

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1972-56

No. 369 **AN ORDINANCE** OF THE CITY COUNCIL OF THE CITY OF PROVIDENCE APPROVING THE URBAN RENEWAL PLAN AND THE FEASIBILITY OF RELOCATION FOR THE LOCKWOOD STREET RENEWAL PROJECT RI-R-27

Approved September 26, 1972

Be it ordained by the City of Providence:

WHEREAS, under the provisions of Title 1 of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Urban Renewal Plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the Program to be undertaken in accordance with the Urban Renewal Plan, (2) the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plan gives due consideration to the provisions of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plan; and

WHEREAS, the Providence Redevelopment Agency (hereinafter called the "Local Public Agency") has entered into a planning contract for financial assistance under such Act with the United States of America, acting by and through the Secretary of Housing and Urban Development, pursuant to which Federal funds were provided for; and

WHEREAS, it is desirable and in the public interest that the Local Public Agency undertake and carry out the urban renewal project (hereinafter called the "Project") identified as "Lockwood Street Renewal Project RI-R-27" and encompassing the area bounded by Point Street to the north; Beacon Avenue to the east; Pearl Street to the south and Friendship Street to the west; in the City of Providence, State of Rhode Island (hereinafter called the "Locality"); and

WHEREAS, the Local Public Agency has applied for financial assistance under such Act and proposed to enter into a contract or contracts with the Department of Housing and Urban Development for the undertaking of, and for making available financial assistance for, the Project; and

WHEREAS, the Local Public Agency has made studies of the location, physical condition of structures, land use, environmental influences, and social cultural and economic conditions of the project area and has determined that the areas are deteriorated, blighted areas and that they are detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the locality at large, because of buildings or improvements,

No.

CHAPTER

AN ORDINANCE

either used or intended to be used for living, commercial, industrial or other purposes, or any combination or such uses, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) high density of population and overcrowding, (4) defective design or unsanitary or unsafe character or conditions of physical construction, (5) defective or inadequate street and lot layout, (6) mixed character, shifting or deterioration of uses to which they are put, or any combination of such factors and characteristics are conducive to the further deterioration and decline of the area and injuriously effect the entire area. The members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the City Council of the Locality (hereinafter called the "Governing Body") for review and approval an Urban Renewal Plan for the Project area, dated March, 1972, and consisting of 36 pages, 3 exhibits and 4 maps; supported by the following supplementary material, data, and recommendations not a part of the Urban Renewal Plan: Relocation Activity Report, consisting of Relocation Activity Report, consisting of 8 pages and 5 exhibits and a General Relocation Plan, consisting of 41 pages; and

WHEREAS, the Urban Renewal Plan has been approved by the Governing Body of the Local Public Agency, as evidenced by the copy of said Body's duly certified resolution approving the Urban Renewal Plan which is attached thereto; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole; and

WHEREAS, the City Plan Commission, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting the Urban Renewal Plan for the Project area and has certified that the Urban Renewal Plan conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered the report recommendations and certification of the planning body; and

WHEREAS, the Urban Renewal Plan for the Project area prescribes certain land uses for the project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action; and

WHEREAS, the Local Public Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the Urban Renewal Plan; and

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the area comprising the Program and the assembling and analysis of the data and information obtained from such studies, surveys and inspections; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the project area and of the availability of proper housing in the locality for the relocation of individuals and families that may be displaced from the Project area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and the Urban Renewal Plan for the Project, in conformity with the contract for financial assistance between the Local Public Agency and the United States of America, acting by and through the Secretary of Housing and Urban Development; and

WHEREAS, the Governing Body is cognizent of the conditions that are imposed in the undertaking and carrying out of urban renewal activities and undertaking with Federal financial assistance under Title I; including those prohibiting discrimination because of race, color, creed, or national origin.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PROVIDENCE:

1. That it is hereby found and determined that the Project is a deteriorated, blighted area and qualifies as an eligible Project area under Title 45, Chapters 31-33 of the General Laws of Rhode Island, 1956 as amended.

2. That the Urban Renewal Plan for the Project, having been duly reviewed and considered, are hereby approved, and the City Clerk be and is hereby directed to file said copy of the Urban Renewal Plan with the minutes of this meeting.

3. That it is hereby found and determined that where clearance is proposed that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the Project area.

4. That it is hereby found and determined that the Urban Renewal Plan for the Project conforms to the general plan of the Locality.

5. That it is hereby found and determined that the financial aid to be provided pursuant to the contracts for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan for the Project area.

6. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the renewal of the Area by private enterprise.

7. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plan.

8. That it is hereby found and determined that the Program for the proper relocation of individuals and families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonable and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families, are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the Project, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

9. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan, (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan, and (c) stands ready to consider to take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.

10. that financial assistance under the provisions of Title 1 of the Housing Act of 1949, as amended, is necessary to enable the land in the Project Area to be renewed in accordance with the Urban Renewal Plan for the Project Area, and accordingly, the Local Public Agency is authorized to file an application for financial assistance under Title 1.

11. That this resolution shall take effect immediately.

ATTEST: _____

IN CITY
COUNCIL
SEP 7 - 1972
FIRST READING
READ AND PASSED
Theresa M. Caspica
CLERK

IN CITY
COUNCIL
SEP 21 1972
FINAL READING
READ AND PASSED
.....
PRESIDENT
Theresa M. Caspica
CLERK

APPROVED
SEP 16 1972
Joseph A. Early
.....
MAYOR

IN CITY
COUNCIL

MAY 16 1972

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

Wassimant Vasquez
CLERK

*Councilman Acaschetta
and Councilman Lynch, by request*

THE COMMITTEE ON

Urban Renewal & Redevelopment
Recommends *and Planning*
Be Continued

Wassimant Vasquez
Aug 9, 1972 Clerk

THE COMMITTEE URBAN REDEVELOPMENT
RENEWAL & PLANNING

Approves Passage of
The Within Ordinance

Wassimant Vasquez
Aug 22, 1972 Clerk

FILED
MAY 11 12 02 PM '72
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting City Clerk of the City Council of the City of Providence (hereinafter called the "Governing Body") and the custodian of the records of the Governing Body, including the Journal of the Proceedings of the City Council, and is duly authorized to execute this certificate.

2. Attached hereto is a true and correct copy of a resolution including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the day of , 1972.

3. Said resolution has been duly recorded in the minutes of said meeting and is now in full force and effect.

4. Said meeting was duly convened and held in all respects in accordance with law and the by-laws of the City Council of the City of Providence. To the extent required by law or said by-laws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under law, said by-laws, or otherwise, incident to the proper adoption of said resolution, including any publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

5. If the seal appears below, it constitutes the official seal of the City Council of the City of Providence and was duly affixed by the undersigned at the time this certificate was signed. If no seal appears below, the City Council of the City of Providence does not have and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this day of , 1972.

CITY CLERK

LOCKWOOD STREET RENEWAL PROJECT R I - R-27

RELOCATION PLAN

March 1972

PROVIDENCE REDEVELOPMENT AGENCY

R-223 RELOCATION REPORT

I PROJECT RELOCATION PLAN

A. ESTIMATE OF ANTICIPATED DISPLACEMENT

The Lockwood Street Renewal Project is expected to displace thirty-two individuals and fifty-six families.

A detailed analysis of this displacement may be found in Exhibit R-223-A.

B. DESCRIPTION OF THE HOUSEHOLDS TO BE DISPLACED

1. Survey Results

A house-to-house survey of all available households within the Lockwood Street Renewal Project was conducted during the fall of 1970 and winter 1970-1971. Some of the results of the survey are as follows:

(a) Ethnic Distribution

51 white households	- 58%
32 black households	- 36%
<u>5</u> Spanish-American households	- <u>6%</u>
88	100%

(b) The Elderly

Twenty-seven of the households anticipated to be displaced by this project are elderly.

(c) Housing Eligibility

Twenty-nine households are apparently financially eligible for low-income housing for the elderly. Fifty-three households are

apparently financially eligible for other low-income housing.

Six households are apparently financially eligible for moderate-income housing.

2. Special Relocation Problems

The Intergroup and Elderly Specialists on the staff of the Family Relocation Service (FRS) will determine whether the special problems of minority groups or the elderly exist, and will extend existing programs or institute new programs as they are needed.

C. NATURE AND VOLUME OF COMPETING DEMANDS

Anticipated competing demand for standard housing in Providence is shown in Exhibit R-223-B.

D. DESCRIPTION OF AVAILABLE AND COMMITTED HOUSING RESOURCES
(see also Exhibit R-223-C and -D)

The FRS certifies that there will be available prior to displacement comparable, decent, safe, and sanitary dwellings, equal in number to, and available to, all households who may be displaced by LPA activities during this project.

1. Low-Income Housing, Elderly

There are twenty-nine households to be displaced who are apparently eligible for low-income housing for the elderly. The Providence Housing Authority has under management 440 units of such housing, plus 500 units

of additional elderly housing under construction and expected to be available in the fall of 1972.

2. Low-Income Housing, Family

Fifty-three households to be displaced are apparently eligible for other low-income housing. The Providence Housing Authority has 2,532 family units now under management, of which roughly 680 units are vacant. The Housing Authority has made application to H. A. A. to undertake a program of rehabilitation and redesign of many of the units under management in order to improve the physical condition and appearance of them.

In addition, the Urban Housing Corporation, a non-profit developer, plans to construct 50 units under the Turnkey program for sale to the Housing Authority.

There are also presently 89 units of Rent Supplement housing occupied in Wiggins Village and 50-60 planned to be developed in the University Heights and Mt. Hope projects.

3. Moderate-Income Housing

Six households to be displaced by this project are apparently financially eligible for moderate-income housing. There are presently 22 units of Sec. 236 housing, 548 units of Sec. 221(d)(3) housing, and 43 units of Sec. 235 housing within Providence. Several developers plan to construct or rehabilitate a total of 140-160 units of Sec. 236 and 70-80 units of Sec. 235 housing in the City during this project.

4. Private Rental and Sales Housing

Although no household to be displaced by this project is apparently able to afford housing on the private market, such housing is available if needed. The Advance Report of the 1970 U.S. Census of Housing indicates that roughly 3,413 units (a 7.8% vacancy rate) are available for rent, and 197 (a 0.8% vacancy rate) are available for sale at a given time in the City.

5. Effect of Competing Demand on Available Housing

(a) Total Competing Demand

The competing demand for housing expected to be generated by governmental action consists of twenty-three households to be displaced by the Upper South Providence Renewal Area First Action Year, roughly 183 households largely within the West Broadway NDP Area, and 31 households within the Code Enforcement program.

(b) Estimates of Rehousing Needs

(1) Upper South Providence Displacement

Because a house-to-house survey of all available households within the Upper South Providence Area was conducted during the fall and winter of 1970-1971, estimates can be made of the rehousing needs of these households (see Exhibit R-223-B).

(2) West Broadway and Code Enforcement Displacement

It is impossible to reach a satisfactory estimate of the rehousing needs of the Code Enforcement and West Broadway displacement because of the nature of each program. The West Broadway displacement is a projection of expected activity in the latter half of the Second Action Year and the first half of the Third Action Year, much of which has not yet been surveyed. The Code Enforcement displacement will depend on the extent of deterioration and occupancy of each building within the program.

However, since the great bulk of the anticipated competing displacement generated by these activities is expected to come from the West Broadway project, and since a partial analysis of the rehousing requirements of the total Second Action Year displacement for that project was submitted with the Second Action Year Application for the West Broadway project, those proportions of rehousing needs can be applied to the estimates of competing demand. By this method, of the total 214 households, roughly 68 households should be eligible for low-income housing, and roughly 146 households should require either moderate-income or private market housing (135 rental units and 11 sales).

