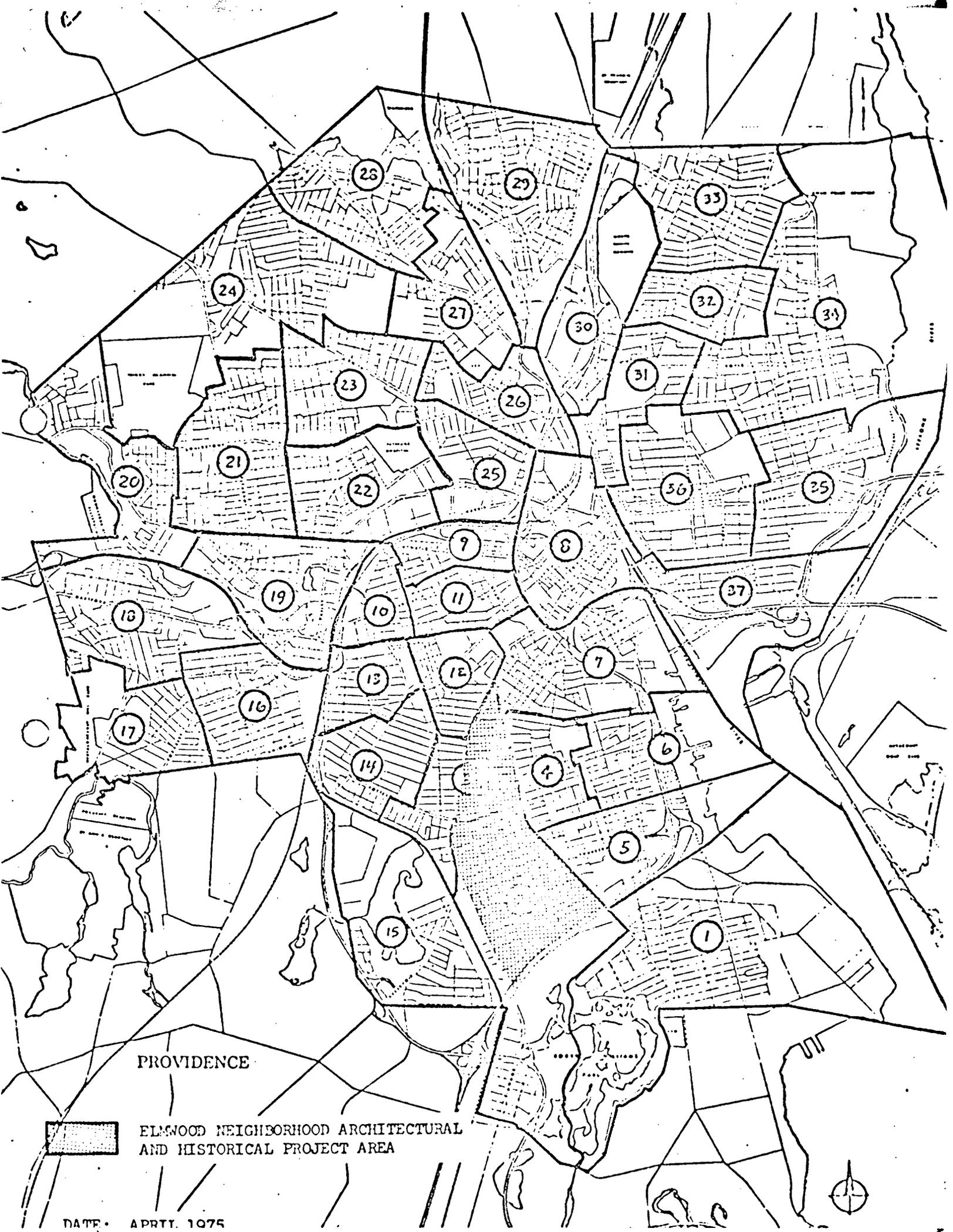
Providence Preservation Society
Historical Preservation Commission
Rhode Island School of Design
Brown University
Rhode Island Bicentennial Commission
Ford Foundation
People Acting Thru Community Effort
Rhode Island College
Opportunities Industrialization Center, Inc.
Providence Department of Planning and Urban
Development
Other City Departments

h. Relevant Work

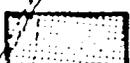
A survey of houses to determine architectural and historical integrity is now being made between Broad Street and Elmwood Avenue from Trinity Square to Adelaide Avenue under the supervision of the Rhode Island School of Design and the Rhode Island Preservation Commission. The immediate purpose of this survey is to establish the authenticity of properties for possible placement on the National Register of Historic Places. This would seem to guarantee the value of properties in the neighborhood and help insure its future stability.

i. Location

The project area is identified on the map following this page. The first "site" development is proposed on Princeton Avenue between Elmwood Avenue and Broad Street.



PROVIDENCE



ELMWOOD NEIGHBORHOOD ARCHITECTURAL
AND HISTORICAL PROJECT AREA

DATE • APRIL 1975

j. Background

The City of Providence, through its legal commitment in receiving said funds, will automatically assume overall professional and administrative responsibility for program activities. Supervision will be exercised through a direct contract with the Elmwood Foundation to carry out the program on behalf of the City. The Foundation, as the prime contractor to the City, would subcontract with local technical schools, organizations and builders. Individuals responsible for specific tasks cannot be identified at this time.

k. Management

As stated above, the City of Providence would be the applicant and would contract with the Elmwood Foundation, a non-profit citizen organization, to manage and implement the comprehensive neighborhood preservation plan. Specific powers and functions would be reserved to the city because of legal implications. For example, the City's powers of condemnation could not be assigned to another organization, nor could the non-profit organization direct other city departments to perform specific duties. Any relocation activities necessitated by actions undertaken in this area would also be the responsibility of the city. The contract between the city and the non-profit organization will clearly define areas of responsibility along with management components. Very briefly, the setup would be: overall responsibility by the City; general accountability by the non-profit organization and general supervision and management by the non-profit

organization. The whole procedure would, of course, have to be tied in to whatever structure and procedures are established for carrying out the overall Community Development Program.

1. Previous Experience

"College Hill", a demonstration study of historic area renewal, is an excellent example of a project similar in scope to that proposed here. The purpose of that project was to consider the broad range of community problems of an old section of a city and develop proposals for solutions of the physical, economic and social problems of the area under study. This study was carried out under demonstration grant from the Department of Housing and Urban Development. The Department itself referred to this study as a major contribution to American architecture, to community planning and to civic design. The program anticipated in this application will capitalize on the findings of the College Hill Study and hopefully implement those findings in achieving its long range goal of total reestablishment of a viable, dynamic neighborhood.

m. Non-Federal Resources

Additional non-Federal resources cannot be identified in terms of specific services or money. However, it is proposed that funding and services may be provided through the following:

Rhode Island Historic Preservation Commission
The Ford Foundation
Rhode Island School of Design
Providence Preservation Society
Greater Providence Chamber of Commerce
Banking Institutions
Providence Citizens Lobby

STATEMENT CONCERNING THE ABILITY OF THE PROJECT TO MEET INNOVATIVE PROJECT
CRITERIA (570.406)

(b) The project is of special interest because it proposes to draw on the past experience of the city in restoration of historic properties and large scale renewal by transferring the locus of activity to a large, neighborhood, with research, management and execution lodged in a non-profit neighborhood organization. In contrast to earlier urban renewal projects focused on rehabilitation, this project will be funded at a low level but will draw heavily on self-help and local technical talents.

The City of Providence has very recently opened its official planning functions to citizens by soliciting proposals for activities to be funded under the Community Development Block Grant Program. The result has been an overwhelming interest in neighborhood activities and housing. Among the proposals submitted for consideration was the subject of this application for a grant for innovative projects.

The Community Development proposed program contains elements of the Elmwood Foundations proposal which may be applied on a citywide basis. However, no specific funds have been allocated under the Community Development Program to the Foundation. In addition to any criteria that may be set up to measure the success of the project internally, the project can also serve as a test of the citywide Community Development Program.

- (2) (111) The project areas includes approximately 2,000 structures, is almost entirely residential, is bounded on all sides by major arterial streets or interstate highways. The whole purpose of the project is precisely to maximize the use of the existing housing stock.
- (3) (1) See Item budget and Year 1 program objectives.
- (11) If approved, a reporting procedure would be set up to monitor the planning, management activities.
- (111) The City will act a sponsor and will provide services when and if it is requested to do so. The private sector will be the initiating and creative partner.
- (1V) See papers of incorporation.
- (V) The Elmwood Foundation is an already established organization generating citizen support. It is a vehicle for neighborhood improvement all ready to go. In addition to proving its own worth, the proposal provides the City with a measure immediately at hand to judge the effectiveness of citywide Community Development Program.
- (VI) The neighborhood is already economically and ethnically diverse. The project anticipates that it should remain so. See Excerpt from the Providence Sunday Journal.

