



CITY OF PROVIDENCE • RHODE ISLAND • Walter H. Reynolds • Mayor

Office of the Public Service Engineer

Peter J. Hicks, Jr.
Public Service Engineer

112 Union St. Providence 3, R. I.

June 4, 1956

Mr. D. Everett Whelan
City Clerk
City Hall
Providence, Rhode Island

Dear Mr. Whelan:

I enclose herewith, the bill of the Narragansett Electric Company for the Street Lighting of the City of Providence, for the month of May, 1956.

The total net amount of the bill is \$38,703.20.

Yours very truly,

PJH, JR:tm
Enc:
PETER J. HICKS, JR.
PUBLIC SERVICE ENGINEERIN CITY COUNCIL
JUL 5 - 1956

APPROVED:

D. Everett Whelan
CLERK

Invoice sent to City Controller July 6, 1956

FILED

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**CITY CLERK'S OFFICE
PROVIDENCE, R. I.**

CITY OF PROVIDENCE • RHODE ISLAND • Walter H. Reynolds • Mayor



D. Everett Whelan
City Clerk

OFFICE OF THE CITY CLERK

CITY HALL
June 18, 1956

Vincent Vespa
First Deputy
William E. McWilliams
Second Deputy

Mr. D. Everett Whelan
City Clerk
City Hall
Providence, Rhode Island

Dear Sir:

In accordance with the provisions of Resolution 350 of the City Council, approved June 8, 1956, I hereby make the following appointments to the Special Committee on Columbus Day Celebration, 1956:

Councilman Edward P. Quigley
Councilman Henry E. Laliberte
Councilman Hector D. Laudati
Councilman Arthur L. Movsovit
Councilman Frank Lazarus

Very truly yours,

Angelo Aiello
President of the
City Council

AA:rmm

IN CITY COUNCIL

JUL 5 - 1956

READ:
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

D. Everett Whelan
CLERK



D. Everett Whelan
City Clerk

OFFICE OF THE CITY CLERK

CITY HALL —
June 25, 1956

Vincent Vespia
First Deputy
William E. McWilliams
Second Deputy

Mr. D. Everett Whelan
City Clerk
City Hall
Providence, Rhode Island

Dear Sir:

In accordance with the provisions
of Resolution No. 349 of the City Council,
adopted and approved June 8, 1956, I
hereby make the following appointments
to the Special Committee to Verify Employees'
War Service Records:

Councilman William A. Gray
Councilman Jerry Lorenzo
Councilman Lee A. Worrell

Very truly yours,

Angelo Aiello
Angelo Aiello
President of the
City Council

IN CITY COUNCIL

JUL 5 - 1956

READ:
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

D. Everett Whelan
CLERK

TO THE HONORABLE THE CITY COUNCIL OF THE CITY OF PROVIDENCE:

RESOLVED, That the following detailed estimates of the amount of money which will be required for the support of the public schools for the fiscal year ending September 30, 1957, be and the same are approved.

The said estimates shall constitute the minimum budget of the School Committee, and the total amount thereof, less \$1,387,547.00 estimated receipts from various sources, is the sum of money required as an appropriation from the general tax levy.

--SALARIES--

Administrative -----	\$432,215.50	
Includes School Committee, administrative officers, clerks, Personnel, Placement, Purchasing, Attendance Departments, and Promotion of Health.		
Custodial -----	970,000.00	
Includes supervisors, custodians, assistant custodians, women assistants and maintenance employees.		
Day Schools -----	5,259,817.08	
Includes directors, supervisors, principals, teachers and school clerks.		
Evening Schools -----	<u>17,700.00</u>	\$6,679,732.58
\$600 State Aid Grant -----		696,000.00
Pensions		
City Pension -----	\$ 72,000.00	
State Pension -----	173,000.00	
Social Security, City -----	<u>25,000.00</u>	<u>270,000.00</u>
Total Salaries and Pension Costs -----		\$7,645,732.58

--OTHER EXPENSES--

Books -----	\$100,000.00	
Equipment, New -----	23,148.91	
Equipment, Maintenance -----	27,000.00	
Equipment, Replacement -----	50,000.00	
Fuel -----	230,000.00	
Lunches -----	5,500.00	
Miscellaneous -----	1,500.00	
Postage -----	3,000.00	
Printing -----	<u>5,200.00</u>	
Amounts carried forward -----	\$445,348.91	\$7,645,732.58