(c) Total Displacement and Resources During the Action Year

By combining the detailed estimates of the housing needs of the displacement from the Lockwood Street Renewal Project, and the concurrent displacement from the Upper South Providence Renewal Area First Action Year with the rough estimates of the housing needs of the displacement from the West Broadway and Code Enforcement projects, an estimated total of governmental displacement during this project can be reached.

Thus, a total of households to be displaced will be apparently eligible for a total of 3,060 existing low-income units (with roughly 605 additional units planned); and a total of 152 households will apparently require units of moderate-income and/or private market housing from a total of 613 existing moderate-income units (with roughly 210-235 planned units) and 3,600 private units vacant at a given moment.

Therefore, no problem is anticipated in locating suitable, comparable, standard housing for all households to be displaced by governmental activity in Providence concurrent with this project.

E. RENT ASSISTANCE PROGRAM

Because of the full and complete cooperation of the Department of Social and Rehabilitative Services of the State of Rhode Island and the Providence Plantations, no local rent assistance program is required (see Exhibit R-223-E).

F. ANTICIPATED TEMPORARY RELOCATION

No temporary relocation is anticipated to be required at this time. Extraordinary cases requiring temporary moves will be treated according to the procedures set forth in the General Relocation Plan.

G. ANTICIPATED DISPLACEMENT OF BUSINESS CONCERNS

Four small businesses and one heavy commercial concern are estimated to be displaced by this project. No special problems are anticipated in their relocation.

H. ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: <u>36</u> months From <u>5/73</u> to <u>5/76</u> <small>(month/year) (month/year)</small>		LOCALITY Providence, Rhode Is.			
			LOCAL AGENCY Prov. Redev. Agency			
			PROJECT NAME AND NUMBER Lockwood St. Renewal Proj. R.I. R-27			

A. PAYMENTS TO FAMILIES AND INDIVIDUALS

Type of Payment	Families		Individuals		Total	
	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>						
1. Actual Moving Expenses	40	\$24,000	12	\$4,800	52	\$28,800
2. Fixed Payment and Dislocation Allowance	16	6,400	20	5,000	36	11,400
3. Total	56	30,400	32	9,800	88	40,200
<u>Replacement Housing Payments</u>						
<u>Homeowners</u>						
4. Differential Payment	2	14,000	1	7,000	3	21,000
5. Interest Payment	2	1,000	1	500	3	1,500
6. Incidental Expense Payment	2	1,000	1	500	3	1,500
7. Total	6	16,000	3	8,000	9	24,000
<u>Tenants and Certain Others</u>						
8. Rental Assistance	34	102,000	25	75,000	59	177,000
9. Downpayment Assistance	20	60,000	10	15,000	30	75,000
10. Total	54	162,000	35	90,000	89	252,000
11. Total (Sum of Lines 3, 7, and 10)	116	208,400	66	110,800	182	319,200

B. PAYMENTS TO BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARMS

Type of Payment	Businesses		Nonprofit Orgs.		Farms		Total	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>								
1. Actual Moving Expenses	1	\$7,000					1	\$7,000
2. Actual Loss of Property	1	3,000					1	3,000
3. Searching Expenses	1	500					1	500
4. Total	3	10,500	0	-	0	-	3	10,500
5. Payments in Lieu of Moving and Related Expenses	4	40,000					4	40,000
6. Total (Sum of Lines 4 and 5)	7	50,500	0	-	0	-	7	50,500

C. Total estimate of relocation payments to individuals, families, business concerns, nonprofit organizations, and farms. (Total, Block A, Line 11; plus Total, Block B, Line 6) \$370,000

D. Assistance Costs. Estimate of all relocation costs, other than the payments enumerated above, to be included in computing the amount of the Federal grant, contribution or loan for the project. \$ 0

E. Estimate of total settlement costs to be paid to owners whose real property will be acquired for the project. (These are not "relocation costs" or "relocation payments," but are acquisition costs subject to funding arrangements under P.L. 91-646.) \$ 8,300

HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS	DISPLACEMENT PERIOD: <u>36</u> months	LOCALITY <u>Providence, Rhode Island</u>
	From <u>5/73</u> to <u>5/76</u> (month/year) (month/year)	LOCAL AGENCY <u>Providence Redev. Agency</u> PROJECT NAME AND NUMBER <u>Lockwood St. Renewal Proj.</u> <u>R.I. R-27</u>

A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Nonminority		Negro/Black		American Indian		Spanish-American		Oriental		Other Minority		Total	
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant
<u>Families</u>														
Elderly	1	3	0	3			0	1					1	7
Other	0	20	0	24			0	4					0	48
<u>Individuals</u>														
Elderly	0	18	0	1			0	0					0	19
Handicapped	0	0	0	0			0	0					0	0
Other	1	8	1	3			0	0					2	11

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

☐ American Indian ☐ Negro/Black ☐ Oriental ☐ Spanish-American ☒ White, Nonminority ☐ Other

Annual Income	Individuals		Families																
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)								By Bedrooms Required							
		0-ER	1-ER	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000		1										1	1						1
\$ 1000 - 1999		19		1								20	19	1					20
2000 - 2999		4		6	3		1					14	4	6	3	1			14
3000 - 3999		3		0	0	1	1					5	3	0	1	1			5
4000 - 4999				4	1							5		4	1				5
5000 - 5999				1								1		1					1
6000 - 6999				2								2		2					2
7000 - 7999										2		2					2		2
8000 - 9999										1		1					1		1
10000 -14999																			
15000 -24999																			
25000 & Over																			
Totals		27		14	4	1	2			3		51	27	14	5	2		3	51

EXHIBIT R-223-A-1

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

☐ American Indian ☒ Negro/Black ☐ Oriental ☐ Spanish-American ☐ White, Nonminority ☐ Other _____

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000		1										1	1						1
\$ 1000 - 1999		3		1								4	3	1					4
2000 - 2999		0		4	2							6	0	4	2				6
3000 - 3999		1		1	2	1	1				1	7	1	1	3	1		1	7
4000 - 4999				3	1		2	1			2	4		3	1	3		2	9
5000 - 5999				1	1					1		3		1	1		1		5
6000 - 6999				2								2		2					2
7000 - 7999																			
8000 - 9999																			
10000 - 14999																			
15000 - 24999																			
25000 & Over																			
Totals		5		12	6	1	3	1		1	3	32	5	12	7	4	1	3	32

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

☐ American Indian ☐ Negro/Black ☐ Oriental ☒ Spanish-American ☐ White, Nonminority ☐ Other _____

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-ER	1-ER	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000																			
\$ 1000 - 1999																			
2000 - 2999						1					1				1				1
3000 - 3999					1						1				1				1
4000 - 4999					1					1	1	3			1		1	1	3
5000 - 5999																			
6000 - 6999																			
7000 - 7999																			
8000 - 9999																			
10000 -14999																			
15000 -24999																			
25000 & Over																			
Totals					2		1			1	1	5			2	1	1	1	5

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

☐ American Indian ☐ Negro/Black ☐ Oriental ☐ Spanish-American ☐ White, Nonminority ☐ Other _____

Annual Income	Individuals		Families																
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)								By Bedrooms Required							
		0-ER	1-ER	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000																			
\$ 1000 - 1999																			
2000 - 2999																			
3000 - 3999																			
4000 - 4999																			
5000 - 5999																			
6000 - 6999																			
7000 - 7999																			
8000 - 9999																			
10000 -14999																			
15000 -24999																			
25000 & over																			
Totals																			

G. FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING

Complete the following table to show number of families and individuals apparently eligible for low-rent public housing.
Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

Low-Income Housing

Annual Income	Individuals		Families																	
			By Family Size (No. of persons)										By Bedrooms Required							
	Nonhouse-keeping	Housekeeping		2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total	
		0-BR	1-BR																	
Under \$1000		2										2	2							2
\$ 1000 - 1999		22		2								24	22	2						24
2000 - 2999		4		10	5		2					21	4	10	5	2				21
3000 - 3999		4		1	3	2	2				1	13	4	1	5	2		1		13
4000 - 4999				7	3		2	1		1	3	17		7	3	3	1	3		17
5000 - 5999					1					1		2			1		1			2
6000 - 6999																				
7000 - 7999											2	2						2		2
8000 - 8999											1	1						1		1
10000 & Over																				
Totals		32		20	12	2	6	1		2	7	82	32	20	14	7	2	7		82

MODERATE INCOME HOUSING

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)								By Bedrooms Required							
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000																			
\$ 1000 - 1999																			
2000 - 2999																			
3000 - 3999																			
4000 - 4999																			
5000 - 5999				2								2		2					2
6000 - 6999				4								4		4					4
7000 - 7999																			
8000 - 8999																			
10000 & Over																			
Totals				6								6		6					6

ESTIMATED CONCURRENT DISPLACEMENT		LOCALITY Providence, Rhode Island												
DISPLACEMENT PERIOD: <u>36</u> months		LOCAL AGENCY Providence Redevelopment Agency												
From <u>5/73</u> to <u>5/76</u> (month/year) (month/year)		PROJECT NAME AND NUMBER Lockwood St. Renewal Project R.I. R-27												
A. ANTICIPATED DISPLACEMENT (Number of Families and Individuals)														
Type of Govern- mental Action	White, Nonminority		Negro/ Black		American Indian		Spanish- American		Oriental		Other Minority		Total	
	F	I	F	I	F	I	F	I	F	I	F	I	F	I
HUD-assisted Projects	148	47	7	1			2	1					157	49
Local Code Enforcement	18	4	7	2			0	0					25	6
Highway Construction														
Other (identify)														
Total	166	51	14	3			2	1					182	55
B. ESTIMATED HOUSING NEEDS (Number of Families and Individuals)														
Instructions: To the extent that information is available, indicate the estimated housing needs of families and individuals covered in Block A.														
Income Range	Families							Individuals						
	Number of Bedrooms							Type of Unit						
	0	1	2	3	4	5 or more	Total	Nonhouse- keeping	Housekeeping					
										0-2R	1-2R			
Low-Income Rental		2	3	3			8*			11*				
Sales														
Moderate-Income Rental							**			2**				
Sales							**			1**				
Above Moderate-Income Rental		1					1**			**				
Sales							**			**				

*Plus an additional 68 households estimated to be displaced by the West Broadway NDP project and the Code Enforcement program.

**Plus an additional 146 households, estimated to be displaced by the West Broadway NDP project and the Code Enforcement Program, who are estimated to be eligible for either moderate-income or private-market housing.

EXHIBIT R-223-B

ING RESOURCES TO BE AVAILABLE PRIOR TO
ISPLACEMENT OF FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: 36 months

From 5/73 to 5/76
(month/year) (month/year)

LOCALITY
Providence, Rhode Island
LOCAL AGENCY
Prov. Redevelopment Agency
PROJECT NAME AND NUMBER
Lockwood Street Renewal Proj.
R. I. - R-27

HOUSEKEEPING UNITS

Type	0 Bedroom				1 Bedroom				2 Bedroom				3 Bedroom 1/				4 Bedroom				5 Bedroom 1/		
	Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available	
		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing
INCOME																							
ntal		*		*		*		*		*		*		*		*		*		*		*	
Public Housing	32	588	264	324	20	864	702	162	14	1085	1069	16	7	733	733		2	174	174		7	30	30
HUD-assisted																							
Other-assisted																							
Rent Supplement	There are a total of 89 existing and 54-57 planned R.S. units																						
HUD-assisted																							
Local-assisted																							
Private Rental																							
Nonassisted																							
les																							
HUD-assisted																							
Other-assisted																							
Nonassisted																							
MATE-INCOME		**		**		**		**		**		**		**		**		**		**		**	
ntal		39	39		6	170	170			125	125			18	18								
HUD-assisted																							
Other-assisted																							
Nonassisted																							
les																							
HUD-assisted	There are a total of 43 existing and 67-77 planned Section 235 units.																						
Nonassisted																							
MODERATE-INCOME			***																				
Rental (nonassisted)			3413																				
Sales (nonassisted)			187																				

For larger units (4 Bedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.