TENTATIVE BUDGET BREAKDOWN
FIRST YEAR

Renovation and Restoration

Loans at 3% (revolving fund)	\$140,000
Grants	20,000
Rehabilitation contracts	20,000
Restoration (mixed interest loans and grants)	50,000

Parks and Trees

Land acquisition and development and trees for streets	10,000
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Staff

Coordinator: responsible for	13,000
1. awarding contracts	
2. publicity	
3. coordinating public service, Vista and Ceta positions	
4. wholesale purchases	
5. general administrative duties	

Office Expenses	5,000
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Consultant Fees (including legal and accounting)	20,000
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Concentrated Code Enforcement

(actual figure to be supplied by city)	app. 20,000
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Condemnation

(a portion of these funds will be returned after renovation and sale)	100,000
--	---------

Relocation Payments	5,000
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5,000
\$403,000

COMMENTARY ON PROJECT BUDGET:

Renovation and Restoration

The program anticipates satisfying the largest percent of the renovation work by making available loans at 5% to property owners, but contains funds to satisfy other situation requirements.

Condemnation

The Elmwood Foundation does not have the power of condemnation. It is possible that a very limited number of structures may be in sufficiently poor condition to warrant condemnation by either the City Building Inspector or the Division of Code Enforcement. What the group really has in mind is the transfer of poorly maintained properties to new owners. An alternative description of this line item could be Negotiated Purchases.

Relocation Payments

The Elmwood Foundation does not have the power to officially relocate any persons. Any relocation occurring through condemnation in the project would be subject to the Uniform Relocation Act. This line item would be insufficient to carry out any official relocation activity, but could be maintained in the budget to carry out unofficial assistance.

COPY OF ORIGINAL PROPOSAL

from

ELMWOOD FOUNDATION FOR ARCHITECTURAL
AND HISTORICAL PRESERVATION

WHO:

The Elmwood Foundation for Architectural and Historical Preservation is a non-profit corporation with a board of directors and membership made up of residents of the Elmwood area and a few interested friends. As residents of the Elmwood area, the members decided to form a corporation whose express purpose would be to reverse the decay of the Elmwood area.

Charter members of the Elmwood Foundation for Architectural and Historical Preservation.

1. Sally LaGrandeur
2. Paul Maixner
3. Nancy Martin
4. Olivia Hazzard
5. Sonia Roberts
6. Airel Cooper
7. Robert Fain

Affiliate members:

1. Mena Lupo - Proposal Writer
2. Irene Sadek - Librarian
3. Susan Anderson
4. Ted Rickson - Real Estate salesman
5. Milburn Stone - Executive Board of P.A.C.E.

6. Berta Phillips

7. Alice Chase - Recording secretary of P.A.C.E.

8. Nick Easton - Director of United Tenants Organization

There will certainly be a limited number of other members as the project goes into effect.

DESCRIPTION OF AREA

Bordered by Trinity Square and Route 95 on the north and south and Elmwood Avenue and Broad Street on the east and west, this area encompasses approximately 2,000 houses, mostly three story multiple dwelling units. Also included within the area are numerous single family houses along with boarding houses and a number of apartment units.

Elmwood provides housing for a multi-racial and ethnic population. There is a sizable black, Spanish speaking and Portuguese speaking community along with members of many ethnic groups. The income in the area varies from upper middle class to welfare, with the majority belonging to lower middle class.

Although research has not been conducted in this area, it is possible that Elmwood is the only area in the city and possibly one of the few areas in the country to offer so wide a diversity of housing types for such a wide spread income range to as mixed a racial and ethnic population. Furthermore, it has done all this successfully so that Elmwood has a history of community cohesiveness and housing stability. Unfortunately this fine neighborhood and the concepts it represents by its existence is being seriously threatened by constantly accelerating housing deterioration,

for the diversity of the neighborhood has in recent years become matched by a diversity of housing conditions. Many houses are kept in a high state of repair by conscientious owners and landlords with adequate resources. Other buildings are deteriorating as a result of unscrupulous profit seekers and well meaning but inadequately financed homeowners who may also suffer from lack of proper home upkeep skills. The Elmwood Foundation seeks to reverse the deterioration of the neighborhood and to do so in such a way as to keep the diverse nature of the community intact. We believe we have a plan for doing this in a way that will produce the maximum return for dollars spent and will furthermore be self-sustaining once our project is complete. There are four main methods by which the Elmwood Foundation would accomplish its goals:

1. Site development
2. Specific attention to the worst houses and areas.
3. Special projects.
4. General area concerns.

Three of the methods have a unique conceptual framework around which they are built.

SITE DEVELOPMENT

The concept of site development for the purposes of this proposal is defined as bringing all available resources to bear on a specific small area of high architectural and historical interest so this area would be restored to the highest functional and visual level. Picking a small number of areas for special intensive attention has a number of benefits. The

actual improvement of a visually coherent area can be shown quickly. This would have a high publicity value which would inform the surrounding area in a very tangible way of our existence and of the services we offer. Publicity is also valuable outside the area in attracting appropriate buyers and as a means of helping to insure that the Elmwood Foundation could attract grant and loan money from other sources both public and private. A fully developed site would also provide a buffer zone to absolutely halt deterioration and serve as a stepping stone to the surrounding area that would require less intensive work. It would anchor the whole surrounding area at a high level and insure the stability of property values especially if the site itself was anchored by a fully restored house of special architectural or historical interest that would be placed on the National Register of Historic Places.

A site would also serve as a model and test area for the techniques that would be applied more generally throughout the whole target area of the Elmwood Foundation and, lastly would be invaluable in raising the self pride of the entire area, an integral ingredient in preventing urban decay.

All available techniques would be used in developing a site. Loans at current market rates and reduced interest, where warranted, coupled with outright grants would be used for those structures in need of rehabilitation. Houses capable of being placed on the National Historic Register would be eligible for full restoration funds of a varied nature.

Beautification would also be carried out by building parks and recreation areas on vacant lots and by the planting of trees and the resurfacing of roads where needed. Attention would also be given to the development of off street parking lots so that back yards could revert to their intended use. Concentrated Code Enforcement would be used to bring all the houses up to minimum standards with the power of condemnation applied if needed. Every effort would be made to restore condemned houses rather than demolish them. The Homstead Act could be utilized to make such buildings available to low income families or, where needed, the Elmwood Foundation would restore the houses prior to making them available to low income families at subsidized rates.

Building materials and renovation supplies would be made available to those people interested in self help projects at wholesale rates through a special non-profit tax number and negotiated purchases through the Elmwood Foundation. Technical advice in home improvement, upkeep and landscaping skills would be offered on the spot and through classes and seminars.

Public service jobs under the Public Employment Act would be used to provide manpower and skills in the areas of landscaping and renovation and to provide assistance for self help projects. This would provide employment and keep costs down at the same time.

Special projects will be defined later on in the proposal, but they would be dealt with immediately should any exist on the site area.

FIRST SITE

The Elmwood Foundation has picked Princeton Avenue between Elmwood Avenue and Broad Street as the first area for site development. This

area includes a number of houses in a high state of repair and one or two houses that should qualify for placement on the National Register. There are, however, a few houses in need of attention and one in particular that needs repair. Princeton Avenue has a vacant lot already owned by the City that would be ideal for a park. Thus, the Princeton Avenue area has all the components necessary for a site and in addition, there is a high state of resident interest.

WORST SECTIONS AND HOUSES

Site development is an important concept because giving attention to the best sections of an area produces results greater than anticipated by expenditure. However, as one would expect, there is a reverse side to this coin. The worst sections of an area must be rehabilitated because they produce negative effects far in excess of their size and thus spread rapidly. The improvement of the worst houses and sections is the second main component of the project.

An attempt would be made to define the causes for the deterioration of a particular area and, if possible, to attack the causes concurrently with treatment of symptoms. Overcrowding, improper building modifications, traffic patterns and a concentration of absentee and slum-landlords can all contribute to deterioration of an area.

Concentrated code enforcement, condemnation proceedings and revised traffic flow would help to attack causes of deterioration. Naturally low and middle income families would be helped to acquire rehabilitated structures. Restoration would not be utilized in these areas as it would

not produce a return commensurate with expenditure. Instead, a special technique has been devised to deal with overcrowding.

Often structurally sound houses can be bought for \$13,000.00 to \$17,000.00 in these areas. Special scale model houses with design would be constructed with the aid of a university class. These models would show that for a total expenditure of approximately \$39,000.00, an outstanding single family home with many unique design elements could be purchased that would cost twice as much to buy any other way. It would only take one or two of these houses in a section to have a significant impact on population density. This concept would be highly publicized and would probably generate as much interest as the restored historical houses. All the other techniques used in site development would also be utilized in this method.

SPECIAL PROJECTS

The third main thrust of the proposal would be special projects. These are specific areas and concepts requiring individualized treatment. These special projects would include, but not be limited to the following:

1. The Locust Grove Cemetary along Elmwood Avenue is badly in need of landscaping and refencing. Public service jobs assigned to the Elmwood Foundation could remedy this problem.
2. The parking lot at St. Joseph's Hospital is a visual blight and a safety hazard. Probably L.E.A.A. money could be used for this problem. Contact has already been initiated with the Hospital.
3. Although specific plans cannot be drawn up at this time, attention would be given to attracting favorable development to the large vacant lots at Adelaide and Elmwood Avenues and off Sackett Street.

4. Attention would also be given to a visual impact statement for zoning laws to insure that businesses which might settle in the area would not create a high volume neon nightmare such a exists on Reservoir near Park Avenue.

GENERAL AREA CONCERNS

The last main method of rejuvenating the area seems the least interesting, but is actually the heart of our proposal. Most of the area would not be covered by any of the previously mentioned special approaches because the area is simply too large to deal with intensively with the money available to the City of Providence if other areas are to be serviced. It was because of this very real problem that the other methods were developed and it is in this larger area that they will bear fruit.