Amounts brought forward -----	\$445,348.91	\$7,645,732.58
Rent -----	5,350.00	
Repairs & Alterations -----	250,000.00	
Supplies, Educational -----	125,000.00	
Supplies, Janitorial -----	26,000.00	
Supplies, Maintenance -----	35,000.00	
Telephones -----	28,500.00	
Transportation -----	50,000.00	
Travel -----	5,000.00	
Tuition -----	23,000.00	
Water, Light & Power -----	115,000.00	
Total Other Expenses -----		<u>1,108,198.91</u>
Total Estimate -----		<u><u>\$8,753,931.49</u></u>

Sources of Revenue

Available from Tax Levy (1.1%) ---	\$7,366,384.49	
Based on official valuation of real and tangible personal property of \$669,671,317.00.		
Estimated Ordinary Miscellaneous Receipts -----	294,240.00	
\$600 State Aid Grant -----	696,000.00	
New State Aid Grant -----	397,307.00	
		<u><u>\$8,753,931.49</u></u>

Adopted by the Providence School Committee
June 18, 1956.

IN CITY COUNCIL
JUL 5 - 1956

READ:
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

W. Everett Whelan
CLERK

Respectfully Submitted,

James J. Foley
Secretary School Committee

FILED

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CITY CLERK'S OFFICE
PROVIDENCE, R.I.

CITY

INFORMED BY RETURNED
BY TELEPHONE 1112 DEPOSED DATA
RECEIVED

JUN 2 - 1982
IN CITY COUNCIL

JAMES P. MURPHY
CHAIRMAN
ARTHUR W. DREW
ALBERT F. DAIGNEAULT

B.T.A.R.



-55-1- 14 incl.

JOHN L. McELROY
SECRETARY

BOARD OF TAX ASSESSMENT REVIEW
CITY HALL, PROVIDENCE 3, RHODE ISLAND

May 31, 1956

To the Honorable City Council of the City of Providence:

The undersigned, the Board of Tax Assessment Review of the City of Providence, respectfully reports to the City Council of the City of Providence that pursuant to the provisions of Section 12 of Chapter 1665 of the Public Laws of 1945, as amended, said Board of Tax Assessment Review has reviewed taxes and has made changes authorized by said act, as follows:

Board of Review Meeting of May 21, 1956.

Original	Plat	Lot	Land	Bldg	Total	Tax
1955, 01-022-010						
Edward Aceto & wf.						
Edith G.	98	331	540	6 000	6 540	\$215.82
624 Charles St.						

Correction No. 55-1	Plat	Lot	Land	Bldg	Total	Tax
1955, 01-022-010						
Edward Aceto & wf.	98	331	540	5 500	6 040	\$199.32
Edith G.						
624 Charles St.						

Original	Plat	Lot	Land	Bldg.	Total	Tax
1955, 02-400-700						
The Bowen & Carpenter						
Storage Warehouse Co.						
11 Ives St.	17	41	6 400	126,500	132,900	\$4,385.70

Correction No. 55-2	Plat	Lot	Land	Bldg.	Total	Tax
1955, 02-400-700						
The Bowen & Carpenter						
Storage Warehouse Co.						
11 Ives St.	17	41	6 400	96,500	102,900	\$3,395.70

Original	Plat	Lot	Land	Bldg	Total	Tax
1955, 02-573-700						
Mary Burak						
19 Saunders St.	30	425	300	1 760	2 060	\$67.98

Correction No. 55-3	Plat	Lot	Land	Bldg	Total	Tax
1955, 02-573-700						
Mary Burak						
19 Saunders St.	30	425	300	1 000	1 300	\$42.90

con'd

JAMES P. MURPHY
CHAIRMAN
ARTHUR W. DREW
ALBERT F. DAIGNEAULT

B.T.A.R.



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-55- 1-14 incl.