* Plus 50 planned Turnkey units.

** There are an additional 218 existing and 140-160 planned moderate-income rental units.

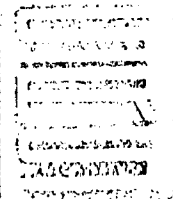
***These are the figures cited in the Advance Report of the 1970 U. S. Census of Housing as being vacant at the time of their survey.

EXHIBIT R-223-C-1

B. NONHOUSEKEEPING UNITS (Rental Only)																
Type	Rooming House/Hotel Etc.				Boarding House				Hsg. Elderly/Handicapped				Institutional			
	Number	Available			Number	Available			Number	Available			Number	Available		
	Needed	Total	Existing	New	Needed	Total	Existing	New	Needed	Total	Existing	New	Needed	Total	Existing	New
<u>LOW-INCOME</u>																
<u>Public Housing</u>																
HUD-assisted (congregate or other)																
Other-assisted																
<u>Rent Supplement</u>																
HUD-assisted					NOT APPLICABLE											
Local-assisted																
<u>Private Rental</u>																
Nonassisted																
<u>MODERATE-INCOME</u>																
HUD-assisted																
Other-assisted																
Nonassisted																
<u>ABOVE MODERATE-INCOME</u>																
Nonassisted																

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>36</u> months		LOCALITY Providence, Rhode Island							
		From <u>5/73</u> to <u>5/76</u> (month/year) (month/year)		LOCAL AGENCY Prov. Redev. Agency							
				PROJECT NAME AND NUMBER Lockwood St. Renewal Proj. R. I. R-27							
Sponsor, Program, and Location	Date of			Type	In each column, enter number of units						
	Fund Commitment	Start of Constr. or Rehab.	Completion		Number of Bedrooms						
					0	1	2	3	4	5 ^{1/}	
Providence Housing Authority Housing for the Elderly	Spring 1971	Spring 1971	Fall 1972	Low-Income Rentals	824	162	16				
				Sales							
				Moderate-Income Rentals							
				Sales							
Urban Housing Corp. Turnkey Program South Providence	Application awaiting designation of sites in South Providence area			Low-Income Rentals	(50 units)						
				Sales							
				Moderate-Income Rentals							
				Sales							
Mt. Hope Redevelopment Associates Section 236 Mt. Hope Renewal Area	10/71	11/71	9/72	Low-Income Rentals	(20% Rent Supplement)						
				Sales							
				Moderate-Income Rentals	6	10	10	10			
				Sales							
Homes for Hope Section 236 South Providence	Application awaiting designation of sites in South Providence Area			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals	(20 - 30 units)						
				Sales							
Urban Housing Corp. Section 235 South Providence	Application awaiting designation of sites in South Providence Area			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales	(15 - 25 units)						
Use additional sheets as necessary. 1/ In this column, enter number of units containing 5 or more bedrooms.											

COMMITMENTS FOR LOW- AND MODERATE- INCOME REPLACEMENT HOUSING	DISPLACEMENT PERIOD: <u>36</u> months			LOCALITY Providence, Rhode Island								
	From <u>5/73</u> to <u>5/76</u> (month/year) (month/year)			LOCAL AGENCY Prov. Redev. Agency								
				PROJECT NAME AND NUMBER Lockwood St. Renewal Proj. R.I. R-27								
Sponsor, Program, and Location	Date of			Type	In each column, enter number of units							
	Fund Commitment	Start of Constr. or Rehab.	Completion		Number of Bedrooms							
					0	1	2	3	4	5 ^{1/}		
Build, Inc. Section 235 South Providence	Application awaiting designation of sites in South Providence Area			Low-Income Rentals								
				Sales								
				Moderate-Income Rentals								
				Sales							(6 units)	
American Belle Corp. Section 235	Information not available at this time.			Low-Income Rentals								
				Sales								
				Moderate-Income Rentals								
				Sales						(10 units)		
University Heights Section 236	N.A.	Spring 1972	N.A.	Low-Income Rentals								
				Sales								
				Moderate-Income Rentals							(98-105 units)	
				Sales								
C. U. R. E. Section 235 South Providence	Application awaiting designation of sites in South Providence Area			Low-Income Rentals								
				Sales								
				Moderate-Income Rentals								
				Sales						(25 units)		
Progress for Provi- dence Section 235	Information not available at this time.			Low-Income Rentals								
				Sales								
				Moderate-Income Rentals								
				Sales						(11 units)		
Use additional sheets as necessary. ^{1/} In this column, enter number of units containing 5 or more bedrooms.												



OFFICE OF THE DIRECTOR
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STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS • FRANK LICHT, GOVERNOR

DEPARTMENT OF SOCIAL AND REHABILITATIVE SERVICES

JOHN J. AFFLECK, DIRECTOR

November 3, 1971

Mr. G. Richard Lucas
Raymond, Parrish and Pine, Inc.
11 Holland Avenue
White Plains, New York 10603

Dear Mr. Lucas:

Mr. John A. Ryan of the Providence Department of Planning and Urban Development has asked that I write you.

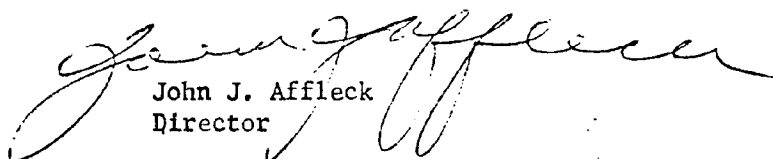
In accordance with his request, I wish to assure you of the intense concern which this Department and its agencies have in the provision of adequate housing. The caliber of housing is basic to our welfare program and the aspirations of our poor families. Our social services agencies have set services in the area of housing as a number one priority. Close correlation is being developed with the Minimum Housing Authority on the home conditions of our clients.

Our agency does not have a maximum on its rental payments at this time. Therefore, it would not be necessary to provide a statement concerning waiving maximum payments. However, any payment over \$120 per month must have supervisory review before approval.

During its last session, our State Legislature ruled that the standards of assistance now in effect could not be changed without an Act of that body.

I trust that this is the information which you desired. If further information is needed, please contact me.

Sincerely,


John J. Affleck
Director

GENERAL RELOCATION PLAN

A. POLICIES AND PROCEDURES - GENERAL

The Providence Redevelopment Agency (hereinafter referred to as "The LPA") will be responsible for the overall administration of relocation activities in accordance with the policies, procedures and requirements promulgated in the HUD Handbook, "Relocation Policies and Requirements under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; July 1971; HUD-1371.1", and with all subsequent additions, revisions, and changes mandated by HUD. The definitions of terms used in the Handbook shall have the same definition when used herein.

B. RELOCATION AGENCIES

1. Residential Relocation Agency

(a) Name and Description

Under the supervision of the LPA the Division of Family Relocation (a Division of the Department of Planning and Urban Development of the City of Providence) will administer residential relocation activities.

The Family Relocation Service (hereinafter referred to as the FRS) has supervised residential relocation within such Urban Renewal Projects as Willard Center I and II, West River, Point Street, Lippitt Hill, Central-Classical, and Weybosset Hill, plus all Federal highway and City takings for more than three years.

(b) Organization of Residential Relocation Staff

The staff of the FRS consists of a Chief of Relocation; a Casework Supervisor; an intergroup Specialist; an Elderly Specialist; six professionally trained social caseworkers; a qualified housing inspector thoroughly trained in the field and office procedures related to the American Public Health Association Survey; two clerk-stenographers; and a clerk who will serve as a receptionist at the FRS field office and also maintain relocation records.

2. Non-Residential Relocation Agency

(a) Name and Description

Under the supervision of the LPA, the Division of Business Relocation and Management (hereinafter referred to as "the DBRM"), a Division of the Department of Planning and Urban Development of the City of Providence, will directly administer non-residential relocation activities.

Non-Residential relocation activities were originally conducted by the same Division that handled residential relocation, until the DBRM was formed several years ago. Since that time, the DBRM has supervised non-residential relocation activities in such Urban Renewal Projects as Central-Classical, Weybossett Hill, East Side, Mt. Hope, and West Broadway, plus all Federal highway and City takings.

(b) Organization of Non-Residential Relocation Staff

The DBRM staff involved in non-residential relocation consists of the following: the Supervisor of Business Relocation and Management a Management Officer; a Management Aide; a Demolition Inspector and one clerk-stenographer. The Supervisor and the Relocation Officer are both trained and experienced in non-residential relocation procedures and will work with the business concerns to be displaced. These personnel will be available for consultations at Field Offices by appointment.

3. Coordination of Relocation Activities

The FRS and the DBRM act as Centralized Relocation Agencies in that for many years they have been responsible for all relocation resulting from HUD, programs, Federal highway, and City activity in the City of Providence. In this capacity they are continuously aware of the relocation workloads of the various projects underway in the City, as well as the various relocation resources.

The staging of various projects in the City will be planned with the assistance of the FRS and the DBRM in order to assure adequate relocation resources for households and businesses anticipated to be displaced. The PRA will also act to encourage, assist, and advise existing or potential developers of new or rehabilitated housing in order to provide additional adequate relocation resources.

C. RESIDENTIAL RELOCATION STANDARDS

1. Housing Resources Policy

The LPA will include as a part of the relocation section of each application for HUD assistance its assurance that, within a reasonable period of time prior to displacement, there will be available comparable, decent, safe, and sanitary, dwellings, meeting LPA standards, at least equal in number to the number of (and available to) all households to be displaced by the program who require replacement dwellings. The LPA will furnish documentation of this assurance which conforms to HUD policies and regulations.

2. Physical and Occupancy Standards for Housing

(a) Physical Standards

All housing units to be referred to displacees will be inspected prior to their listing as resources. In addition, units located by households without FRS assistance will be inspected by the FRS whenever possible (see Section D.3.(e), Housing Inspection).

Only comparable housing (as defined in Appendix 2 of Chapter 1 of the Relocation Handbook) which is decent, safe, and sanitary will be listed by the FRS for referral to displacees.

Decent, safe, and sanitary housing is housing which is in sound, clean, and weathertight condition, in conformance with the Building, Plumbing, Electrical, Fire, and Minimum Standards Housing Codes of the City of Providence and which meets the following criteria:

(1) Housekeeping Units

- i. A unit must include a private, separate kitchen or kitchenette with fully usable sink, and a stove and refrigerator supplied by either the tenant or owner;
- ii. A unit must include a complete, private and separate bathroom;
- iii. A unit must have hot and cold running water in both the bath and the kitchen;
- iv. A unit must have an adequate and safe electrical system for lighting and other electrical services;
- v. A unit must have a central heating system or properly vented space heaters which are capable of maintaining normal heating requirements during winter months;
- vi. A unit must not be dilapidated or require major repairs;
- vii. A unit must be free of rats and other vermin, and of accumulations of refuse, garbage, and debris;
- viii. A unit must have sewer lines which connect to the City sewer system;
- ix. A unit (including those in multi-family structures) must have two means of egress;
- x. No unit which requires extensive repairs will be acceptable for permanent relocation, unless such repairs are made prior to occupancy;

- xi. There shall be a window in every room of each unit, except that bathrooms may be mechanically ventilated if such ventilation is deemed adequate and in accordance with existing codes;
- xii. The unit, and the public hallways accessory thereto, must have adequate lighting facilities.

(2) Non-Housekeeping Units

- i. For non-housekeeping units, all of the above criteria shall apply, excepting (1) i, ii, and iii;
- ii. For non-housekeeping units, the kitchen and bath facilities provided shall meet in number and design the requirements set forth in the Housing Code of the City of Providence;
- iii. For non-housekeeping units, hot and cold running water must be supplied to each kitchen, basin, and bath facility.