The best sections of the area will be highlighted and the worst areas rehabilitated. The normal market mechanism along with the publicity this project will generate, coupled with low interest loans, will serve to put this basically stable area on a more substantial foundation and keep it there.

Rehabilitation loans, concentrated code enforcement, park development and self-help aid along with the use of wholesale purchasing power and all the other techniques applied in the previous methods will be used through the whole area. However, these techniques will not be used nor will they be needed as intensively.

The special concern of this method would be to use the political and economic power of the area in a concerted attack on the now apparent pattern of Redlining by banks and insurance companies that infects an area and dooms it to eventual decay as effectively as a medeival plague. Considerable work has already been done in this area. All the economic activity

in the area, coupled with the continued activities of P.A.C.E. and assisted by the Elmwood Foundation, should insure that this problem can be eliminated.

In summary our goal is to rehabilitate the entire area by the use of four main methods; site development, anchored by restored homes placed on the National Historic Register; rehabilitation of the worst houses and areas with attention being given to the causes of such decay as well as symptoms; special projects deserving of individual treatment, and lastly a broad treatment of the entire area. We believe our proposal would rejuvenate the area while preserving its diverse nature and furthermore would do so in a way that would produce the maximum return for dollars spent.

RESOURCES

The resources to be applied have not been fully developed at this point, but work is ongoing in this area. Funding would be elicited from a variety of governmental and private sources. The governmental sources would include among others:

1. Community Development Act.
2. L. E. A. A.
3. Department of Labor
4. Federal Home loan Bank

Private sources would include the Ford Foundation and the Bicentennial Commission, together with existing banking institutions. Our research librarian and proposal writer will explore the area of funding and

appropriate action will be taken. Contact has already been established with the Bicentennial Commission and a proposal will be submitted shortly.

Funds would be developed internally through the sale of condemned and renovated structures, through general subscription and fund raising and through real estate brokerage commissions, from an affiliated non-profit real estate division.

The skills of members of the Elmwood Foundation would certainly be utilized to the fullest. In addition, other resources would include the state's universities and colleges and other groups. Informal contact has already been made through P.A.C.E. with Rhode Island College, Brown University and Rhode Island School of Design, and they have indicated general interest to work on specific assignments. Although details have not been worked out, contact has been made with the Preservation Commission and they are anxious to cooperate with our proposal. Contact would be made with O.I.C. which is located in the area to utilize their teaching and training skills and to set up a training program using the renovation sites for on-the-job experience. The Rhode Island Plan would also be contacted for this kind of cooperation.

As a neighborhood group, we are anxious to insure that we have control over what happens in our area. We are also concerned that other area residents are extended the invitation and have the opportunity for maximum input. A valuable resource for this major concern is the close contact we have with P.A.C.E., the group charged with neighborhood community organization. P.A.C.E. has been instrumental in the formation of our

group and several Elmwood Foundation members are also active in P.A.C.E. Through its board and staff, P.A.C.E. would be formally requested to help provide close liaison with other community residents, so that the spirit of cooperation which exists between our redevelopment group and the neighborhood organization can continue to grow to our mutual benefit.

Last but not least, we request the aid and advice of the Mayor's Office and the office of Urban Development for assistance in the further refinement of this proposal and for such help as can be provided upon its acceptance and funding. Assistance in preparing the budget and timetable sections of this proposal has already been promised by the City Urban Development office and would be greatly appreciated. These sections along with an impact statement and a development of the real estate cooperation concept will be included in the next draft of this proposal to be submitted shortly.

TENTATIVE GOALS FOR 1st YEAR

1. Applications processed for 35-50 rehabilitation loans with some work already started.
2. Completion of 100 self help and landscaping projects.
3. Creation of one park on vacant lot.
4. Planting of 200 trees.
5. Near completion of a "site".
6. Condemnation and partial renovation of 5 houses (if needed).
7. Setting up of office.
8. Hiring of staff.
9. Concentrated Code Enforcement put into operation.
10. Work begun and possibly completed on at least one special project.
11. Mechanism for technical advice and seminars for self help home improvement set up and put into operation.
12. Publicity campaign started.
13. Procedure for wholesale purchases set up and put into practice.
14. Non-profit Real Estate component put into operation.

TENTATIVE BUDGET BREAKDOWN

FIRST YEAR

Renovation and Restoration

Loans at 3% (revolving fund)	\$140,000
Grants	20,000
Rehabilitation contracts	20,000
Restoration (mixed interest loans and grants)	50,000

Parks and Trees

Land acquisition and development and trees for streets	10,000
---	--------

Staff

Coordinator: responsible for	13,000
1. awarding contracts	
2. publicity	
3. coordinating public service, Vista and Ceta positions	
4. wholesale purchases	
5. general administrative duties	

Office Expenses	5,000
-----------------	-------

Consultant Fees (including legal and accounting)	20,000
--	--------

Concentrated Code Enforcement

(actual figure to be supplied by city)	(app.) 20,000
--	---------------

Condemnation

(a portion of these funds will be returned after renovation and sale)	100,000
--	---------

Relocation Payments	<u>5,000</u>
	<u>\$403,000</u>

Non-Business Corporation

DUPLICATE

ARTICLES OF ASSOCIATION OF

ORIGINAL
FILED IN THE OFFICE OF THE
SECRETARY OF STATE

19
FEB 5 1975

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

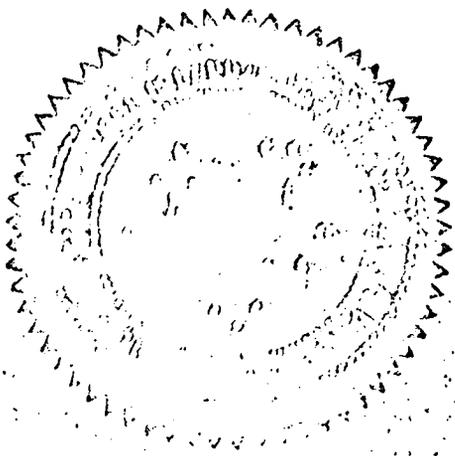
I, ROBERT F. BURNS Secretary of State
hereby certify that Olivia Hazzard, Airel B. Cooper, Jr., Sonia Roberts,
Nancy E. Martin, Paul R. Maixner, Sally LaGrandeur,
Robert Fain

filed in the office of the Secretary of State on the fifth
day of February, A. D. 1975, an original and a duplicate
of the articles of association for forming a corporation under the name of
Elmwood Foundation for Architeicural and Historical Preservation

and that the foregoing is the duplicate of said articles of association.

WITNESS my hand and the seal of the State of
Rhode Island this fifth
day of February, in
the year 1975

Robert F. Burns
Secretary of State



FOURTH. Said corporation shall be located in Providence, Rhode Island.
(City or Town)

(Further provisions not inconsistent with law)

FIFTH

SIXTH

SEVENTH

State of Rhode Island and Providence Plantations

DUPLICATE ARTICLES OF ASSOCIATION
(NON-BUSINESS CORPORATION)

Know all Men by these Presents, That we Mrs. Olivia Hazzard
Mr. Aircel B. Cooper, Jr. Ms. Sonia Roberts
Ms. Nancy E. Martin Dr. Paul R. Maixner
Mrs. Sally LaGrandeur
Mr. Robert Fain

all of lawful age, hereby agree to and with each other:

FIRST. To associate ourselves together with the intention of forming a corporation under and by virtue of the powers conferred by Chapter 7-6 of the General Laws of Rhode Island, as amended.

SECOND. Said corporation shall be known by the name of Elmwood Foundation for Architectural and Historical Preservation.

THIRD. Said corporation is constituted for the purpose of preserving, restoring and publicizing the architectural, historical, and cultural heritage of the Elmwood area of Providence, Rhode Island.

In addition to the foregoing, said corporation shall have the following powers and authority, viz:— (See §§ 7-6-7, 7-6-8 of the General Laws.)

To do any lawful act which is necessary or proper to accomplish the purposes of its incorporation. Without limiting or enlarging the effect of this general grant of authority, it is hereby specifically provided that every such corporation shall have power:

- (a) to have perpetual succession in its corporate name unless a period for its duration is limited in its articles of association or charter;
(b) to sue and be sued in its corporate name;
(c) to have and use a common seal and alter the same at pleasure;
(d) to elect such officers and appoint such agents as its purposes require, and to fix their compensation and define their duties;
(e) to make by-laws not inconsistent with the Constitution or laws of the United States or of this state, or with the corporation's charter or articles of association, determining the time and place of holding and the manner of calling and of conducting meetings of its members and directors, the manner of electing its officers and directors, the mode of voting by proxy, and the number, qualifications, powers, duties and term of office of its officers and directors, and containing any other provisions, whether of the same or of a different nature, for the management of the corporation's property and the regulation and government of its affairs;
(f) to make contracts, incur liabilities and borrow money.

Said corporation shall be entitled to take, hold, transmit and convey real and personal estate to an amount not exceeding in all one hundred fifty thousand dollars (\$150,000); provided, however, that the foregoing limitation shall not apply to corporations organized for the purposes of fostering, encouraging and assisting the physical location, settlement or resettlement of industrial and manufacturing enterprises within the state, and to whose members no profit shall ensue. If any corporation subject to the foregoing limitation desires to take and hold property to an amount exceeding one hundred fifty thousand dollars (\$150,000) either originally or by amendment, such privilege shall be granted only by the general assembly on petition thereto.