JOHN L. McELROY
SECRETARY

BOARD OF TAX ASSESSMENT REVIEW
CITY HALL, PROVIDENCE 3, RHODE ISLAND

Board of Review Meeting of May 24, 1956

Original	Plat	Lot	Land	Bldg.	Total	Tax
1955, 03-027-535 Carmine Caldamone & wf. Antonetta 440 West Exchange St. Prov. R. I.	124	40	1 620	8 000	9 620	\$317.46 19.80 ex.cr. <u>297.66</u>
Correction No. 55-4 1955, 03-027-535 Carmine Caldamone & wf. Antonetta 440 West Exchange St. Prov. R. I.	124	40	1 620	7 500	9 120	\$300.96 19.80 ex.cr. <u>281.16</u>
Original 1955, 04-111-700 Frank DeAngelis & wf. Natilina 86 Webb St. Prov. R. I.	116	415	1 680	13,500	15,180	\$500.94
Correction No. 55-5 1955, 04-111-700 Frank DeAngelis & wf. Natilina 86 Webb St. Prov. R. I.	116	415	1 680	13,000	14,680	\$484.44
Original 1955, 04-390-625 Sabatino DiSarro & wf. Eva A. 10 Swiss St. Prov. R. I.	28	460	800	6 820	7 620	\$251.46
Correction No. 55-6 1955, 04-390-625 Sabatino DiSarro & wf. Eva A. 10 Swiss St. Prov. R. I.	28	460	800	3 000	3 800	\$125.40

continued

JAMES P. MURPHY
CHAIRMAN
ARTHUR W. DREW
ALBERT F. DAIGNEAULT

B.T.A.R.



-55-1-14 incl.

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JOHN L. McELROY
SECRETARY

BOARD OF TAX ASSESSMENT REVIEW
CITY HALL, PROVIDENCE 3, RHODE ISLAND

Board of Review Meeting of May 29, 1956

Original	Plat	Lot	Land	Bldg.	Tang.	Intang.	Tax
<u>1955,07-417-600</u>							
Tomasso Grossi & wf. Maria							
R 1224 Mineral Spr.Av.							
No. Prov. R.I.	28	461	800	5	830		\$218.79
 <u>Correction No. 55-7</u>							
<u>1955,07-417-600</u>							
Tomasso Grossi & wf. Maria							
R 1224 Mineral Spr.Av.							
No. Prov. R. I.	28	461	800	2	000		92.40
 <u>Original</u>							
<u>1955,02-008-912</u>							
Viktoria Baclawski & Loretta Horner Admrs.							
u/w Teofie Baclawski							
56 Julian St.							
					5	000	20.00
 <u>Correction No. 55-8</u>							
<u>1955,02-008-912</u>							
Viktoria Baclawski & Loretta Horner Admrs.							
u/w Teofie Baclawski							
56 Julian St.							
					0		0
 <u>Original</u>							
<u>1955, 04-089-700</u>							
Gertrude D. Davis							
28 Bridgham St.							
				14OMV			4.62
					6	930	27.72
							<u>32.34</u>
 <u>Correction No. 55-9</u>							
<u>1955, 04-089-700</u>							
Gertrude D. Davis							
28 Bridgham St.							
				14OMV			4.62

continued

JAMES P. MURPHY

CHAIRMAN

ARTHUR W. DREW

ALBERT F. DAIGNEAULT



JOHN L. McELROY

SECRETARY

BOARD OF TAX ASSESSMENT REVIEW
CITY HALL, PROVIDENCE 3, RHODE ISLAND

continued

Original

1955,12-109-420

Rose C. Law

150 Pembroke Ave.

Tang.	Intang.	Tax
200		\$ 6.60
	3 500	14.00
		<u>20.60</u>

Corredtion No. 55-10

1955,12-109-420

Rose C. Law

150 Pembroke Ave.

200		6.60
	0	

Original

1955,19-027-300

Nathan M. Salter

187 Irving Ave.

2,000		66.00
	7 000	28.00
		<u>94.00</u>

Correction No. 55-11

1955,19-027-300

Nathan M. Salter

187 Irving Ave.

2 000		66.00
	0	

Original

R.I.H.Tr.Co. & H.D.

Sharpe, Jr. Trs.u/w

H.D.Sharpe for Mary

E.Sharpe & H.D.Sharpe,

Jr. c/o R.I.Hosp.Tr.Co.

15 Westminster St.

Plat	Lot	Land	Bldg.	
10	229	13,660	144,000	5,202.78

Correction No. 55-12

1955,18-205-905

R.I.H.Tr.Co. & H.D.

Sharpe, Jr. Trs.u/w

H.D.Sharpe for Mary

E.Sharpe & H.D.Sharpe,

Jr. c/o R.I.Hosp. Tr. Co.

15 Westminster St.

10	229	13,660	104,000	3,882.78
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Original

1955,13-801-150

Mulholland Holding Co.