(b) Occupancy Standards

In accordance with the Housing Code of the City of Providence, a unit must be large enough to house the family in adequate proportion to provide privacy and avoid overcrowding. Generally, families of the following sizes will require housing units with the indicated number of bedrooms:

<u>Household Size</u>	<u>Bedrooms Required</u>
1 and 2 persons	1 Bedroom
3 and 4 persons	2 Bedrooms
5 and 6 persons	3 Bedrooms
7 and 8 persons	4 Bedrooms
9 or more persons	5 Bedrooms

Occupancy requirements for specific households will be determined through surveys and interviews with individual households. The age and sex of family members, as well as each household's present occupancy and their desires for relocation housing, will be the final determinants as to bedroom requirements.

3. Ability-to-Pay Standards

The FRS will utilize residential survey data (such as household income, size, indebtedness, etc.), as well as home-visits with individual families to be relocated, in order to determine each families rent-paying or home purchase price-paying ability.

The FRS will establish overall standards for housing expense-to-adjusted income ratios which will be applied to the relocation of all households. No family shall be referred to a comparable relocation unit which involves costs in excess of these standards, except by that family's choice.

In order to establish these standards, the FRS will consider the full range of cost-of-living components in Providence, as well as the effect of available relocation payments and other programs on this consideration.

The standards established shall not exceed a ratio of twenty-five per cent of adjusted income to be spent for rent or carrying charges in the purchase of a home.

4. Environmental Standards

Comparable relocation housing must be in a location not subjected to unreasonable adverse environmental conditions, natural or manmade, not generally less desirable than the acquired dwelling with respect to public utilities and services, schools, churches, recreation, transportation, and other public and commercial facilities, and accessible to the displaced person's present or potential place of employment.

The following are examples of adverse environmental conditions: mudslides; open dumps; undermining; flood plains; air pollution odors; smoke, or dust; major air pollution generators; septic tank back-ups or sewerage hazards (including poorly drained soil or polluted drinking water); rodent or vermin infestations; fire hazards; excessive traffic; and high vibration or impact noises.

5. Equal Opportunity Standards

All relocation housing used in the FRS housing listings and for referrals to relocatees must be demonstrated to be open to all, regardless of race, color, religion, or national origin, in a manner consistent with Title VIII of the Civil Rights Act of 1968, and available without discrimination based on source of income (e.g., welfare).

The LPA will require that all real estate owners, brokers and agents must certify in writing to the LPA that their real estate activities comply with all Federal and State Fair Housing Laws, and that their listings are available without discrimination based on source of income.

D. RESIDENTIAL RELOCATION ASSISTANCE ADVISORY PROGRAM

1. Surveys to Determine Relocation Needs

(a) Planning Surveys

Interviews will be conducted with all available families and individuals within each area proposed for LPA activity at the earliest possible time during the planning phase of that activity. These surveys will gather information necessary to plan for housing and other accommodation needs, as well as counselling needs. Information to be gathered includes household size and composition, age, estimated gross income, rent, tenure, present housing characteristics, housing needs, type of employment, etc.

(b) Additional Surveys

Additional house-to-house surveys of the properties to be acquired will be conducted by the FRS staff at the time of the beginning of LPA activity in that area. These surveys will bring up to date the information gathered in the original survey, and will also be diagnostic surveys, designed to determine the need for programs of social service counselling, guidance, assistance, and referrals to appropriate social service and other agencies. The social service segment of the survey will be planned by the FRS with the assistance of appropriate local public and quasi-public social service agencies. The results of this segment of the survey will be evaluated by the FRS and other participating agencies in order to design effective FRS activities and to establish specific programs and referral procedures. In order to avoid duplication, the FRS will coordinate its survey activity with other public and quasi-public agencies.

2. Informational Program and Site Office

(a) General

The FRS will conduct an informational program designed to inform all site occupants of the nature and scope of the relocation program to be conducted, relocation services to be offered and of the types and amounts of relocation payments for which they might be eligible. Regular personal contact, at an office or by visits to resident's homes, will continue to be the most important and effective method of informing site occupants of a project.

(b) Publicity and Public Meetings

The press and other local news media will be kept informed of the progress of all relocation programs, and of such elements of these programs as relocation methods, payments, procedures, etc. The media will be asked to continue to cooperate with the LPA by regularly publishing such articles.

Site residents will also be informed of all relevant public hearings, and public meetings will be held at which the Chief of Relocation and the staff will answer questions concerning the Project and relocation procedures.

(c) Informational Letters

Informational material will be delivered to all site occupants at various times during the course of an individual program. Notices outlining the project, describing the general plan, and explaining the survey procedure will be distributed prior to all surveys that are undertaken. Other informational material will be distributed in the case of program changes, or other significant developments during the course of the program.

Informational statements will be delivered to all site occupants at the time of Federal approval of a contract with the LPA. These statements will include at least the following elements:

- (1) a complete description of the nature and types of activities which will be undertaken, including delineation of clearance, rehabilitation, conservation, and code enforcement areas;
- (2) an indication of the availability of relocation payments, including the types of payments, the general eligibility criteria for residential occupants, and a precaution that premature moves might make persons ineligible for benefits;

- (3) a statement indicating that no person lawfully occupying property will be required to move without at least 90 days written notice;
- (4) a map, with a clear explanation, showing the boundaries of the project area;
- (5) a statement of the purpose of the relocation program with a brief summary of the services and aids available;
- (6) assurance that households will not be required to move before they have been given an opportunity to obtain housing which meets the LPA standards, except through eviction proceedings;
- (7) encouragement to site occupants to visit the relocation office, to cooperate with the relocation staff, to seek their own standard rehousing accommodations, and to notify the relocation office prior to their move;
- (8) a brief description of the LPA's standards concerning relocation housing;
- (9) a copy of the HUD pamphlet "Fair Housing - What it means to You", which describes Federal fair housing laws and Executive Orders, and a copy of a Rhode Island Commission on Discrimination pamphlet concerning State fair housing laws;
- (10) a statement that the FRS will provide assistance to households in obtaining housing of their choice, including assistance in the referral of their complaints of discrimination to the State Commission on Discrimination;
- (11) a summary of the LPA's eviction policy;
- (12) a statement that a code enforcement program is in effect in Providence and that, if a household moves to a substandard housing unit, it may be inconvenienced when action is taken to upgrade the unit to code standards;

(13) the address, telephone numbers, and hours of the Relocation Office;

(14) and a statement that households will be assisted in applying for government-assisted housing and that FHA Form 3476 will be provided to displaced households to indicate their priority for certain types of housing.

(d) Field Office

The FRS will establish a Field Office within each Project Area, which will be staffed by trained personnel before relocation commences.

The office will keep regular office hours (8:30 a.m. to 4:30 p.m.) or at other times by appointment. The location of the office and a schedule of office hours will be publicized by the press, through notices and newsletters, and by personal contact with site occupants. All site occupants will be advised and encouraged to visit the office in order to assure that they receive the maximum benefits for which they are eligible.

3. Development of Relocation Resources, Listings, Referrals, Inspection of Relocation Housing and Assistance in Obtaining Housing

(a) Development of Relocation Resources

The LPA and the FRS will actively promote the development and rehabilitation of relocation housing units. They will act to have developed within the City such housing as is needed for relocation resources, in relation to their knowledge of existing housing stock and the needs of displacees, and in accordance with their knowledge of the timing constraints programmed in activity staging plans.

In order to accomplish this, the LPA will assign staff to contact, assist, advise, and cooperate with all local housing developers, including limited-profit, and non-profit corporations, and any other

organizations or persons as are potential sponsors of new housing construction or rehabilitation.

(b) Listings

(1) Low-Income Housing

The Providence Housing Authority will list all available existing units with the FRS and will notify the FRS as units become vacant.

(2) Private Housing

Homeowners, landlords, real estate agents, housing developers, and managers of apartments will be encouraged to list all vacancies with the FRS. Real estate ads in the local newspaper will also be listed and screened by the staff. The FRS will be in constant touch with the Providence Real Estate Board, the Urban League, churches, utility companies, household moving firms and hand delivery companies, and all other source of information with regard to possible vacancies, will go out into the various neighborhoods and seek out housing that may not be advertised other than by a sign on the premises, and will maintain lists of all FHA- and VA-acquired properties for sale or for rent. Each vacant unit will be inspected prior to listing it as a relocation resource to insure its compliance with all standards for relocation housing including prior assurances of compliance with Fair Housing Laws (see Section C.5.) An index file has been instituted and will be continued to file listings of units meeting all of the above-listed criteria. These listings will indicate availability, prices, and rentals of the housing units, and will be continually updated by the FRS.

(c) Referrals

(1) Compliance with LPA Standards

All units listed with or by the FRS will be inspected by FRS or Building Department staff to determine compliance with LPA standards as set forth in Section C.2. Only units in compliance will then be referred to relocating households, in reasonable accordance with each household's needs, desires, ability to pay, size, etc.

(2) Private Market Referral Procedures

- i. Listed units which meet the FRS standards for occupancy will be referred to displaced households according to their needs and desires as determined by interviews and meetings with the staff.
- ii. Referrals will be based on needs and preferences determined by surveys and meetings with site residents. The referral procedure will be essentially one of personal contact and assistance by the FRS staff. Those individuals and families who expect to relocate in the private housing market will be notified of vacancy listings by the FRS and arrangements will be made for the inspection of the vacancy by the individual or family. Transportation will be provided for the inspection, and a member of the staff will accompany the individual or the family, if these services are requested, or if they are deemed advisable.

iii. The FRS will continue to provide further referrals when the reasons for a family's rejection of a housing unit are reasonable or when they are unable to obtain the unit.

Complete and accurate records of referrals of individuals and families, and the results thereof, will be maintained in the Site Occupant Relocation Record.

iv. The FRS will continue to carry out this same referral procedure for households who have been temporarily relocated.

(d) Referrals to Assisted Housing Units

(1) Priority of Admission

The Providence Housing Authority and all developers of FHA-assisted sales and rental housing have granted or will be encouraged to grant first admission priority to households displaced by governmental action.

(2) Application Assistance

The FRS will assist all households in making applications for housing to the Housing Authority or to FHA-assisted sponsors. Such assistance will include referral by the FRS of the names of possibly eligible households to the Tenant Selection Office of the Providence Housing Authority; providing application forms; aid in locating required documents, such as birth certificates, death certificates, income documentation, etc.; and provision of transportation to inspect available housing units, with the company of FRS staff if requested or if deemed necessary.

(e) Inspection of Relocation Housing

- (1) Inspection will be made by the FRS of each dwelling unit proposed for referral to relocatees, with the exception of low-income housing or of housing approved for FHA or VA mortgage insurance, to see that it complies with the physical standards set forth in Section C.2. In addition, the inspection will verify that the unit is not slated for clearance in any project, or by other governmental activity, and is not in a blighted or deteriorating area not expected to be improved within a short period of time. Only units which meet these criteria will be listed by the FRS as a relocation resource.
- (2) The inspection of units of self-relocatees will be performed by the FRS prior to the move when possible, or within thirty days after the family has been rehoused, if the dwelling is found to be substandard, the family will be considered to have been temporarily relocated and will be so informed, and will be retained on the Vacancy Referral List. Unless further assistance is refused, the family will be given continued aid in finding a standard dwelling.
- (3) The FRS has established a well-coordinated program involving itself, the Division of Code Enforcement, and the Department of Building Inspection. Through this program, code violations detected by the FRS housing inspector are referred to these agencies for enforcement and correction. The FRS is informed when a unit's deficiencies have been corrected.

(f) Assistance in Obtaining Housing

(1) Problems Encountered by Relocates

Households seeking relocation housing will be advised to refer to the FRS any problems they experience in obtaining housing.