In Testimony Whereof, We have hereunto set our hands and stated our residences this

2nd day of February A. D. 19 75

NAME	RESIDENCE
Mrs. Olivia Hazzard <i>Olivia Hazzard</i>	35 Princeton Avenue Providence, R. I.
Mr. Airel B. Cooper, Jr. <i>Airel B. Cooper</i>	38 Mawney Street Providence, R. I.
Ms. Nancy E. Martin <i>Nancy E. Martin</i>	102 Melrose Providence, R. I.
Mrs. Sally LaGrandeur <i>Sally LaGrandeur</i>	219 Lenox Ave. Providence, R. I.
Mr. Robert Fain <i>Robert Fain</i>	213 Lenox Ave. Providence, R. I.
Ms. Sonia Roberts <i>Sonia Roberts</i>	64 Whitmarsh St. Providence, R. I.
Dr. Paul R. Maixner <i>Paul R. Maixner</i>	125 Princeton Avenue Providence, R. I.

STATE OF RHODE ISLAND, }

COUNTY OF

Kind

In the City
Town

} of Providence

in said county this *2nd* day of February A. D. 19 75, then

personally appeared before me Olivia Hazzard, Airel B. Cooper, Jr.

Nancy E. Martin, Sally LaGrandeur, Robert Fain, Sonia Roberts,

Paul R. Maixner

each and all known to me and known by me to be the parties executing the foregoing instrument, and they severally acknowledged said instrument by them subscribed to be their free act and deed.

Carl A. House

Notary Public.

ELMWOOD FOUNDATION

Personnel:

Sue Anderson-

Present Employment-- Federal Grants Consultant,
Department of Education for Innovative Programs
Experience-- M.A. in Youth, Adult and Community Education,
Public Relations, Chairman A.F.T.
Local #1220, State Employees

Robert Cole-

Present Employment--URI Grant Manager, Federal and State
Programs, Chief Accountant, URI Foundation Development
Office
Experience--Chief Accountant for Federal Grants, R. I. Department
of Community Affairs

Ariel Cooper-

BFA R. I. S. D. Graphic Design

Nick Easton-

Present Employment-- Executive Director of United Tenants
Organization
Experience-- BA Candidate in Urban Studies
8 yrs. experience in Community Organization

Robert Fain-

Present Employment--Social Worker
Experience-- Group Worker, Jewish Community Center, 2½ years,
Home Repair and Improvement Contractor, 1 year

John Graydon-

Present Employment-- Coordinator, Benefits Development, Blue
Cross
Experience--BA in Sociology, MA in Health Care Administration,
Planning Coordinator and Neighborhood Analyst, Shreveport
Metropolitan Planning Commission

Olivia Hazzard-

Member of Women in Community, Intergroup, CORE, PACE, Volunteer at Family Court, Member National Conference of Christians and Jews

Sally LaGrandeur-

Housewife, mother, PACE

Paul Maixner-

Present Employment--Assoc. Professor of English at Rhode Island College

Berta Phillips-

Member of Executive Committee of People Against Poverty and White Caucus, Board of Directors, Self Help, Inc. East Providence, Chairman, PACE Block Club

Irene Sadek-

Present Employment-- Warwick School Department
Experience-- MA in Library Science at Univ. of California at Berkeley

Lynn Smith-

Present Employment--Vice President of JACLYN, Inc.
Experience--Commissioner, Providence Human Relations Commission, Vice President of United Way, BS, M. Ed. Doctoral Candidate

Milburn Stone-

Present Employment--Associate Professor of Political Science and secondary Education at Rhode Island College
Experience--BA, MA, Ph.D. Candidate specializing in Urban Affairs
Member of Executive Committee, PACE, Member Advisory Committee, R. I. Housing and Mortgage Corp., Member, Mayor's Urban Investment Task Force

Did you know
it is possible to see
a flower smelling?

See GARDENING, Page G-3

Home

Real Estate-Classified

The Providence Sunday Journal, March 9, 1975 SECTION G

Broken electric door
on your garage
has a manual release

See DO-IT-YOURSELF, Page G-4

By HARRY BAKER
Special to the Sunday Journal

This large old city house was a bargain . . . and handy, too

PROVIDENCE — Housing authorities have said tremendous numbers of families need homes in the \$20,000 price range, but add that houses cannot be built at that price today.

Paul and Sally LaGrandeurs agreed, but they also saw the obvious—many old houses go for a song and when the seller signs, the buyer may find a real bargain.

The LaGrandeurs decided they wanted a house near the center of the city, on a pleasant, shady side street, close to a bus line, near stores and with good schools for their three children. Real estate people chuckled. Who could fill that order at a price?

But the LaGrandeurs found exactly what they wanted right under the noses of most home

buyers. It was a roomy Dutch Colonial style popular in the early part of the century. The street is well supplied with huge shade trees, a block from Elmwood Avenue. Stores are nearby and they have a choice of three schools.

This house has character. The Roaring 20s look is there, but the framing is true and millwork is meticulously fitted. Those tall kitchen cabinets have twice the storage capacity of anything built today, and the doors are glassed so you can see what's inside.

Four roomy, airy bedrooms occupy the second floor together with

a full bath and ample hallway. Closets are adequate.

A generous attic will one day become a fifth bedroom with adjoining study. Downstairs there's a spacious, bright living room, large dining room, a den, the kitchen, plus a fine serving pantry and a full bath.

A previous owner had painted the exterior last year, and shingled the roof the year before. The interior needed some attention. Floors were professionally sanded. Wallpaper was bought in one lot at a bargain price and LaGrandeurs learned to

hang it. He did the interior painting, too. The total cost was under \$500.

Mrs. LaGrandeurs scouted the stores for used furniture. No one seems anxious to buy the furniture styles of the '20s, but that was exactly what this house demanded. It seems unbelievable, but she furnished the entire house for exactly \$150!

The LaGrandeurs bought the house for \$12,000. Their mortgage payment is \$124 which includes taxes and insurance. Heating? About the same as a ranch house.

The children don't have to wait for mom to drive them to stores,

activities or school. They walk. They're close to a library and there are places to play.

Next summer there will be a patio with a fireplace in the backyard. Kids who grow up in the city learn to handle things for themselves.

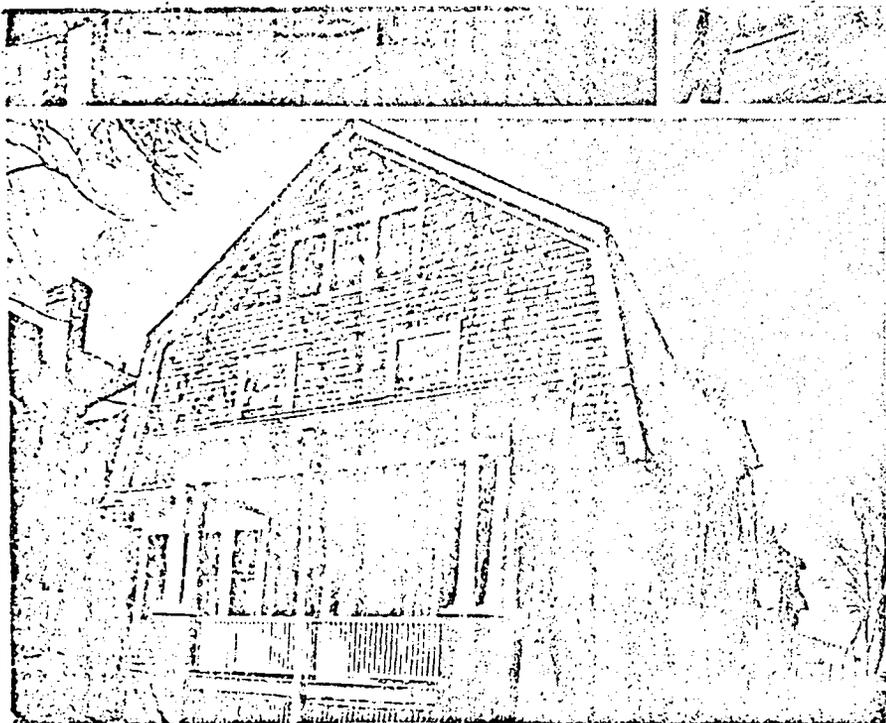
These are not city people. LaGrandeurs, a computer programming supervisor, grew up in Riverside. Mrs. LaGrandeur was born and raised in Barrington. But both saw the solid advantages offered by the city — the many things not easy to find in the suburbs.

Several bankers pinpointed the location on a map and were cool toward granting a mortgage. But the LaGrandeurs do not give up easily. They finally found a banker who inspected the house and neighborhood in person. Their mortgage was granted.

A four-bedroom, two-bath house built to high standards, on a nice street, in the center of everything, had gone begging for \$12,000. Sound and livable as the day it was built, it might cost at least \$60,000 to duplicate today. You might not favor the older-type architecture, but it has merit.

The LaGrandeurs looked for themselves. What they saw was a great family housing at a 1930s price, with good neighbors as a bonus. It was right under the noses of a home-seeking world that believes there are no houses at a price it can afford.