214 Broad St.

23	1	1 840	3 100	163.02
29	353	7 040	7 700	486.42
29	354	9 460	6 050	511.83
29	198	1 200	6 600	257.40
29	352	1 080	1 980	100.98
				<u>1,519.65</u>

continued

JAMES P. MURPHY

CHAIRMAN

ARTHUR W. DREW

ALBERT F. DAIGNEAULT



JOHN L. McELROY

SECRETARY

BOARD OF TAX ASSESSMENT REVIEW
CITY HALL, PROVIDENCE 3, RHODE ISLAND

continued

Correction No. 55-13	Plat	Lot	Land	Bldg.	Tax
1955,13-801-150	23	1	1 840	3 100	\$ 163.02
Mulholland Holding Co.	29	353	7 040	6 000	430.32
214 Broad St.	29	354	9 460	4 050	445.83
	29	198	1 200	4 000	171.60
	29	352	1 980	1 980	100.98
					<u>\$1,311.75</u>

Original	Plat	Lot	Land	Bldg.	Tax
04-118-800	32	386	120	2 400	\$ 83.82
Rose DeBernardo &	32	20	1 440	7 200	285.12
Christine DeBernardo					<u>\$ 368.94</u>
10 Grant St.					

Correction No. 55-14	Plat	Lot	Land	Bldg.	Tax
04-118-800	32	386	120	2 400	\$ 83.82
Rose DeBernardo &	32	20	1 440	6 200	252.12
Christine DeBernardo					<u>\$ 335.94</u>
10 Grant St.					

Respectfully submitted

James P. Murphy
Arthur W. Drew
Albert F. Daigneault

IN CITY COUNCIL

JUL 5 - 1956

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Everett Whelan
CLERK

BOARD OF TAX ASSESSMENT REVIEW

EIGHTH ANNUAL REPORT

**REBUILDING
PROVIDENCE
1955**

PROVIDENCE REDEVELOPMENT AGENCY

TO MAYOR WALTER H. REYNOLDS
THE HONORABLE CITY COUNCIL
AND THE CITIZENS OF PROVIDENCE. . .

1955 was a year of accelerated progress in redevelopment.

A redevelopment amendment to the Rhode Island Constitution was approved overwhelmingly by the voters of the state, and a second bond issue for redevelopment purposes, for \$2,500,000, was approved overwhelmingly by the voters of Providence.

Land was acquired for a second redevelopment project and the first site cleared through redevelopment was sold.

The planning for the proposed West River Industrial Park was virtually completed, and the proposed minimum standards housing ordinance was submitted to the Mayor.

We take pleasure in being able to report to you on these accomplishments.

Respectfully submitted,

Chester R. Martin
Chester R. Martin
Norris S. Waldman
Albert Harkness
Edmund M. Mauro
Timothy A. Purcell

IN CITY COUNCIL

JUL 5 - 1956

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

W. Everett Whelan
CLERK

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CITY RENEWAL THROUGH REDEVELOPMENT

Redevelopment is the process by which the community rebuilds and renews its physical plant. It is a process of community improvement by which the city can eliminate slums and the threat of slums. In this process, blighted and substandard conditions are replaced with well-planned, stable, safe, and healthful neighborhoods of decent homes, and by modern, integrated commercial centers and industrial districts.

The Redevelopment Agency sets this process in motion when it acquires blighted and substandard areas, demolishes structures, prepares the land for new uses, and disposes of the land to public or private bodies for rebuilding.

The State redevelopment law in Rhode Island, however, sets forth certain prerequisites which the community must meet before its redevelopment agency may function. (1) a planning board must exist, (2) a general plan for thoroughfares, land use and population distribution, and zoning must have been prepared, (3) blighted and substandard areas must have been identified, and (4) such areas must have been designated for redevelopment by the City Council after a public hearing.

Land taking is controlled by the terms of a Redevelopment Plan approved by the Council. This official plan identifies substandard conditions in the area, defines the properties to be taken, and describes the proposed new land uses and the controls which will govern them. It sets forth proposals for relocating the families involved into decent, safe, and sanitary homes, and the plan estimates the cost of the project.

In acquiring land in blighted and substandard areas, the Agency may exercise its power of eminent domain; but private property can be taken only with just compensation. Just compensation is the fair market value of the particular property as determined by independent real estate appraisers. If agreement on price cannot be reached with the Agency, the owner may petition the courts to determine just compensation.

The Agency maintains a special Family Relocation Service to assist project families to move into dwellings which meet the minimum standards for health and safety prescribed by the U. S. Public Health Service.