The FRS will assist in resolving any such problems that may arise, regardless of whether the household was referred to the housing unit by that agency.

(2) Information on Available Housing

The FRS will add available vacant units to, and will remove occupied units from, the listings as soon as it is informed of them. The FRS will also act to insure that relocates are informed of listings changes as soon as possible after changes are made, to assist households in being able to consider the widest range of available housing units.

(3) Assistance to Prospective Homeowners

The FRS will provide assistance to prospective homeowners in obtaining mortgage financing, including aid in the preparation and submission of purchase offers, obtaining credit reports, and verifying employment where this is necessary to effect the purchase. The FRS will arrange appointments and provide transportation for households who wish to discuss various home financing plans with local offices of lending institutions or the FHA. It will also aid in making any other arrangements with lending institutions to facilitate the obtaining of loans, particularly for minority group and low-income households. Households who desire to become homeowners will be advised of their priority to purchase HUD-acquired properties.

(4) Homeownership Counseling

The FRS will provide counseling to prospective homeowners in accordance with HUD guidelines under Sections 235 and 237 of the National Housing Act. If necessary, requests for assistance will be made of the Housing Counselor in the HUD Area office.

(g) Tracing Self-Relocates

The FRS will make every possible effort to trace any families or individuals who might have moved without notification of a new address. Sources of information to be utilized will include: U.S. Post Office service, utility companies, governmental agencies, churches, the Board of Education, etc. A record of tracing efforts will be kept. Upon finding a relocatee, the staff will follow the same procedures outlined for relocation in this report, including housing inspections (and referrals in the case of substandard units) and delayed relocation claims where required, except where a relocatee has voluntarily moved a substantial distance outside the City and the cost of tracing and inspection is unwarranted.

4. Housing Discrimination Complaints

In cases in which a household alleges its inability to rent or buy a replacement dwelling because of discriminatory practices relating to race, color, creed, sex, or national origin, the FRS will provide the household with Form HUD-903, Housing Discrimination Complaint, and will refer such cases to the Rhode Island Commission Against Discrimination for conciliation or prosecution.

In cases in which a household alleges discrimination on the basis of income (e.g. welfare recipients), the FRS will report each case to the Department of Social Rehabilitative Services for their investigation and action.

The FRS will judge in each such case whether housing units owned, operated, managed, or listed by the real estate agent, broker, owner, manager, or developer involved should be removed on the basis of discriminatory practices from the FRS listing of available housing for referral to displacees. In no case will listings be continued for referral when the real estate agent, broker, owner, or developer is found by due process to have unlawfully discriminated, until such agent, broker, owner or developer has made adequate demonstration to the FRS that its unlawful discriminatory practices have stopped.

5. Local Subsidies or Rental Assistance Program

The Department of Social and Rehabilitative Services of the State of Rhode Island and the Plantations of Providence has assured the FRS that it is particularly concerned with the provision of adequate housing and that it will cooperate to the greatest possible extent with the FRS and the Providence Housing Authority by providing financial assistance to all households who require such assistance and are eligible. To this end, that Department has waived its maximum permissible rental payments in the case of large households, and may subsidize mortgage payments for the purchase of housing by large, low-income households. Therefore, no local subsidies or rental assistance programs are anticipated.

6. Social Service Assistance

The FRS maintains a staff of several social caseworkers, a Casework Supervisor, all professionally trained, as well as an Intergroup Specialist and an Elderly Specialist. This staff works in conjunction with various private and public social agencies throughout the City and State.

All families and individuals will be provided with easy access to needed social services and counseling both prior to and subsequent to relocation. Necessary services and counseling shall also be made available to those residents who do not move, whenever the need exists.

Social services will be designed to meet individual needs, and programs of services will be established for common or widespread needs. Such services will include aid and counseling in such areas as job training, job placement, educational, financial, health, psychological, and legal needs.

Special programs will be continued or instituted, such as:

- (a) a specialized program for elderly displacees, in which the FRS utilizes the services of a specially trained social caseworker who works exclusively with elderly displacees within LPA projects. The development of close liaison with the Rhode Island Commission on Aging, the Providence District Nursing Association, and various other medical and social organizations, permits the FRS' elderly specialist to offer needed additional social and health services to our aged clients; and
- (b) a program for referring handicapped site occupants to the Rhode Island Bureau for the Handicapped so that they may avail themselves of the special services the Bureau offers.

The special programs for minority group residents of project or program areas which have been developed by the LPA and the staff intergroup Specialist, in connection with the LPA's renewal efforts, will be continued so as to provide more frequent and individual attention to the problems of these households.

7. Methods for Determining Assistance to be Provided to Occupants of Properties Adjacent to Project Areas

Project area boundaries will be drawn wherever possible along major streets which generally define neighborhoods, thereby reducing impact of the program on adjacent areas. Boundaries will also take into account the built-up density and structural conditions of adjacent areas, in order to avoid the isolation of occupants adjacent to project boundaries.

The FRS will, however, interview occupants of adjacent properties where it is possible that such occupants might suffer substantial economic injury, or threat to their health or personal safety as a result of the project. This interview will be designed to determine the types of assistance which the FRS might give them to reduce the Project's impact.

Also, if an occupant of property adjacent to the Project Area states that he is suffering such injury or threat of injury, the FRS will review the case to determine the nature of the Project's impact, and to determine the type of assistance it could provide.

Assistance to be given may include the provision of physical safeguards within the Project Area (such as barriers around or bridges over open holes or trenches); assistance in locating adequate replacement accommodations, if the occupant desires to relocate; or any of the various social programs as may be related or necessary.

E. NON-RESIDENTIAL RELOCATION ASSISTANCE ADVISORY PROGRAM

1. Surveys to Determine Relocation Needs

(a) Planning Surveys

Interviews will be conducted by the Division of Business Relocation and Management with all available business concerns and non-profit institutions located within each area proposed for LPA activity at the earliest possible time during the planning phase of that activity.

These surveys will be designed to determine the characteristics of each concern which would relate to its possible relocation. These characteristics would include tenure, space requirements, number of employees, relocation plans, location preferences, etc.

(b) Additional Surveys

Additional surveys will be made of all occupants of properties to be acquired at the time of the beginning of LPA activity in that area. These surveys will bring up to date the information gathered in the original surveys, and will be more detailed in regard to the specific situation and relocation factors of each concern to be relocated.

2. Informational Program and Field Office

(a) Informational Program

The informational program for non-residential concerns will be carried out in the same manner as the program for households, as described in Section 4B above. A separate informational letter for non-residential occupants will be delivered to all non-residential site occupants by the DBRM at the time of Federal approval of a program contract with the LPA. This letter will include at least the following elements:

- (1) a complete description of the nature and types of activities which will be undertaken, including delineation of clearance, rehabilitation, conservation, and code enforcement areas;
- (2) an indication of the availability of relocation payments, including the types of payments, the general eligibility criteria for non-residential occupants, and a precaution that premature moves might make concerns ineligible for benefits;
- (3) a statement indicating that no concern lawfully occupying property will be required to move without at least 90 days written notice;

- (4) a map, with a clear explanation, showing the boundaries of the project area;
- (5) a statement of the purpose of the non-residential relocation program with a brief summary of the sources and aids available, including a statement that the DBRM will provide maximum assistance in locating non-residential relocation resources and consultations with the Small Business Administration;
- (6) encouragement to site occupants to visit the Relocation Field Office, to cooperate with the relocation staff, to seek their own relocation accommodations, and to notify the relocation office prior to their move;
- (7) a statement that the DBRM will provide assistance to concerns in obtaining locations of their choice, including assistance in the referral of their complaints of discrimination to the State Commission on Discrimination.
- (8) a summary of the LPA's eviction policy;
- (9) the address, telephone numbers, and hours of the Relocation Field Office.

(b) Field Office

The Field Office established by the FRS will also be utilized by the DBRM. Even before relocation takes place, DBRM staff will be available at these offices, full-time or by appointment, to assist non-residential concerns in relocation procedures and problems. The location of these offices will be publicized as described in Section D.2.(d) above.

3. Services to be Provided to Non-Residential Concerns

(a) Consultations

Representatives of the DBRM will periodically visit or call non-residential concerns being displaced in order to consult with them regarding their relocation. These consultations will keep up to date the information gathered in earlier surveys or consultations, and will enable the DBRM and these concerns to exchange information on new non-residential listings, listings found to be unsuitable by the concern, and other opportunities or problems involved.

(b) Current Information on Relocation Sites and Referrals

(1) Gathering Information on Relocation Sites

The DBRM will be responsible for assembling data relating to relocation sites for non-residential concerns.

i. General Data

The DBRM will continuously collect current information on the availability, costs and floor size of comparable relocation sites. It will do this through a systematic review of all advertised vacancies; direct appeals through agents, brokers and the news media for vacancy listings; and the cooperation of the Providence Real Estate Board, utility companies, moving firms, etc., for notification of vacancies.

ii. Economic Information

Whenever, and as often, as it is deemed necessary and feasible by the DBRM, specialists within the DBRM, or consultants, will conduct a study and compile data relating to the various economic and growth potential factors of non-residential vacancies and building sites. The study will include such elements as property values, growth potentials,

zoning ordinances, and other general and economic information concerning individual sites and/or areas within the City and the surrounding area. This study would be augmented or replaced by any related factors of a Land Utilization and Marketability Study, or Economic and Market Analysis Study, which may have been conducted for a project or program.

(2) Listings and Referrals

i. Listings

The DBRM will maintain an up-to-date file of all known and potential non-residential vacancies and sites for referral to relocating concerns. These listings will include all available information concerning each potential location and the results of whatever economic studies may have been conducted.

ii. Referrals

Relocating concerns will be notified of available locations which are comparable and suitable by providing them, in person or by mail, with copies of the relevant listing sheets. The DBRM will also assist, through consultation with the relocating concern, in other considerations or discussions of sites. In the course of these referrals and consultations, the DBRM will avoid involvement in or interference with the relocating concern's daily operation or its decisions.

(3) Referrals to the Small Business Administration

When desired by the relocating concern, or deemed advisable by the DBRM, the Small Business Administration (SBA) will be requested to render managerial and technical assistance to relocating businesses. The DBRM will furnish the SBA with a complete listing of business

concerns anticipated to be displaced or otherwise affected by LPA activity. This listing will include the names, addresses, types of businesses, and will identify the principal owner or responsible representative.

F. EQUAL OPPORTUNITY IN HOUSING

In its relocation activities the FRS will take an active role in providing displaced households maximum opportunities of selecting replacement housing within the City's total housing supply; lessen racial, ethnic, and economic concentrations; and facilitate desegregation and racially inclusive patterns of occupancy and use of public and private facilities. All provisions and guarantees provided for in Title VIII of the Civil Rights Act of 1968 will be adhered to.

To these ends, the FRS will:

1. continue its cooperation with the Urban League of Rhode Island and the Mayor's Human Relations Commission and other groups in an effort to focus the attention of the entire community on the complex problems of minority groups and relocation;
2. utilize the services of the FRS intergroup Specialist to continue existing programs and develop new programs in coordination with local civic, religious and professional organizations which will be designed to assist minority households in utilizing available services and housing resources;
3. continue the FRS program of visiting minority households more frequently than others in order to understand the needs of these households and to provide appropriate services and programs to assist them in securing housing of their choice;

4. make full use of all low-income and moderate-income Public Housing and FHA- and VA-owned or developed housing, as well as multiple listing services, and normal real estate management and brokerage services;
5. inform households of housing opportunities in non-traditional neighborhoods and assist them in becoming familiar with the accustomed to these neighborhoods;
6. have staff members or other persons assist and accompany households in making arrangements to visit and in visiting broker's offices and housing unit referrals in non-traditional neighborhoods;
7. establish such additional techniques and programs as may seem necessary, possible, or timely.