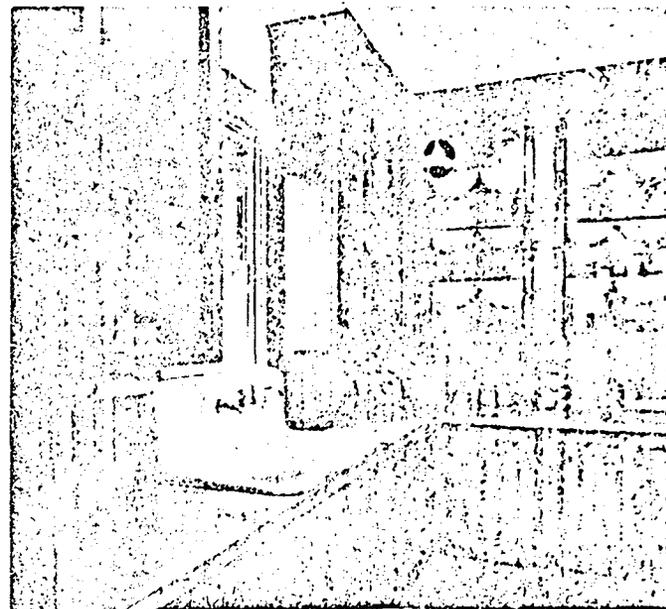




A real steal at \$12,000

THEY BUILT them to last in those days and Paul and Sally LaGrandeur have tried to decorate their home off Elmwood Avenue in the style of the '20s. Above left is the entrance hall, given a homey touch by lots of potted plants. Above, Mrs. LaGrandeur reads to one of her sons in the living room, which opens onto the large dining room. At right is the kitchen with more cabinet space than you could ever hope to use.

PICTURES BY
THOMAS D. STEVENS



By ROBERT FAIN
Special to the Sunday Journal

Elmwood residents now united to rediscover area's potential

PROVIDENCE — Elmwood has long been known as one of the most attractive and diversified residential areas of the city. The home of Paul and Sally LaGrandeur is but one of many outstanding single-family houses in the area. There also are a great many two- and three-family Victorian flat houses, the kind with five or six large rooms per flat.

The area is close to downtown, has ready access to Route 95 and is provided with good bus service. There are also a large variety of stores and services in the area, including a supermarket, delicatessens, drugstores, hospitals, elementary schools, a junior high, banks, churches and synagogues and a library.

Recreation is provided by the Boys Club, the YMCA

and Roger Williams Park. The area boasts good, substantial homes and rental units which are reasonably priced. Many of these and other fine points about Elmwood have been forgotten by the other citizens of Providence and, surprisingly, by Elmwood residents, themselves.

Elmwood is forgotten no longer. It is being rediscovered by its own residents. Some of them have formed the Elmwood Foundation for Architectural and Historical Preservation. The Elmwood Foundation is a non-profit corporation made up of area residents and a few interested friends.

It is concerned with the physical condition of the neighborhood and has ambitious and varied programs to carry out its aims. It has made a proposal requesting Community Development Act funds for a redevelopment project which has a number of components. One of its prime objectives is to assure that all areas of Elmwood are of the same high standards.

This group is committed to developing the resources to deal with blight and is confident that it can do so in light of the innate attractiveness of the area. Another component is the restoration of historically and architecturally valuable homes, with the aim of having

some put on the National Register of Historic Places for permanent protection.

Although active, the group is still in its formative stages and at present is seeking to involve other Elmwood residents. The group also wants to join so they can help develop community cohesiveness and pride. Their ideas and skills are needed and welcome.

Members of the Elmwood Foundation want to preserve the multi-ethnic and racial nature of the community and enjoy its cosmopolitan atmosphere. Residents who wish to join and those outside the community who are interested in living in Elmwood can contact Mr. and Mrs. Paul R. LaGrandeur at 461-6919. There will be an open house from 2 to 4 p.m. next Sunday at 219 Lenox Ave. to see what Elmwood has to offer and to meet other foundation members.

Robert Fain is chairman of The Elmwood Foundation.

ELMWOOD NEIGHBORHOOD

I. INTRODUCTION

The Elmwood Neighborhood is located in the southwestern sector of the city and is bounded on the north by Plenty Street, on the east by Broad Street, on the south by Miller Avenue, Frederick Green Memorial Boulevard and the City of Cranston and on the west by the New York, New Haven and Hartford Railroad and Elmwood Avenue. Of nineteen neighborhoods Elmwood ranks twelfth in land area with 387 acres and seventh in population with 11,651 residents as of 1965.

II. LAND USE AND HOUSING

A. Land Use Characteristics

TABLE 1

Existing Land Use, Elmwood

<u>Land Use</u>	<u>Area in Acres</u>	<u>% of Net Area</u>
Residential*	151.0	45
Commercial	19.9	6
Industrial	16.9	5
Public & Institutional	134.5	40
Vacant	<u>11.5</u>	<u>4</u>
<u>Total Net Area</u>	<u>333.8</u>	<u>100%</u>
Streets	53.0	14
Net Land Area	<u>333.8</u>	<u>86</u>
<u>Total Land Area</u>	<u>386.8</u>	<u>100%</u>

*Includes mixed residential and nonresidential uses.

Source: Providence Community Renewal Program, Technical Supplement Appendix C. (1964)

The land use in the total Elmwood area is pretty well divided between residential and public and institutional. A major portion of this latter use consists of the Roger Williams Park section. Small areas are devoted to commercial and industrial usage.

Commercial uses are confined to Broad Street and Elmwood Avenue in the form of strip development. Almost no commercial or industrial uses have located in the residential areas but the boundary between residential and industrial uses to the south is somewhat ill-defined. There is a large General Electric plant in the western section of the southern Elmwood area - this facility as well as four smaller industrial activities in the area, use local streets for access.

B. Characteristics of Structures and Environment

1. Residential

TABLE 2

Residential Structure Type, Elmwood

<u>Structure Type</u>	<u>No. of Structures</u>	<u>% of Total</u>	<u>No. of D. U's</u>	<u>% of Total</u>
1 Family	614	34	614	15
2 Family	509	28	1018	26
3 Family	510	28	1530	38
4 or more Families	<u>169</u>	<u>10</u>	<u>839</u>	<u>21</u>
Total	1802	100%	4001	100%

Source: Assessor's Office, City of Providence, 1962

Housing types range from multiples in the northernmost section through 2 and 3 family housing, to single family dwellings near the

industrial area in the south above route 95. Below Route 95 in the extreme southern section of the Elmwood area, one finds mixed family units but almost 2/3 are one family.

TABLE 3

Condition of Structures, Elmwood

<u>Type of Structure</u>	<u>Good</u>		<u>Fair*</u>		<u>Deficient**</u>		<u>Total</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Residential & Mixed	1333	74	396	22	73	4	1802	100
Commercial	46	90	4	8	1	2	51	100
Industrial	16	70	4	17	3	13	23	100
Public & Institutional	15	100	--	--	--	--	15	100
Total of all Structures	1410	75	404	21	77	4	1891	100

*Those structures classified as rehabilitatable by C.R.P.

**Those structures classified as poor and reconditionable by C.R.P.

Source: Providence Community Renewal Program, Technical Supplement, Appendix C.

Approximately three quarters of the residential and mixed housing is in good condition and only 4% is classified as deficient. None of the housing south of Route 95 warrants clearance. In the section north of Route 95 and south of Sackett Street most structures are also in good condition with lack of adequate heating equipment being the only major deficiency. In the area north of Sackett Street, again most of the structures are good with the few deficient structures located primarily north of Ontario Street. Deterioration of building components and inadequate heating equipment are the major problems. All housing

in the Elmwood area has been inspected by the Division of Minimum Housing Standards.

In the whole area, 34.7% of the housing units are owner occupied. However, in the area between Ontario and Sackett Streets, the amount of owner occupancy is about 70%. The average gross rent for the area is \$69 per month. North of Sackett Street the contract rents are above average (\$40 - \$60) with some blocks higher while the value of owner occupied units tends to fall below average. Household income rises from average north of Ontario Street to \$10,000 or more south of this street to Sackett Street. Below Route 95, the contract rents are slightly lower (\$30 - \$60) and the value of owner occupied units is low to average (\$5,000 to \$15,000). The median monthly family income is \$448 in the Elmwood area and 15.4% goes for rent. Approximately 17% of the area's population earns below \$3,000 annually.

TABLE 4

Condition of Residential Environment, Elmwood

a. Residential Blocks with Environmental Deficiencies

No. of Deficiencies/Block							Total No. of Residential
0	1	2	3	4	5	or more	Blocks
20	22	25	17	6		7	97

b. Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>No. of Res. Blocks Deficient</u>	<u>% of Total Res. Blocks Deficient</u>
Excessive land coverage	1	1
Inadequate off street parking	43	44
Mixed land uses	15	15
Presence of specific nuisance uses	24	25
Excessive street traffic	23	24
Inadequate service by public elementary school	53	55
Inadequate service by public recreation area	22	23

Source: Community Renewal Program, Technical Supplement, Appendix C.