After clearance, the Agency regrades the land and installs streets, utilities and other public facilities as may be necessary. Land is then sold at a fair re-use value as established by competent real estate appraisers. This value is equivalent to the going market price of land for the land uses permitted by the redevelopment plan.

Land in a redevelopment project area cannot be sold or leased by the Agency unless several controls are incorporated in the agreement or deed. These controls are designed to protect the rights of property owners; to prevent land speculation; to prohibit discrimination on the basis of race, creed, or color; and to prevent the recurrence of blight and the growth of future slums. The controls usually govern the land use and type of lot layout including building coverage setback, off-street parking and loading, and site density, as well as the construction and condition of structures and premises. Redevelopment controls re-inforce the standards imposed by the city's building and zoning regulations.

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C I T Y R E N E W A L L E G I S L A T I O N

Although this authority had previously been recognized as constitutional by the Rhode Island Supreme Court, in 1955, the people of Rhode Island enacted a constitutional amendment holding the granting of redevelopment powers to cities and towns by the General Assembly to be a constitutional act. In order to set forth the procedures to be followed by a city or town in exercising these powers based on this specific constitutional authority new enabling legislation by the General Assembly will be required. New legislation will be required also to permit cities and towns to enact strong minimum standards housing ordinances.

CONSTITUTIONAL AMENDMENT

A Constitutional Convention was held on June 20, 1955, and a proposed redevelopment amendment to the Rhode Island Constitution broad enough to take advantage of the expanded urban renewal and neighborhood improvement provisions of the United States Housing Act of 1954 and clear enough to establish redevelopment as a public use and purpose within the meaning of the other articles of the constitution was proposed as follows:

Section 1. The clearance, replanning, redevelopment, rehabilitation and improvement of blighted and substandard areas shall be a public use and purpose for which the power of eminent domain may be exercised, tax monies and other public funds expended and public credit pledged. The General Assembly may authorize cities, towns, or local redevelopment agencies to undertake and carry out

projects approved by the local legislative body for such uses and purposes including (a) the acquisition in such areas of such properties as the local legislative body may deem necessary or proper to effectuate any of the purposes of this article, although temporarily not required for such purposes, and (b) the sale or other disposition of any such properties to private person for private uses or to public bodies for public uses. Section 2. This amendment shall take effect whenever a majority of electors voting at a special election, to which this amendment is submitted after adoption by the Constitutional Convention, shall approve the same.

The proposal was placed before the voters at a special election on July 12, 1955, and the amendment was approved by a vote of 29,216 to 15,149.

REDEVELOPMENT ENABLING LEGISLATION

Following the enactment of the amendment, enabling legislation revising the "Slum Clearance and Redevelopment Act of 1950" was drafted for the consideration of the General Assembly at its 1956 Session. At the close of the year the proposed legislation was being reviewed in detail by city officials and the city's bond counsel, preparatory to its submission to the General Assembly.

HOUSING CODE ENABLING LEGISLATION

An adequate housing code requires additional enabling legislation. By the end of the year a proposed draft of such

legislation had been prepared, reviewed by the Mayor's Advisory Committee on Housing, and was being considered by the City Council before being submitted to the General Assembly for its consideration.

This bill would permit Providence to adopt minimum housing standards and provide for their enforcement through systematic housing inspections carried out on a house-by-house, neighborhood-by-neighborhood basis, and through the compulsory repair, or vacation and demolition of unfit dwellings characterized by severe hazards to health and safety.

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I N D U S T R I A L R E D E V E L O P M E N T . . .

Providence like other industrial cities in New England is faced with an industrial crisis. It must compete with newer industrial centers in younger sections of the nation which are closer to the sources of raw material and cheaper power, and to the centers of population. The physical plant with which it is equipped to meet this competition is a large number of obsolete industrial buildings on crowded sites in congested industrial areas. It is faced with a severe shortage of good industrial sites.

Providence is an old city, and its continued vigor is dependent to a large degree on the stability of its industrial base. Its economic health demands that better and more efficient sites be made available for industrial development, and that its old industrial neighborhoods be renewed and strengthened.

Since Providence is almost completely built-up, it must depend on redevelopment to provide its new and renovated industrial areas. Private industry has shown a willingness to build modern industrial buildings but these are seldom built in a city's central industrial areas where private enterprise is unable to overcome the congestion which is forced upon it by small parcels of land, narrow streets, and an intermixture of blighted housing.

To meet today's competitive demands, industry requires more space: more space for more efficient single-story operations, more space for parking and loading, more space for expansion.