G. LPA GRIEVANCE PROCEDURE

The LPA will establish procedures with the assistance of interested relocatees, to provide for review of relocatees' grievances as to eligibility for, amounts of, or schedules used in the determination of relocation payments when HUD policies and procedures are promulgated. The LPA policy is that such grievances should receive a full and fair review by the LPA, with provision for redetermination by HUD.

H. PROCEDURES FOR RESIDENT INVOLVEMENT

Through Project Area Committees, and similar bodies, the LPA involves project or program area residents extensively in the development, publicizing, and execution of project and program plans. This involvement includes considerations as to amount and location of displacement, amount and nature of relocation resources, and the acceptability and workability of the relocation plan. The LPA will establish such additional or different procedures as are mandated by HUD in the future, in relation to direct resident involvement in the formulation and establishment of specific relocation plans and procedures.

I. PROCEDURES FOR MAKING RELOCATION PAYMENTS

1. Eligibility

Relocation payments will be made to all eligible project or program area occupants under the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and in accordance with the policies, procedures, and requirements promulgated by HUD.

2. Notification to Persons in Area

The LPA will notify, in person or by mail at the earliest possible time, all households and non-residential concerns who may be displaced by project or program activities of the availability of relocation payments, the office where detailed information about the program may be obtained and the dates governing eligibility for the payments.

3. Assistance in Making Claims

Upon request of a claimant, the LPA will provide assistance in the preparation of claims for relocation payments.

4. Time Limit for Submission of Claims

Claims for relocation payments (other than claims for a Replacement Housing Project for Homeowners) must be submitted by the displaced family, individual, business concern, or non-profit institution within six months of the date of the claimant's displacement.

A claim for a Replacement Housing Payment for Homeowners may be submitted within six months following purchase and occupancy of a standard replacement home.

5. Review

(a) Determining Eligibility

The LPA will be responsible for determining the eligibility of a claim for, and the amount of, payment in accordance with HUD regulations and procedures. Once the final determination is made, there will be no adjustment of the amount for any reason unless an error is detected, or the LPA is directed by HUD, or a court, to make an adjustment as a result of a review of a claimant's grievance.

(b) Ineligible Claimants

Ineligible claimants shall be given written notice of the reasons for rejection of a claim. If ineligibility is solely because of a move to substandard housing, a claimant will be so notified and given time (tenants, 90 days, and owners, up to one year) in which to either move to a suitable standard dwelling unit or bring the unit into conformance with the FRS relocation standards.

(c) Relocation Payments Documentation

The LPA will maintain in its files complete and proper documentation supporting the determination made with respect to each claim. The determination will be made or approved by the Executive Director of the LPA or his duly authorized designee.

6. Prior HUD Approval

If a claim for a relocation payment for a household, business, or non-profit institution exceeds or may exceed \$10,000, written concurrence must be obtained from HUD before the LPA may make payment in whole or in part.

7. Payment of Claims

(a) Timing of Payment

A payment will be made by the LPA is promptly as possible after a claimant's eligibility has been determined. Advance payments may be made in hardship cases if the LPA determines such advances to be appropriate (e.g., the claimant needs money for security deposits on a replacement dwelling).

(b) LPA Setoff Against Claim

In instances where otherwise eligible claimants have unpaid financial obligations to the LPA, the LPA may set off these obligations against the claimant's relocation payments. All HUD policies and procedures will be observed in any setoff action.

8. Procedures to Avoid Duplicate Payments.

Not Applicable. Rhode Island Laws of eminent domain do not include provisions for relocation payments similar to those mandated by HUD.

9. Payments Not to be Considered as Income

HUD regulations provide that relocation payments are not to be considered as income for Federal income tax purposes or for determining eligibility or extent of eligibility of a person under the Social Security Act or any other Federal law. For eligibility for HUD-assisted housing programs, including but not limited to low-rent public housing, these payments shall not be considered as assets.

10. Residential Relocation Payments

All residential relocation payments will be made in accordance with the regulations, guidelines, and procedures promulgated by HUD, pursuant to the Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970.

(a) Moving Expenses

A household may choose to claim either reimbursement for actual moving and related expenses, or a fixed payment with a dislocation allowance.

(1) Real Moving Expenses

Reimbursement for real moving and related expenses will be made in an amount equal to the claimant's eligible expenditures.

(2) Fixed Payment and Dislocation Allowance

Households which choose to claim a fixed payment in lieu of reimbursement for real moving expenses may be paid the total of:

- i. an amount, not to exceed \$300, to be determined in accordance with the Federal Highway Administration-approved Moving Expense Schedule for the State of Rhode Island (which will be submitted separately); and
- ii. a \$200 dislocation allowance.

(b) Replacement Housing Payment for Homeowners

Displaced homeowners who choose to purchase and occupy a comparable, standard replacement dwelling, may be eligible to receive an amount not to exceed \$15,000. This payment will include:

- (1) a factor equal to the difference between the LPA's approved purchase price for the on-site dwelling and the real or average price for a comparable, standard replacement dwelling;

(2) a factor to compensate for the present worth of any loss of favorable mortgage financing; and

(3) a factor to compensate for any eligible incidental expenses.

The HUD Form, "Schedule of Average Prices of Comparable Sales Housing in Locality," will be prepared and approved by the LPA and will be submitted separately.

(c) Replacement Housing Payments for Tenants and Certain Others

Displaced tenants and certain other displaced households may be eligible for a payment which is designed to assist the displacees in renting or purchasing comparable, standard dwelling units.

This payment may not exceed \$4,000 and may be equal to:

(1) For a Tenant or Homeowner who Chooses to Rent Replacement Housing-

The difference between a tenant's on-site rental costs for a suitable, standard dwelling unit in the Providence area to be determined for a period of 48 months (the HUD Form, "Schedule of Average Prices of Comparable Rental Housing in Locality," will be prepared and approved by the LPA, and will be submitted separately,

(2) For a Tenant who Chooses to Purchase Replacement Housing - The

amount of the down payment required of, and the incidental expenses incurred by, the tenant who elects to purchase (in this instance, however, the claimant must match, dollar for dollar, any part of a claim for more than \$2,000); or

- (3) For a Homeowner Temporarily Displaced as a Result of Code Enforcement or Voluntary Rehabilitation - The difference between the economic rent of the homeowner's dwelling unit and the average rental costs for a suitable, standard dwelling unit in the Providence area, to be determined for the period of the homeowner's displacement, but for not less than three months.

11. Non-Residential Relocation Payments

All non-residential relocation payments will be made in accordance with the regulations, guidelines, and procedures promulgated by HUD, pursuant to the Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970.

Eligible businesses may choose to claim either reimbursement for real moving and related expenses, and real property loss, or a fixed payment in lieu of real moving expenses. The fixed payment will not exceed \$10,000.

Eligible non-profit institutions may claim only actual moving and related expenses and real property loss.

J. CONDITIONS UNDER WHICH TEMPORARY RELOCATION MAY BE REQUIRED AND STANDARDS WHICH WILL APPLY

1. General

Temporary relocation will be offered site occupants only when absolutely necessary to alleviate hardship, when adequate permanent relocation housing is not available at the time of displacement, and/or when the project plan anticipates moves back into completed accommodations within the project area. Except in cases of dire emergency, no temporary relocation will be undertaken without prior HUD approval. Temporary relocation, if required, will not diminish the obligation of the FRS in regard to assisting the household locate permanent standard housing. Temporary relocation will not be less

desirable in character than the dwelling or room vacated by the site occupant, and it shall be in, and be maintained in, a safe and habitable condition until permanent relocation is accomplished.

2. Conditions under which Temporary Relocation may be Considered

(a) Households

(1) Reasons for Considering Temporary Relocation

Temporary relocation will only be undertaken when the move is necessitated: by an emergency; by a situation where a household is subject to economic hardship or conditions hazardous to health or safety; in extraordinary situations where the absence of a temporary move would substantially delay the progress of the project or program; or when the HUD approved project plan anticipates moves back into completed accommodations in the project or program area.

(2) Condition of Housing

The temporary housing must meet all of the standards set forth in Section C.2. as to condition, cost, location, etc.

(3) Time Limit of Temporary Relocation

Temporary relocation will only be undertaken when the FRS can make assurances to HUD that there will be acceptable replacement housing available to the displaced household within twelve months of the temporary move, or such longer period as HUD may approve upon request (or as part of the project plan).

(4) Assurances to Households

Prior to a temporary move, the FRS will provide each affected household with written assurances that:

- i. Replacement housing meeting all FRS standards and the household's needs will be available at the earliest possible time, but in no event any later than twelve months from the time of the move (or whichever longer period HUD might have approved);
- ii. During the period of its temporary relocation, the FRS staff will continue to visit the household regularly to offer services and referrals, until the household relocates permanently;
- iii. Replacement housing will be made available, on a priority basis, to the household which will be temporarily rehoused;
- iv. The temporary relocation will not affect a claimant's eligibility for relocation payments, nor deprive him of the same choice of replacement housing units that would have been made available had the temporary move not been made;
- v. If the project plan anticipates moves back into accommodations within the project or program area, the household being temporarily displaced will be given priority opportunity to obtain such housing accommodations.

(b) Business Concerns and Non-Profit Organizations

(1) Reasons for Considering Temporary Relocation

Temporary relocation will only be undertaken when the move is necessitated by an emergency: by a situation where the business or non-profit organization is subject to economic hardship, or to

conditions hazardous to the health or safety of its employees; or in extraordinary situations where the absence of a temporary move would substantially delay the progress of a project or program; or when the HUD approved project plan anticipates moves back into completed accommodations in the project or program area.

(2) Assurances

If the project plan so provides, the LPA will provide written assurances to each affected business concern or non-profit organization prior to a temporary move, that accommodations will be available within the project or program area.

3. Agency Documentation of Temporary Relocation

In support of a request for HUD approval for the temporary relocation of a household or non-residential concern, which request will be made in all but emergency situations, the LPA will submit at least the following information to HUD Area Office:

- (a) an explanation of the necessity for the temporary move;
- (b) the estimated duration of the temporary occupancy;
- (c) in the case of a household: (1) a copy of the written assurance which will be provided to the household; and (2) evidence that the household agrees to make the temporary move;
- (d) in the case of a non-residential concern: the estimated cost of the move and any other pertinent information justifying the expenditure of funds for the move.

4. Relocation Payments for Temporary Relocation

The household or non-residential concern being displaced can request to be paid by the LPA under any relocation payment provision at the time of either the temporary move or the permanent move. The payment for the other move

must be limited to the total real moving expenses for that move.

K. TERMINATION OF RELOCATION ASSISTANCE

The LPA will provide assistance to households and non-residential concerns until permanent relocation has been successfully achieved and all relocation payments have been made. In general, the only circumstances under which the LPA's obligation ceases are the following:

1. The Family or Individual has Moved to a Suitable Standard Permanent Replacement Dwelling and has received all necessary assistance and payments;
2. All Possible Efforts to Trace a family or individual have failed;
3. The Family or Individual has Moved Out of the City and even though the address is known, it is not feasible to inspect the dwelling because of the distance, but nevertheless, payments to which the person is entitled have been made;
4. The Family or Individual Moves to Substandard Housing and has refused reasonable offers of additional assistance in moving to a suitable standard dwelling;
5. The Business Concern, or Non-Profit Organization has received all assistance and payments to which it is entitled, and has either been successfully relocated or ceased operations;
6. The Site Occupant Refuses to Accept One of a Reasonable Number of Offers of accommodations meeting the LPA's relocation standards. (In the case of continuous refusal to admit a relocation interviewer who attempts to provide assistance, visits the site occupant at reasonably convenient times, and has, whenever possible, given notice of his intention to visit the site occupant, the local agency shall write, telephone, or take other reasonable steps to communicate with the site occupant before terminating assistance.)