Table 4 shows that over half of the residential blocks have two or more environmental deficiencies. The environment of the families in the section between Sackett Street and Route 95 is extremely poor with its major problems being mixed land uses, proximity to rail lines and lack of an elementary school to serve much of the area. It is suggested that some of the residential housing be cleared to allow for industrial expansion and to increase the much needed parking facilities. The area south

of Route 95 has the same problems although the residential houses are close to, rather than within, the area of industrial usage. Low density residential use for this area is proposed by the Master Plan* with a long narrow industrial area along the west city line. Residential use has been extended east over an area of about 11 acres which will be detached from Roger Williams park by the Huntington Expressway. This new housing will hopefully stimulate other property owners to improve their buildings. The environmental problems north of Sackett Street are widespread. Inadequate off-street parking, insufficient service by public elementary schools, lack of public recreation areas, excessive street traffic and nuisance uses in the area are the major problems in order of importance. The Master Plan* allocates much of this section to medium density residential use.

*Master Plan - Providence, R. I. (1965)

TABLE 5

Comparison of Vacancy Rates*, City of Providence, Elmwood

	<u>1950</u>	<u>1960</u>
Elmwood	3.0	5.5
City of Providence	2.6	6.9

*Rate per hundred housing units

Source: U. S. Census, 1950, 1960

The vacancy rate in the Elmwood area has less than doubled from 1950-1960, whereas, during the same decade, the City's rate has increased 2.5 times. The sections north of Sackett Street, especially up to Ontario Street and south of Route 95 have both maintained a

fairly stable population. However, the areas north of Ontario Street and between Sackett Street and Route 95 have lost quite a few of their residents.

2. Non-Residential

Almost all of the non-residential structures are in good condition (see Table 3) and only 4 buildings have been classified as deficient.

In the section between Sackett Street and Route 95, where the majority of the area is devoted to commercial and industrial use, most of the structures are in good condition with only one built before 1900. They are primarily of fire resistant, one-story design and lot coverage is moderate. Both commercial and industrial buildings need additional off-street parking and loading space. In the area north of Sackett Street land coverage is higher and there is the same problem of inadequate off-street parking or loading areas. About 15 of these structures have been built since 1940 and most are of one-story, fire resistant construction and in good condition. The situation in the area south of Route 95 is quite different however. The condition of non-residential structures in this area is quite varied - about one quarter are fair and one fifth are poor. Almost 40% of the structures were built before 1900 and more than 50% of the structures are not fire-resistant. The environmental problems are minor with only a few structures having the usual problems of inadequate off-street parking and loading space. However, the General Electric plant, the single most important non-residential use in the area, has difficult access through local residential streets. The extension of the Huntington Expressway has already eliminated some of the poor

industrial and commercial buildings in the area.

III. POPULATION AND SOCIO-ECONOMIC CONDITIONS

A. Population

1. Number

During the 15 year period from 1950 to 1965, the population has decreased from 12,077 persons to 11,651. Thus, the total drop in population was only 426 persons or 3 1/2%.

2. Age Structure

TABLE 6

Age Structure, Elmwood

	<u>0-4</u>	<u>5-19</u>	<u>20-44</u>	<u>45-64</u>	<u>65+</u>	<u>Total</u>
1950	925	1746	4535	3212	1659	12,077
1965.	882	2385	3311	3106	1967	11,651
Numerical Change	-43	+639	-1224	-106	+308	- 426
% Change	-4.6%	+36%	-27%	-3.3%	-18.5%	-3.5%

Source: U. S. Census of Population, 1950, 1965

Although the total population has decreased very slightly, the individual age groups have shifted considerably. The most productive age group, 20-44 years, has decreased 27%. However, the number of children between the ages of 5 and 19 has increased at a rate of 36%. This forecasts future instability for the area unless it can be made more attractive to families in the 20-44 year old age group. In other words, better schools and recreational facilities, day care centers, and neighborhood centers need to be established to encourage families with small children to remain in the Elmwood area.

3. Racial and Ethnic Structure

In 1965, 2% of the Elmwood area's population was non-white and most of them were concentrated in the area north of Sackett Street, adjacent to South Providence. It can be assumed that as clearance takes place in South Providence, many of its non-white residents will migrate across Broad Street into the Elmwood Area.

In 1960, three ethnic groups were prominent in the area - Jewish, Irish and French - each making up about 9% of the total population. Many of these residents, especially those living north of Sackett Street, were originally from South Providence and moved when this latter neighborhood showed signs of extensive deterioration.

B. Socio-Economic Characteristics

1. Economic Factors

TABLE 7

Economic Factors: Rate per 1,000 people of segment indicated 1962

	<u>Elmwood</u>	<u>City</u>	
Unemployment Insurance Payment	31.0	37.3	ages 15-64
General Public Assistance	2.9	7.3	total population
Aid to Families with Dependent Children	48.9	111.3	ages 0-19
Old Age Assistance	53.8	79.9	ages 65 & over
Aid to the Blind and Disabled	3.7	6.4	

Source: Council of Community Services Social Pathology Index
Technical Supplement

Table 7 indicates that Elmwood is a relatively independent area in terms of the number of welfare payments. Even though unemployment insurance payments come close to the City rate, this still means only temporary dependence on the part of the residents. If the families continue to leave the area, however, it can be expected that those who remain will be the ones who cannot afford to move. Therefore, those who are economically dependent will make up a greater portion of the residents. This again emphasizes the need to retain the families with small children.

2. Educational Factors

TABLE 8

Education Factors: Rate per 1,000 people of segment indicated 1962

	<u>Elmwood</u>	<u>City</u>	
School Dropout	221.0	260.1	ages 15-19
Truancy	7.6	10.9	ages 5-19
School Behavior Problems	4.1	5.1	ages 15-19

Source: Council of Community Services Social Pathology Index
Technical Supplement (1964)

Although this area's number of school dropouts, truants and behavior problems is lower than the City rate, there is still a high enough incidence to make it a problem to be dealt with in the Elmwood neighborhood. What is needed is a better, more intensive school system to encourage youngsters to remain in school. For those to whom school is of no constructive use, vocational training should be made easily available, either within the school or through neighborhood centers or social agencies.

3. Conduct Factors

TABLE 9

Conduct Factors: Rate per 1,000 people of segment indicated 1962

Elmwood City

Juvenile Arrests	24.4	29.5	ages 15-19
Adult Arrests	8.2	15.9	total population

Source: Council of Community Services Social Pathology Index
Technical Supplement (1964)

Again, although the number of juvenile and adult arrests is lower than those for the City, they are existent at a high enough rate to be considered a problem. One answer is to identify trouble-makers and try to work with them and this can only be done by having more intensive services offered by the City's social agencies - more job training, supervised playgrounds, field caseworkers reporting to individual homes in order to identify family problems, to name just a few areas of endeavor.

4. Family Stability Factors

TABLE 10

Family Stability Factors: Rate per 1,000 people of segment indicated 1962

Elmwood City

Court Disposition of Children	0.0	5.9	ages 0-19
Illegitimate Births	13.6	21.2	live births
Petitions for Divorce	1.7	1.7	total population

Source: Council of Community Services Social Pathology Index
Technical Supplement (1965)

The number of illegitimate births is relatively low and court disposition of children is almost non-existent. Although the divorce rate equals that of the City, it is low to begin with. These figures point out that the area has been quite stable and should be preserved through increasing its desirability for the benefit of those families who can help in maintaining Elmwood's stability.

C. Health Characteristics

TABLE 11

Health Characteristics: Rate per 1,000 people of segment indicated 1962

	<u>Elmwood</u>	<u>City</u>	
Syphilis and Gonorrhea	3.3	8.5	total population
First Commitment Alcoholism	2.8	4.1	total population
Infant Mortality	21.0	20.9	live births
Resident deaths	7.4	7.8	ages 0-19

Source: Council of Community Services Social Pathology Index
Technical Supplement (1964)

The one health problem of concern to this area according to Table 11 is the frequency of deaths of infants and children up to 19 years of age. As in the West Elmwood area this problem could perhaps be alleviated by first setting up well-baby clinics in convenient locations with the help of the Providence District Nursing Association and also by making information on child care easily accessible to all residents. If possible, adult education courses on this subject should be conducted at a convenient location and at times when a parent could attend - either in the evening or during the day with a woman available at the location to take care of the children while the mothers attend the classes.

IV. PUBLIC SERVICE SYSTEMS AND FACILITIES

1. Schools

There are two elementary schools in the Elmwood area. The Lexington Avenue Elementary School, K-6, was built in 1905 on a 1/2 acre site with a very narrow paved outdoor area at the back which is about 20 feet wide and adjacent to a manufacturing plant. It has a 450 student capacity. The Master Plan* proposes that the school be replaced by a New Lexington School, a 350 student capacity primary school in the vicinity of Potters Avenue and Melrose Street. A one block site at the above named intersection will provide 2.8 acres in a central location and allow space for a playlot to serve the neighborhood.

The Sackett Street Elementary School, K-6, built in 1922 has a capacity for 540 students. It occupies a paved 1.6 acre site and a 2.15 acre playground directly across Sackett Street is available for outdoor recreation. The Master Plan* recommends that the school, with modest improvements, could accommodate a K-4 curriculum.

Unfortunately, those children living south of Route 95 are isolated from both schools. Unless a school is built within their own small neighborhood, however, they must continue to be bused.

Gilbert Stuart, Jr. High School is located on Elmwood Avenue on the western border of the Elmwood Avenue area.