To meet an immediate need for industrial space in Providence, the Providence Redevelopment Agency concerned itself during the year with plans for an industrial park.

WEST RIVER

At the close of the year, the Providence Redevelopment Agency had completed its planning for the proposed 60-acre West River Industrial Park and had filed with the United States Housing and Home Finance Agency its application for Federal financial aid under the provisions of the U. S. Housing Act of 1949. Upon approval of this application the Redevelopment Plan for the West River project will be submitted to the Providence City Council for its consideration as required by law.

The West River project area, located north of Randall Square, is a predominantly slum-blighted residential neighborhood ringed and isolated by industries, major traffic routes, and natural barriers from the residential services such as public schools and shopping facilities located in adjacent areas.

Plans for the West River project call for its conversion from an area of substandard housing to a new industrial park, providing sites for modern industrial plants along wide streets, on landscaped building sites with adequate facilities for off-street parking and loading, and direct rail service.

Development of this project and its larger planning district for industrial purposes will be closely related to the construction of the Metropolitan Expressway and the Louisquisset Pike which will merge in the vicinity of Randall Square and lower Chalkstone Avenue.

RANDALL SQUARE

The West River project is only a part of the larger 175-acre so-called West River planning district. The Agency proposes to apply to the United States Housing and Home Finance Agency for

an advance of funds to undertake industrial planning for the Randall Square portion of the district as soon as practicable.

This area is bounded generally by Livingston Street, North Main Street, Smith Street, the mainline of the New Haven Railroad, Chalkstone Avenue, Conanicut Street and Nichols Street.

Some of the earliest industrial ventures in the history of the City were begun in this portion of the Moshassuck River valley. The valley area was long associated with the growth of such famous industries as the Corliss Engine Works, the American Screw Company, and the International Braid Company. The discontinuance of operations in this area by these companies is mute testimony to the effect of technological change on old industrial patterns of land use and urban growth.

POINT STREET

The Agency's initial effort to provide new sites for light industry in the 8-acre Point Street project in South Providence remains incomplete. In a Superior Court decision on January 12, 1955, the Agency was denied the taking of a single property in the area. Although constitutionality of the project was upheld the decision of the lower Court was appealed, and by the end of the year the Agency was preparing to argue its case before the Supreme Court.

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NEIGHBORHOOD IMPROVEMENT

The greatest strides made during the year toward the goal of a decent home in a decent neighborhood for every Providence family were made in the development of a proposed housing code, and in the continued progress of redevelopment operations in Willard Center.

WILLARD CENTER

During 1955, the Agency disposed of its first parcel of land made available through redevelopment action. An agreement was completed with the City of Providence to buy all of the land in Willard Center Unit One for school purpose. The first of two parcels comprising the 3.5 acres of land in the project was conveyed to the City on November 30, 1955, and the construction of a new public elementary school is scheduled for the immediate future.

On January 21, 1955, land in Willard Center Unit Two was acquired for redevelopment. By the end of 1955, virtually all of the 265 families living in both Willard Center Unit One and Willard Center Unit Two at the time of condemnation had been relocated in standard dwelling accommodations.

The demolition of buildings in Willard Center Unit Two on the 4.2 acres of land designated as the site of the proposed integrated shopping center was completed with the exception of structures housing merchants scheduled to move into new quarters in the center. Completion of an agreement to sell the shopping center site to the Willard Center Realty Company was progressing favorably. This corporation is composed of merchants who will be

displaced from dilapidated store buildings in the old Willard Avenue shopping area being demolished in the project.

When the project is completed, in addition to the shopping center, there will be a 1.7-acre playground to serve the adjacent new school, and a 6.5-acre playfield for teenagers and young adults.

MINIMUM STANDARDS HOUSING ORDINANCE

A proposed minimum-standards housing ordinance was prepared by the Mayor's Advisory Committee on Housing, assisted by the Agency staff.

In order to complete its work, the Committee and the staff held more than sixty meetings since its organization in May 1953. On December 21, 1955, the Committee completed the first phase of its work when it transmitted to the Mayor an informational report, two versions of a proposed housing ordinance and proposed enabling legislation which would permit the city to enact the more effective of the two versions of the ordinance.

The Committee's proposals were based on its firm belief that slums do not just happen. They are the product of neglect by landlords and tenants. They result from substandard and unfit housing conditions. Substandard dwellings exist because they are tolerated, and will continue to exist until by law they are not permitted and until strong measures are developed to enforce the law.