L. EVICTION POLICY

Site occupants will be evicted only as a last resort. Eviction in no way affects the eligibility of evicted displaced persons or non-residential concerns for relocation payments. Every effort shall be made to prevent eviction by a private landlord. LPA relocation records will be documented to reflect the specific circumstances surrounding the eviction from LPA-acquired property. Eviction shall be undertaken only for one or more of the following reasons:

1. The Failure to Pay Rent except in those cases where the failure to pay is based upon the LPA's failure to keep the premises in habitable condition;
2. Maintenance of a Nuisance or use of the premises for illegal purposes;
3. A Material Breach of the rental agreement;
4. Refusal to Accept One of a Reasonable Number of Offers of accommodations meeting the LPA's relocation standards;
5. The Eviction is Required by State or Local Law, and cannot be prevented by the LPA.

M. RELOCATION RECORDS AND REPORTS

The LPA will keep up-to-date records on the relocation of all site occupants. These records shall be retained for HUD inspection and audit for a period of three years following completion of the project or program or the completion of the making of relocation payments, whichever is later. The LPA will also maintain and submit to HUD periodic progress reports on relocation.

1. Relocation Record

The LPA will develop and maintain a relocation record, beginning with the information secured during the first interview to assess the needs of the displaced occupant. A separate record shall be prepared for each family, even though the family may not be maintaining a separate household; each individual maintaining a self-contained housekeeping unit, or a non-

housekeeping unit; and each business concern and non-profit organization. The record shall contain all data relating to relocation of the displaced occupant, including the nature and dates of services that are provided, the type and amount of relocation payments made, and the location to which those displaced are relocated, including a description and/or inspection certificate for the accommodations.

2. Relocation Reports

The LPA will submit periodic reports on relocation progress, including information on type and amounts of relocation payments made and the accommodations to which persons have relocated. Appropriate HUD forms will be used to make these reports.

N. LPA EVALUATION OF RELOCATION

1. Periodic Evaluation

The LPA shall periodically evaluate the relocation advisory assistance program to gauge its effectiveness in assisting persons affected by the programs or projects it administers. In evaluating the relocation program, the LPA will consider both the quality and quantity of services provided. The following factors are amongst those which will be considered:

- (a) The Effectiveness of Relocation in Upgrading the housing and overall environmental conditions of persons displaced;
- (b) The Extent of Resident Involvement in Planning and execution of the relocation program;
- (c) The Method(s) for Identifying Significant Problem Areas and the procedures utilized in obtaining satisfactory solutions;
- (d) The Effectiveness of the Social Service Program, including counseling services, in helping residents adjust to relocation and in helping solve individual and family problems.

- (e) The Extent of Utilization of HUD-Assisted and VA-Insured housing as a relocation resource;
- (f) The Effectiveness in Assuring Equal Opportunity for displaced persons and in reducing patterns of minority-group concentrations;
- (g) The Effectiveness of the Relocation Services provided to business concerns, including counseling services and SBA loans to aid their re-establishment;
- (h) The Satisfaction of Relocated Families, individuals, and business concerns in their new locations;
- (i) The Promptness of Processing Claims and the making of payments, including the amounts, delivery, and use of relocation payments;
- (j) The Effectiveness of Grievance Procedures as they are adopted;

2. Procedures Resulting from Evaluation

The LPA will revise procedures, or institute new procedures, in the event evaluations show such a need. The LPA will supply to HUD, upon request, such revised or new procedures.

O. ASSISTANCE OF VOLUNTEERS

The LPA will contact civic organizations concerned with volunteer work in order to develop relocation programs in such a way as to involve volunteers and to develop specific methods for their involvement. The LPA will then encourage and stimulate the assistance of volunteers in these programs.

Areas to be considered will include:

- 1. developing and maintaining lists of available housing;

2. assisting elderly persons and others in choosing available housing by providing transportation or accompanying them to visit housing units, agents, etc.
3. assisting in social service programs, such as homemaking, home economics, day-care centers, etc.
4. assisting small businesses in seeking new locations and opportunities.

LOOKWOOD STREET
RENEWAL PROJECT
RI-R-27

PROPOSED
REDEVELOPMENT
PLAN

PROVIDENCE REDEVELOPMENT AGENCY
PROVIDENCE, RHODE ISLAND

RAYMOND, PARISH & PINE, INC.

PROPOSED REDEVELOPMENT PLAN

for the

LOCKWOOD STREET RENEWAL PROJECT

R-I R-27

March, 1972

Providence Redevelopment Agency
Providence, Rhode Island

LOCKWOOD STREET RENEWAL PROJECT
PROPOSED REDEVELOPMENT PLAN

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INTRODUCTION

1. PROJECT BACKGROUND

The Lockwood Street Renewal Project has been programmed for renewal for some time. It was originally delineated as part of the Federal Hill-South Providence GNRP, approved by HUD in April 1966. The Project Area is located in the northern portion of the HUD-approved Model Cities Area and is also located within the Upper South Providence Renewal Area. A Survey and Planning Application for the Lockwood Street Renewal Project was submitted to HUD in 1970.

The Lockwood Street Renewal Project is a deteriorated blighted area within the meaning of the "Redevelopment Act of 1956", as amended to date, because there exists in the Project Area buildings or improvements, used or intended to be used for living, commercial, or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) defective design or insanitary or unsafe character or condition of physical construction, (4) defective or inadequate street and lot layout, (5) mixed character, deterioration or shifting of uses to which they are put, or any combination of such factors and characteristics are conducive to the further deterioration and decline

of the Project Area and do injuriously affect the entire Project Area.

The Project Area is not restricted to, nor does it consist entirely of, lands, buildings, or improvements which of themselves are detrimental but is an area in which such conditions exist and injuriously affect the entire area.

The basis for this determination is as follows:

A survey of the physical condition of all principal structures in the Project Area was undertaken in the fall of 1970. Exterior inspections were made of all 88 structures within the Lockwood Street Renewal Project. Of the 66 structures which were available for inspection (not vacant and/or boarded up) interior inspections were made in 47 structures, or 71%.

Evidence of physical deterioration of structures was based on American Public Health Association (APHA) standards.

Of the 83 residential or predominantly residential structures 59 or 71% contain deficiencies. Of those that are deficient 29 or 49% are substandard to a degree where clearance is required. Of the non-residential structures 3 or 60% are substandard to a degree where clearance is required.

In aggregate, of the 88 principal structures in the Project Area, 62 or 70% contain deficiencies. Of those that are deficient 33 or 53% are substandard to a degree where clearance is required.

In addition to the deficiencies noted above, an inadequate street system, with poor streets, sidewalks and curbs; a combined storm and sanitary sewer system; and a large number of vacant lots and abandoned buildings, render the Project Area as severely blighted.

2. ABBREVIATIONS USED IN THIS PLAN

Abbreviations for the following terms and/or titles employed in this document are:

<u>TERMS - TITLES</u>	<u>ABBREVIATIONS</u>
a. "Providence Redevelopment Agency" ...	"Agency"
b. "Redevelopment Plan" ...	"Plan"
c. "Lockwood Street Renewal Project" ...	"Project Area"
d. "City of Providence" ...	"City"
e. "City Council of the City of Providence" ...	"City Council"
f. "Zoning Ordinance of the City of Providence, Chapter 54, Approved September 21, 1951, as Amended" ...	"Zoning Ordinance"
g. "Minimum-Standards Housing Ordinance" ...	"Minimum Housing Code"
h. "Building Ordinance of the City of Providence" ...	"Building Code"
i. "Title I of the Housing Act of 1949 (Public Law 171-81st Congress) as amended" ...	"Housing Act of 1949 as amended"
j. "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646)" ...	"Uniform Relocation Act"
k. "Zoning Board of Review of the City of Providence" ...	"Zoning Board of Review"

3. DEFINITIONS

a. LOT COVERAGE

The percentage of the entire parcel covered by the total ground floor area of all structures.

b. DENSITY

The number of dwelling units within a given area.

c. BUILDING HEIGHT

The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

d. PARKING SPACE

An area, interior or exterior, of not less than 200 sq.ft., net, when considered separate from access thereto and screening and landscaping thereof; and not less than 360 sq.ft. when considered in conjunction with access thereto and screening and landscaping thereof.

e. **PARKING AREA**

That portion of a parcel of land which is required either by the Zoning Ordinance or by the controls of this Plan to be allocated, utilized and/or reserved for the parking of vehicles.

f. **GROSS FLOOR AREA**

The gross floor area shall include the total floor area in a given unit or structure which is devoted to the use in question, but not to include floor area devoted to interior parking or cellar, providing the cellar is used only for the storage of mechanical equipment.

g. **OPEN SPACE**

An area on a building site with a minimum dimension of 20 feet designed to be used for outdoor living and recreation, exclusive of access ways to buildings, or of areas intended for off-street parking or loading and/or automobile driveways of any kind.

B. DESCRIPTION OF PROJECT AREA

1. BOUNDARIES OF THE PROJECT AREA

The boundaries of the Lockwood Street Renewal Project are Friendship Street, Point Street, Beacon Avenue and Pearl Street. These boundaries are depicted on Map LS-1, Project Boundary. A specific description of these boundaries is attached as Exhibit "A".

2. REDEVELOPMENT PLAN OBJECTIVES

This Redevelopment Plan sets forth an outline for the redevelopment of land in the Lockwood Street Renewal Project in accordance with the provisions of Chapters 31-33 inclusive of Title 45 of the General Laws of Rhode Island, 1956, as amended, referred to in this Plan by its short title, "Redevelopment Act of 1956", and with the provisions of the Housing Act of 1949 as amended. This Plan constitutes a Redevelopment Plan for the Project Area within the meaning of the Housing Act of 1949 as amended.

The project undertaking outlined by this Plan is designed to attain the purposes of the Redevelopment Act of 1956 by eliminating and preventing the recurrence of blighted and substandard conditions in the Project Area and by insuring the replacement of such conditions by the development of well-planned, integrated, stable, safe and healthful neighborhood(s).

Accordingly, specific objectives of this Plan include:

- a. The improvement of the structural condition and maintenance of residential and non-residential properties through the intensification of the enforcement of City codes and through the encouragement of higher-than-code standards in the rehabilitation of structures;
- b. The clearance of those deteriorated or blighted structures not suitable for rehabilitation;
- c. The development of housing that is both sound and attractive through the provision and enforcement of controls governing the use and maintenance of the land;
- d. The minimization of displacement of as many residents as possible;
- e. The enhancement of the Project Area by the elimination of incompatible land uses, by the provision of street trees and by the improvement of streets, sidewalks and curbs;
- f. The improvement of the overall circulation system for the Project Area through the widening, realignment and closing of appropriate streets;
- g. The creation of a separate storm and sanitary sewer system through the installation of new storm lines;
- h. The provision of new housing units, with a majority of such units for families or individuals of low and moderate incomes and at least 20 percent of the total units for families and individuals of low income; and

- i. The establishment of a level of density on major redevelopment sites commensurate with the character of the Area by encouraging a minimum density of ten (10) dwellings per acre on disposition parcels over one-half (1/2) acre in size in the Medium Density Residential Use Area and a minimum density of thirty-six (36) dwellings per acre on parcels over one acre in size in the High Density Residential Use Area.

In the execution of this Project the Agency shall give due consideration to the foregoing objectives. Where conflicts among the objectives exist, the Agency shall consider those objectives which, in its opinion, best reflect the public good.