*Master Plan for Public Schools (1965)

2. Recreation

TABLE 12

Recreation: Elmwood

Site Number	Name of Facility	Primary Use	Proposal*	Size in Acres	
				Existing	Proposed
44	Columbus Park	Traffic Separator	Retain	0.21	0.21
46	Sackett St.	Playground	Improve	2.16	2.16
49	Joseph Williams Field	Playlot	Reduce to Playlot	5.30	0.25
50	Tim O'Neil Field	Playfield, Pool Ice Rink	Improve	10.00	10.00
P-30	Moore St.	Playlot	Proposed	--	0.10
P-35	New Lexington St. School	Playground, Neigh. Center	Proposed	--	2.00
P-36	**Lexington Ave.	Park	Proposed	--	0.55
P-39	Sumter St.	Playlot	Proposed	--	0.11
P-40	Lennox Ave.	Playlot	Proposed	--	0.11
P-41	Early St.	Playlot	Proposed	--	0.09
			Total	17.67	15.58

**School site recommended for abandonment

Source: *Master Plan for Public Recreation and Conservation

The total amount of acreage proposed by The Master Plan for Recreation and Conservation (1965) is less than is already existing. There will be a dispersal of small parks and playlots throughout the area and a reduction of Joseph Williams Field into a playlot. It is important to locate playgrounds within the Elmwood area since even though playgrounds in the adjoining West End and South Providence areas are

theoretically within walking distance, Broad Street and Elmwood Avenue are effective barriers to their use by the playground age group.

However, with the reduction of the Joseph Williams Field, the Tim O'Neil Field is the only available playfield within the whole area. The recreational facilities provide only a little more than the conservative requirement of 1.25 acres per 1,000 persons. Because of the two above mentioned facts, it does not appear that the Recreation Department is providing enough facilities or the right kind to make this area desirable to all age groups.

3. Police and Fire Facilities

The Police Department does hold monthly meetings with the residents of the Elmwood Area to discuss the problems occurring within the neighborhood. However, these meetings are held at the Progress for Providence Resource Unit on Cranston Street and therefore, includes the west end area as well. This neighborhood, together with the Elmwood section, is too large an area and it is doubtful whether the residents in the southern half of the Elmwood section even know about or attend the meetings. The distance to the Resource Unit and the heterogeneity of the residents of West End and Elmwood Avenue, make it a very ineffective program for the people of the Elmwood area.

There is one fire station located within the Elmwood area at the corner of Broad and Congress Streets.

4. Library Facilities

The neighborhood is served by the adjacently located Elmwood Public Library. The rate of registered borrowers is higher than the

City as a whole, 10.2 per thousand persons and 8.9 respectively.

5. Hospitals and Clinics

St. Joseph's Hospital and Clinic is located in the northern part of the Elmwood area. As mentioned before, this is not sufficient to cover the entire area and health services are needed, especially those involving child care. District Nurses do go into individual homes when they are called in or families and individuals are referred to them by hospitals or other social agencies.

6. Social Service Agencies

There are no social service agencies located within this area. It is important that these agencies get involved here before it is too late and all the stable families move to more desirable areas and Elmwood is left with a more economically dependent, immobile, unstable class of residents. One cannot leave a good area stagnant and uncared for and expect it to remain good. The Elmwood section needs many services - well-baby clinics, a community school, day care center, improved schools and increased playground facilities to name a few. It is suggested that the social agencies look into extending their services into the area before it becomes a necessity of a higher degree. The increasing number of school dropouts and the high incidence of infant and child deaths are just two reasons for bringing social services into the area - more reasons will come swiftly unless the City's social agencies give aid.

B. Public Utilities

Except for Niagara Street and Parkside Drive, the area was almost completely covered by sewers as of 1962.

The whole area is covered by public water excluding small sections of streets at the very southern tip of the Elmwood area near Roger Williams Park.

C. Streets

The Elmwood neighborhood has a total of twenty-one miles of paved streets. Arterial streets total four miles, collector streets one mile and local streets sixteen miles. The low mileage in the collector street category indicates that some arterials are functioning as collectors also.

The most heavily travelled arterials are Broad Street, Elmwood Avenue, Reservoir Avenue, and a portion of Roger Williams Avenue, all of which are carrying volumes in excess of 11,000 A.D.T., other arterials range from 4,000 A.D.T. to 9,000 A.D.T. The two collector streets, within the neighborhood, Sackett and Ontario are carrying 2,000 A.D.T. and 4,000 A.D.T. respectively.

All of the high accident locations in the Elmwood neighborhood are located along Broad Street and Elmwood Avenue, two of the City's most heavily travelled Arterial streets. Elmwood Avenue had six intersections with six or more accidents and Broad Street had three.

The highest number of accidents (26) was recorded at the intersection of Broad and Public. Traffic counts show that during peak hour over 2,000 vehicles pass through this intersection. This intersection is presently under study in connection with the Public-Potters Connector as proposed in the City's Master Plan for Circulation.

The two other intersections along Broad Street which had six

or more accidents are Broad Street and Ontario Street with ten and Broad Street and Potters Avenue with eight. Traffic volumes and turning movements at both of these intersections will be subject to change when the proposed Public-Potters Connector is constructed.

Six intersections along Elmwood Avenue had a total of seventy-four accidents between them. The highest number (22) was at the intersection of Elmwood and Roger Williams Avenues and the lowest (6) at the intersection of Elmwood Avenue and Daboll Street.

The high accident figures along Elmwood Avenue can generally be attributed to high volumes, on-street parking and the number of strip commercial uses along this route. Projected traffic volumes indicate that there will be no significant reduction in volume along Elmwood Avenue and the accident problem will remain with us at least into the immediate future.

The Elmwood Neighborhood has approximately ninety-seven blocks devoted to residential use and it was found that forty-three of these blocks were deficient in providing off-street parking spaces. Neighborhood residents own over four thousand automobiles and close to twelve hundred or approximately twenty-eight percent of the total cars owned did not have adequate spaces within these blocks. The following table shows in detail the number and percentage of residential blocks deficient.

ELMWOOD

Total Residential Blocks	97
Number of Blocks Deficient	43
% of Total Blocks Deficient	44.3%
Total Cars per Neighborhood	4,235
Total Cars per Deficient Block	2,341
Cars with Inadequate Spaced	1,188
% Total Cars with Inadequate Spaces	28.1%

When standards were applied to the existing road pattern approximately one tenth of a mile of the local system did not meet minimum standards. These deficiencies were in short dead-end streets which pose no real problem.

A majority of the neighborhood arterial street system is below standard. Broad Street and Elmwood Avenue, the two major arterials within the neighborhood, meet today's standard and are functioning quite well.

The Collector street system is below standard but poses no problem because of the low volumes on the system.

One proposal in the Circulation Master Plan that will have an impact on the Elmwood Neighborhood is the Public-Potters connector. This facility will provide a major crosstown route and will also provide additional access to the Elmwood area.

V. SUMMARY OF GOVERNMENT ACTION

The northern section from Potters Avenue to Plenty Street is part of the "North Elmwood Project Area" as designated by the GNRP and therefore is contemplated for Urban Renewal Treatment.

The central section from Potters Avenue south to Interstate 95 between Elmwood and Broad is designated as a code enforcement area by the GNRP. This section is called the South Elmwood Code Enforcement Project #3, and a revised application was submitted August 15, 1968 and is presently under review by the Federal Government.



ELMWOOD

CRANSTON

ASSURANCES

(INSTRUCTIONS: The applicant must provide assurances and/or certify to all of the following items: The only exception is item No. 10 for which the applicant must certify as to either (a) or (b), or to both.)

The applicant hereby assures and certifies that he has complied with the regulations, policies, guidelines and requirements of OMB Circular No. A-95, and that he will comply with the regulations, policies, guidelines and requirements of Federal Management Circulars 74-4 and 74-7, as they relate to the application, acceptance and use of Federal funds for this federally-assisted program. Also, the applicant gives assurance and certifies with respect to the grant that:

1. It possesses legal authority to apply for the grant, and to execute the proposed program; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body, authorizing the filing of the application, including all understandings and assurances contained therein, and directing and designating the applicant's chief executive officer as the authorized representative of the applicant to act in connection with the application and to provide such additional information as may be required.
2. It will comply with:
 - (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and in accordance with Title VI of that Act, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this agreement. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant, this assurance shall obligate the Applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.
 - (b) Title VIII of the Civil Rights Act of 1968, (P.L. 90-284) as amended, and will administer all programs and activities relating to housing and community development in a manner to affirmatively further fair housing.
 - (c) Section 109 of the Housing and Community Development Act of 1974 and in conformance with all requirements imposed by or pursuant to the Regulations of the Department (24 CFR Part 570.601) issued pursuant to that Section; and in accordance with that Section, no person in the United States shall, on the ground of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with the community development funds.
 - (d) Executive Order 11063 on equal opportunity in housing.
 - (e) Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.
3. Prior to the submission of its application, the applicant has:
 - (a) ~~Provided citizens with adequate information concerning the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken, and other important program requirements;~~
 - (b) ~~Held at least two public hearings to obtain the views of citizens on community development and housing needs; and~~
 - (c) Provided citizens an adequate opportunity to participate in the development of the application and in the development of any revisions, changes, or amendments.
4. The applicant will:
 - (a) Provide fair and reasonable relocation payments and assistance in accordance with Sections 202, 203, and 204 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act (P.L. 91-646) and applicable HUD regulations, to or for families, individuals, partnerships, corporations or associations displaced as a result of any acquisition of real property for an activity assisted under the program;