Most of the city's neighborhoods began to develop before the turn of the century. Nearly three of every four dwellings in the city are over 35 years old. These dwellings have provided homes for several generations of Providence families, and have

been occupied and re-occupied many times. These older dwellings and their neighborhoods have been given hard wear for many years. As a result of intensive use and neglect, many are beginning to show clear signs of deterioration and obsolescence and many have become today's blighted areas. Those that are not yet blighted are threatened with blight. Yet these areas continue to house a large number of our families though many are devoid of convenience and amenity, characterized by widespread hazards to the people who live in them and are a perpetual drain on the resources of the community.

The widespread existence of substandard housing conditions in Providence was documented by the 1950 United States Census of Housing which found that (1) more than 3 of every 10 dwellings lack running hot water, (2) two of every 10 dwellings lack adequate bath facilities, (3) over 5,000 dwellings have inadequate and unsafe heating equipment, (4) nearly 4,000 are seriously dilapidated and probably unfit for continued occupancy, (5) nearly 4,000 lack adequate toilet facilities, and (6) nearly 2,000 dwellings are overcrowded.

The Mayor's Advisory Committee on Housing, aware of these circumstances, proposed a housing ordinance as an essential part of the city's urban renewal program because (1) about 4 of every 10 dwellings is in substandard condition, (2) the majority of these substandard dwellings is basically sound, (3) the useful life of older, structurally sound dwellings can be extended if they are properly repaired, improved and maintained, (4) a housing ordinance will require all existing dwellings to meet minimum requirements for dwelling facilities, maintenance, and occupancy,

(5) older dwellings house the great majority of the city's families, and if well-maintained they can provide an important source of decent, safe, and sanitary homes at moderate rentals for families in middle- and low-income brackets for years to come, (6) well-maintained housing is the surest bulwark against the growth of slums and blighted areas and is the key to neighborhood improvement, and (7) well-maintained homes and neighborhoods will stabilize residential property values, off-set the decline in municipal tax revenue and will make Providence a cleaner, safer, and healthier place to live.

The primary purpose of the proposed minimum-standards housing ordinance is to improve housing by eliminating those conditions which present a constant hazard or serious threat to health and safety.

The ordinance establishes minimum standards for (1) dwelling equipment, (2) sanitary, lighting, ventilation, and electrical facilities, (3) structural maintenance, (4) sanitation and cleanliness, (5) occupancy, and (6) the maintenance responsibilities of landlords and tenants.

The enforcement of these standards is intended to insure the continued maintenance, repair and improvement of dwellings which are in basically sound condition and the closing and elimination of dwelling structures which are unfit for continued occupancy.

The proposed minimum standards are intended to apply to all dwellings in the city including apartments, tenements, or single-family units, and regardless of when they were originally constructed, altered, or repaired. Although minimum housing

standards apply to all dwellings, they do not duplicate or replace existing building and zoning controls. In supplementing existing regulations governing building, zoning and fire prevention, the housing code together with existing programs of community planning, redevelopment, and capital improvement programming forms an essential part of the city's comprehensive attack on blight, existing and potential, through an integrated program for urban renewal.

MOUNT HOPE

During 1955, the Agency continued its planning for urban renewal action in the Mount Hope Area. This is an area of basically sound housing in a relatively stable and desirable residential environment.

The area is bounded generally by Cypress Street, Hope Street, Olney Street, Congdon Street, Angell Street and North Main Street. It is an area which has exhibited clear evidence of deterioration, and blight. Present planning activities have centered around the Lippitt Hill and Constitution Hill sections of the area presently under contract for Federal planning advances.

Further spread of substandard conditions can be prevented, however, by an adequate plan for neighborhood conservation which relates the enforcement of the proposed housing ordinance to (1) the elimination of unfit dwellings which cannot economically be rehabilitated, (2) the elimination of blighted, substandard, and adverse land uses, (3) the provision of needed new municipal facilities, and the remodeling of existing facilities, (4) the reconstruction and improvement of streets and utilities, (5) the improvement of public health and welfare services, (6) the proper enforcement of zoning, building and air pollution ordinances,

(7) the encouragement of the voluntary rehabilitation of dwellings beyond the level of compliance with minimum standards, and (8) the provision of new investment in the modernization and construction of private housing, neighborhood shopping centers and cultural institutions.