- (b) Provide relocation assistance programs offering the services described in Section 205 of P.L. 91-646 to such displaced families, individuals, partnerships, corporations or associations in the manner provided under applicable HUD regulations;
 - (c) Assure that, within a reasonable time prior to displacement, decent, safe, and sanitary replacement dwellings will be available to such displaced families and individuals in accordance with Section 205(c)(3) of P.L. 91-646;
 - (d) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations; and
 - (e) Carry out the relocation process in such a manner as to provide displaced persons with uniform and consistent services, and assure that replacement housing will be available in the same range of choices with respect to such housing to all displaced persons regardless of race, color, religion, or national origin.
5. The applicant will:
- (a) In acquiring real property in connection with the community development block grant program, be guided to the extent permitted under State law, by the real property acquisition policies set out under Section 301 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act and the provisions of Section 302 thereof;
 - (b) Pay or reimburse property owners for necessary expenses as specified in Sections 303 and 304 of the Act; and
 - (c) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations.
6. It will give HUD and the Comptroller General through any authorized representative access to and the right to examine all records, books, papers, or documents related to the grant.
7. The applicant will comply with the provisions of the Hatch Act which limit the political activity of employees.
8. It will comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards.
9. The applicant's certifying officer:
- (a) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 insofar as the provisions of such act apply pursuant to this Part; and
 - (b) Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.
10. The Community Development Program:
- (a) Gives maximum feasible priority to activities which will benefit low- or moderate-income families or aid in the prevention or elimination of slums or blight;
 - (b) Contains activities designed to meet other community development needs having a particular urgency which are specifically identified and described in the applicant's community development plan summary and community development program.
11. It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
12. It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with Federal Management Circular 74-7.

Legal Certification: As counsel for the applicant and an attorney-at-law admitted to practice in the State in which the applicant is located, I certify that the facts and representations contained in Assurance No. 1 above are true and in accordance with State and local law.

(Signature of Applicant's Counsel)

(Type or Print Name of Applicant's Counsel)

(Date)

NOTICE OF INTENT TO APPLY FOR FEDERAL AID

UNDER OFFICE OF MANAGEMENT AND BUDGET
CIRCULAR A-95, PART I, PROJECT NOTIFICATION
AND REVIEW SYSTEM

1. State Application Identifier
(leave blank)

28-75-06

2. Date Received at Clearinghouse
(leave blank)

April 16, 1975

TO:

Rhode Island Statewide Planning Program
265 Melrose Street
Providence, Rhode Island 02907
(401) 277-2656

INSTRUCTIONS

Answer items 3-32 completely.
Type all entries.

For projects involving a specific
site location, attach one 8½ x 11
reproducible map showing site
location and boundaries.

3. Applicant Agency

City of Providence

4. Address

City Hall

5. City

Providence

6. County

Providence

7. State

Rhode Island

8. Zip

02903

9. Federal Employer
ID No.

-

10. Name of Contact Person

Mayor Vincent A. Cianci, Jr.

11. Address

City Hall

12. Telephone No.

(401) 421-7740 Ext. 343

13. Brief Title of Applicant's Project

Elmwood Neighborhood Preservation Project

14. Area of Project Impact

Elmwood Neighborhood (as defined - see attached map)

15. Congressional District:

of Applicant

1 and 2

Districts impacted by project

2

16. Requirements of the procedural handbook of the Department of Administration, Procedure A9-1 (State Agency Applicants Only)

Has prior approval under procedure A9-1 been received?

Yes

No

If yes, attach copy of approval to this form.

28-75-06

<p>17. Funding</p> <p>Federal Loan \$ 403,000</p> <p>Federal Grant _____</p> <p>State Loan _____</p> <p>State Grant or Appropriation _____</p> <p>Municipal Funds _____</p> <p>Other _____</p> <p>TOTAL \$ 403,000</p>	<p>18. Federal Program (From catalog of Federal Domestic Assistance)</p> <p>Program Number _____</p> <p>Program Name <u>COMMUNITY DEVELOPMENT</u></p> <p>Federal Agency <u>HCD</u></p> <p>Address <u>15 NEW CHARLTON ST</u> <u>BOSTON MA</u></p> <p>Contact Person (Federal) _____</p> <p>Telephone No. _____</p>
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State Agency(s) Funding Project -

<p>19. Applicant Agency (Same as item 3)</p> <p>City of Providence</p>	<p>20. Address (Same as items 4 & 5)</p> <p>City Hall, Providence, R. I. 02903</p>
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<p>21. Contact Person (Same as item 10)</p> <p>Mayor Vincent A. Cianci, Jr.</p>	<p>22. Address (Same as item 11)</p> <p>City Hall</p>	<p>23. Phone (Same as Item 12)</p> <p>(401)421-7740 (Ext. 343)</p>
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<p>24. Environmental Impact Statement Required by State or Federal Agency?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>	<p>25. Tentative date for submission of Application for federal assistance</p> <p>April 18, 1975</p>
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<p>26. Detailed Project Description (Include location of project, purpose, beneficiaries, size and general characteristics. If applicable, state whether project is in conformance with a community plan and cite the document). Use additional sheets if necessary.</p> <p>The Elmwood Neighborhood Architectural and Historical Preservation Project is a comprehensive proposal to restore and preserve an entire established, old neighborhood by placing control and implementation of all available development tools in the hands of a neighborhood-based, non-profit development group.</p> <p>The beneficiaries would be the owners and occupants of approximately 2,000 structures, most of which are substantial and large and many of which are of considerable architectural merit.</p> <p>The project is in conformance with the comprehensive plan for the Community Development Block Grant Program, as submitted.</p>	<p>ADDITIONAL MATERIAL ATTACHED <input checked="" type="checkbox"/></p>
<p><i>Note - comments should be received as soon as possible!</i></p> <p style="text-align: right;"><i>Ephoo Davis</i> SPP</p>	

Additional Material Available for Review at Statewide Planning Program

<p>27. Does the Applicant have a current equal employment opportunity and Affirmative Action Minority Component?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	<p>28. Will your final application include such an equal employment opportunity and Affirmative Action Plan?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
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<p>29. Funding Start</p> <p>July 1, 1975</p>	<p>30. Project Start</p> <p>July 1, 1975</p>	<p>31. Funds Duration</p> <p>One Year</p>	<p>32. Project Duration</p> <p>Three Years</p>
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We would further recommend that the applicant coordinate all planning phases of the project with the appropriate state agencies, e.g. R.I. Department of Transportation, Department of Health, Department of Natural Resources, and Historical Preservation Commission.

The Clearinghouse also vigorously protests the way in which the review of this proposal has been conducted. The time constraints imposed by the applicant and HUD preclude both referral of the proposal to parties concerned and consideration of the proposal or comments thereon at a meeting of the Technical Committee. The Technical Committ-e feels that the applicant should now be fully aware of the procedures and time requirements, and is hearby notified that this abbreviated review will not be conducted again, regardless of any requirements imposed on it by any federal agency.

B. Recommendations: This project is in conformance with statewide plans and conflicts with no other plans of which we are aware. We recommend that this project be accepted for federal financial assistance.

34. Summary of Comments and Recommendations

1. Project Description: This project would fund the Elmwood neighborhood preservation project.

2. Summary of Comments and Recommendations

A. Comments: As prescribed in Section 570.300, this clearinghouse has divided their comments into two sections. The first will cover comments relating to facts and data relevant to HUD's making its statutory determination on the application's eligibility in accordance with Section 570.406. The second section includes all other comments and recommendations which this clearinghouse desires to submit to the applicant.

Section 1

The proposal does seem to meet the definition of an innovative project in that such projects must advance the state of the community development art and has the potential for transferability. As far as we are aware the proposal is unique in its scope and means by which it will attempt to reach its objectives.

The main thrust of the program will be to use the existing housing stock for the preservation of the neighborhood's integrity. It is intended to benefit persons of low and moderate income. The project will involve the public and private sectors through the Elmwood Foundation in improved planning and management capacity, and this should attract both public and private resources to the neighborhood.

The target area is similar to many center city urban neighborhoods and therefore can serve as a prototype for community development activities elsewhere. It is anticipated that the ethnic diversity will remain while a new vitality is injected into the area.

The applicant has had related experience in the College Hill area and thus has a variety of experienced personnel, both professional and volunteer, at his disposal.

Section 2

The clearinghouse approves of the proposed project in principle. We would suggest that the applicant include in the application a housing survey of the Elmwood area. This will emphasize the point that the project will serve low and moderate income residents.

(SEE ATTACHED SHEET)

ATTACHMENTS TO THIS FORM

0

Prepared by: JOB

Date: 4/16/75

NOTE: Section 42-44-6 of the General Laws of Rhode Island requires that municipalities, housing authorities, and human resource development agencies submit a copy of the final application for this project to the Director, Rhode Island Department of Community Affairs, 150 Washington Street, Providence, R.I. 02903

35. Approved by: Technical Committee

Per:

[Signature]
Rhode Island Statewide Planning Program

Date: 4/16/75