The construction of some new housing units in the area is a vital part of the Mount Hope neighborhood improvement program. At the end of 1955, the Agency was in contact with several organizations which had indicated interest in residential development. Since commitments for the development of either intown or rental housing are made against the background of extremely variable and sensitive market conditions, the Agency was concentrating a major effort on a solution to this problem.

Under the Housing Act of 1954, the federal government can extend its program of mortgage insurance to such older city neighborhoods as Mount Hope, previously regarded as poor risks and therefore ineligible for such insurance. Under this program, long-term mortgage insurance can be made available for the construction, rehabilitation and refinancing of dwellings in deteriorated and substandard neighborhoods.

In order to become eligible for such federally-insured mortgages, however, a property must be located in a neighborhood for which the city has underway plans for its renewal designed to achieve stable and standard environmental conditions, and in which an adequate housing ordinance is being conscientiously enforced.

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City of Providence Funds - Fiscal Year 1954-1955

FINANCIAL STATEMENT

	APPROPRIATION	EXPENDITURES	SURPLUS Returned to General Fund
Salaries	\$22,294.26	\$22,294.26*	\$ 0
Contract Services	4,275.00	4,274.96	.04
Materials and Supplies	487.54	475.57	11.97
Equipment and Furniture	181.20	165.73	15.47
	<u>\$27,238.00</u>	<u>\$27,210.52</u>	<u>\$27.48</u>

* Includes Local Cash Grant-in-Aid of \$7,242.65

Federally Aided Program of Redevelopment Projects
As of September 30, 1955

B A L A N C E S H E E T

ASSETS

Cash in Survey and Planning Accounts

West River, Final Advance	\$ 27,136.11	
Constitution Hill, Preliminary Advance	6,347.66	
Lippitt Hill, Preliminary Advance	<u>6,182.07</u>	\$ 39,665.84

Cash in Project Development Accounts

Willard Center Unit One:		
Project Expenditures Account	\$ 80,856.34	
Project Temporary Loan Repayment Fund	<u>126.62</u>	80,982.96
Willard Center Unit Two:		
Project Expenditures Account	\$ 237,726.51	
Project Temporary Loan Repayment Fund	<u>1,315.50</u>	239,042.01

Accounts Receivable

Revolving Fund	\$ 1,100.00	
Imprest Fund:		
Willard Center Unit One	500.00	
Willard Center Unit Two	<u>1,000.00</u>	
Escrow Account - Superior Court		
Willard Center Unit One	380.01	
Willard Center Unit Two	<u>200,121.03</u>	203,101.04

Investments - United States Treasury Bills		500,000.00
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TOTAL CURRENT ASSETS

\$1,062,791.85

Planning and Development Costs

Willard Center Unit One	\$ 700,202.61	
Willard Center Unit Two	<u>1,286,494.15</u>	
West River	37,195.61	
Constitution Hill	2,236.33	
Lippitt Hill	<u>3,291.13</u>	

Total Planning and Development Costs		2,029,419.83
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TOTAL ASSETS

\$3,092,211.68

BALANCE SHEET

TOTAL LIABILITIES AND CAPITAL	\$3,092,211.68
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THE HONORABLE WALTER H. REYNOLDS
Mayor, City of Providence

THE PROVIDENCE REDEVELOPMENT AGENCY

Chester R. Martin, Chairman Morris S. Waldman, Vice-Chairman
Albert Harkness
Edmund M. Mauro
Timothy A. Purcell
Charles R. Wood, Secretary

Donald M. Graham, Executive Director
Robert F. Rowland, Deputy Director
D. Reid Ross, Assistant to the Executive Director
Norman K. Di Sandro, Accountant
Mrs. Florence Spirito, Secretary

Timothy J. McCarthy, Attorney
Sidney Kramer, Attorney
Vincent J. Baccari, Attorney*
Joan F. D'Iorio, Secretary

James F. Reynolds, Senior Engineer
Stanley Bernstein, Project Supervisor
Melvin St. J. Susi, Assistant Project Supervisor
Anna A. Fera, Secretary

John R. Kellam, Senior Planner
Robert C. Smith, Associate Planner
Thomas B. Marston, Project Planner
Michael J. Kopeski, Project Planner
Mrs. Marian L. Rasmussen, Assistant Project Planner
Ann A. Edmonds, Secretary

David Joyce, Director of Relocation*
Joseph P. Iacono, Housing Inspector
Shirley Weiss, Social Worker
Mrs. Helen R. Murphy, Secretary

* Part time