C. LAND USE PLAN

1. LAND USE MAP

The Proposed Land Use Map for the Lockwood Street Renewal Project is attached hereto as Map No. LS-2 entitled Proposed Land Use.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The following controls shall restrict the use and development of land in the Project Area. Proposed development is divided into medium density and high density categories.

a. MEDIUM DENSITY RESIDENTIAL

(1) Permitted Uses

The permitted uses in areas designated Medium Density Residential shall be dwellings of all kinds, for low and moderate income families, and related dwelling uses. The regulations established in R-3 General Residence Zone of the Zoning Ordinance shall apply, except that fraternity or sorority houses, lodging houses or tourist homes, hotels and apartment hotels, crops and tree farms and golf courses shall not be permitted.

(2) Bulk and Density Controls

Requirements for maximum density, minimum lot size, building set back and building height, as established in

the R-3 General Residence Zone of the Zoning Ordinance shall apply. In addition, the minimum ratio of gross floor area to open space shall be 30%.

(3) Other Controls

(a) Permitted Accessory Uses

The following accessory uses are permitted subject to the approval of the Providence Redevelopment Agency:

- . Professional offices, studios, and home occupations that are customary to, and compatible with, residential development located within a residential structure. Such offices and studios shall be designed in such a manner as to prevent any excessive activity that may intrude upon the comfort and privacy of the residential occupants of the building.

(b) Building Construction

The construction of buildings shall conform to the requirements of the Building Ordinance.

(c) Dwelling Accommodations

All living units shall be full-family dwelling accommodations, having separate and private access, complete bathroom and kitchen, and shall be otherwise in full conformity with the requirements of the Minimum Housing Code.

(d) Name Plate or Sign

For each dwelling unit, one name plate not exceeding half square foot in area shall be permitted, indicating the name and/or address of the occupant or any permitted occupation. All signs must be suitably integrated with the architectural design of the structure which they identify. The size, design, placement and number of signs must be specified in all redevelopment proposals. The replacement or addition of any sign during the duration of the Plan must be approved by the Providence Redevelopment Agency. The Agency in its sole and absolute discretion shall have the final right of approval.

(e) Screening

Excluding that portion of a driveway which opens directly into a street, screening of off-street parking in, or abutting residential districts shall be provided. The screen shall be at least four (4) feet in width, consisting of densely planted evergreen shrubs or trees which are at least four (4) feet high at the time of planting and which are of a variety that will attain a height of at least six (6) feet. Alternately, a continuous wooden fence of uniform appearance may be used as a screen. The

fence shall be at least four (4) feet high but not more than five (5) feet high above the finished grade, the linear surface of which may be solid or perforated but said perforation shall not exceed 25% of the total linear surface of the fence, except that wherever permanent outdoor parking facilities are to be established for four or more vehicles, no portion of the required screening may be perforated. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.

(f) Landscaping, On-site Improvements and Maintenance

All sites shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable, properly designed and constructed walks and access drives. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass, shrubs, and trees; except that, subject to the approval of the Providence Redevelopment Agency, an area not in excess of 20% of the unbuilt and unpaved area may be landscaped with another material for decorative purposes or a garden only. After being fully developed, the land, building, and other

improvements in all sites shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.

(g) Off-Street Parking Regulations

Each off-street parking space shall have an area of not less than 200 square feet exclusive of passageways and driveways giving access thereto. Access to surface parking areas shall be limited to several well-defined locations, and in no case shall there be unrestricted access along the length of a street. All exits and entrances shall not be less than 25 feet from any street intersection. Parking areas shall be adequately drained and paved with an all-weather, dust-free surface. Lighting used to illuminate parking areas shall be arranged so as to reflect light away from any adjoining parcel. Open parking areas for more than five cars shall be landscaped with trees and shrubs, provided along the boundaries of such areas. Minimum parking requirements, as indicated in the Zoning Ordinance, may

be met either on the parcel of principal use or on an adjacent parcel in the Project Area.

(h) Off-Street Loading Requirements

Access to loading berths shall be only from a service drive and shall be provided in a manner to eliminate interference with public use of sidewalks and streets by vehicles loading or unloading. Each loading berth shall be not less than 10 feet in width, 25 feet in length, and 14 feet in height. Loading areas shall be adequately drained and paved with an all-weather dust-free surface and provided with adequate buffering and appurtenant landscaping. Lights used to illuminate loading areas shall be arranged so as to reflect light away from adjoining parcels. The number of loading spaces to be provided shall be in accordance with the Zoning Ordinance.

(i) Overnight Off-Street Parking

Overnight off-street parking shall be specifically prohibited except for pleasure vehicles.

b. HIGH DENSITY RESIDENTIAL

(1) Permitted Uses

The permitted uses in areas designated High Density Residential shall be dwellings of all kinds, and

related dwelling uses. The regulations established in the R-4 Multiple Residence Zone of the Zoning Ordinance shall apply, except that fraternity or sorority houses, crops and tree farms, lodges and golf courses shall not be permitted. Limited retail and service establishments may be permitted as a first floor or basement use subject to the approval of the Zoning Board of Review.

(2) Bulk and Density Controls

Requirements for building height, building setback and lot coverage as established in the R-4 Multiple Residence Zone of the Zoning Ordinance shall apply. The following controls shall also apply:

- (a) The maximum density shall be one hundred (100) dwelling units per acre subject to the approval of the Zoning Board of Review.
- (b) The minimum ratio of gross floor area to open space shall be 30%.

(3) Other Controls

Other controls specified in Section C.2.a.(3) shall apply.

c. EFFECTIVE DATE OF PROVISIONS AND REQUIREMENTS

The following controls of this Plan shall obligate and bind all redevelopers and their successors in interest, lessees or assigns. The controls, covenants and restrictions incorporated in this Plan shall be in effect for a period of forty (40) years extending from the date of approval of this Plan by the City Council except that the restriction mentioned in Item (3) below shall run for a perpetual period of time. Restrictive covenants or conditions running with the land, consistent with these controls, shall be inserted in and made an effective part of all agreements and conveyances for the disposition of any part or parcel of land in the Project Area to require said redevelopers:

- (1) to use and devote such real property only for the purpose and in the manner stated in the Plan;
- (2) to comply with such terms and conditions relating to the use and maintenance of real property as in the opinion of the Agency are necessary to carry out the provisions of this Plan;
- (3) to provide that at no time shall the acquisition, use, or disposal or conveyance of land or improvements within the Project Area to or by any persons be denied, restricted or abridged, nor occupancy or possessions thereof preferred,

segregated or refused because of race, color, creed, or nationality of ancestry. Further, all redevelopers shall comply with all Federal, State and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color, or national origin in the sale, lease or occupancy of any Project property.

The provisions of this section shall also apply to any facilities outside the Project Area utilized as non-cash grants-in-aid for the Project.

- (4) to begin and complete the building of improvements within a period of time deemed by the Agency to be reasonable, subject to any provision which may be made for the extension of the time limit with the approval of the Agency;
- (5) to comply with such terms and conditions specified by the Agency which will prevent holding of land for speculative purposes; and
- (6) to submit, prior to the initiation of proposed activity including but not limited to any improvement of the land, all architectural and landscaping plans and specifications as well as any other information as the Agency may deem necessary for its approval to insure their conformance with the provisions and objectives of this Plan.

d. CONTROLS ON PARCELS NOT TO BE ACQUIRED

- (1) All properties not designated to-be-acquired on Map No. LS-1 Project Boundary shall be subject to the applicable controls and regulations of the use district of which they are a part, with such exceptions as are hereinafter noted, and shall comply with the Minimum Standards for Structure Rehabilitation as set forth in Section D.2 hereof. Failure to comply with the applicable controls may result in the acquisition of the property by the Providence Redevelopment Agency after modification of this Plan pursuant to Section F of this Plan.
- (2) In all sections, all structures housing non-conforming uses, which uses, in the opinion of the Agency, are neighborhood oriented and/or are not a blighting influence on the neighborhood shall be allowed to remain.

e. URBAN DESIGN OBJECTIVES

These design objectives have been developed to assist the Providence Redevelopment Agency in the design review of specific redevelopment proposals. Combined with the land use and building controls established in this Plan, these design objectives will permit the Agency to evaluate redevelopment proposals with relation to the optimum development potential of the Project Area.

Prior to commencement of construction, appropriate architectural drawings, specifications and site plans shall be submitted by the developer to the Agency. Approval of such plans by the Agency should be determined by their compliance with these objectives as well as the more definitive aspects of the Plan.

The following objectives apply to the Project Area as a whole, and redeveloper's proposals for each redevelopment parcel should be in conformity with these objectives.

1. Building Design Objectives

- a) All buildings in the Project Area should be located with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights-of-way and off-street parking, and height and bulk.
- b) Groups of related buildings should be designed to present a harmonious appearance in terms of architectural style and exterior materials.
- c) Buildings should be designed to be attractive from all vantage points.
- d) Building setbacks should be varied to the extent practicable in order to provide an interesting interplay of buildings and open spaces.
- e) Accessory buildings should be architecturally treated in the same manner as principal structures.

2. Circulation and Open Space Design Objectives

- a) Interior drives within redevelopment parcels should be so designed as to discourage through traffic.
- b) Sidewalks and plazas should be attractively and durably paved with a suitable variety of minimum maintenance type materials and provided with adequate lighting.
- c) Open spaces should be so located as to provide for maximum usability by users and residents of the Project Area and to create a harmonious relationship of buildings and open space throughout the Project Area. Open spaces should also maintain a reasonable degree of privacy for dwelling units.

3. Off-Street Parking and Loading Area Objectives

- a) Off-street parking and loading areas should be coordinated with the public street system serving the Project in order to avoid conflicts with through traffic or obstruction to pedestrian walks.
- b) Parking facilities should be extensively landscaped; large concentrations of parking should be avoided.
- c) All parking areas abutting streets should be landscaped on the periphery with shrubs, trees and/or ground cover.

4. Landscape Design Objectives

- a) Landscaping should be provided for any part of any reuse parcel not used for buildings, off-street parking, or loading space. The developer's plan should include plans for landscaping indicating the location, size and quantity of the various plant species to be used in landscaping.
- b) Whenever appropriate, existing trees should be retained.

f. MISCELLANEOUS PROVISIONS

- 1. Wherever the controls in this Plan restricting the use and development of areas acquired for redevelopment conflict with the provisions of the Zoning Ordinance, the higher standards of this Redevelopment Plan or of the Zoning Ordinance shall govern.
- 2. The Agency may, when it deems it advisable, file a petition with the Zoning Board of Review for exceptions or waivers to the Zoning Ordinance.
- 3. Only those signs or plaques approved by the Agency shall be permitted.

4. Land sold to an adjoining owner shall first be utilized to satisfy requirements of this Plan with respect to his adjoining non-acquired property.
5. Required front yards of buildings sites shall be maintained in grass except for walks, drives, planting, flagpoles and other landscaping or ornamentation. Suitable planting shall be provided and maintained in front of the building or incorporated in the architecture of the structure.
6. All areas subject to wheeled traffic shall be paved with bituminous concrete or equivalent surfacing and shall have appropriate bumper or wheel guards where, in the opinion of the Agency, it is determined that they are needed.
7. Wherever a parking area is provided between the front of the building and the required minimum front yard it shall be screened from view from the street. Light standards for the illumination of parking areas shall be shielded in such a way that the light source will not be visible from the street or from adjacent properties.
8. The appearance of buildings, land and improvements and additions thereto on all sites of the Project Area shall be maintained in good repair and in safe, clean and sanitary condition.

9. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained.
10. The Agency may, at its discretion, when it deems it advisable and in the best interest of the successful accomplishment of the purposes of this Plan, waive any provisions of this Plan.
11. A report concerning the proposed sale or lease of any land within the area shall be submitted to the City Council at a regular or special meeting at least ten (10) days prior to the execution of said sale or lease agreement.

g. ZONING

1. Proposed Zoning

Map No. LS-3, entitled Existing and Proposed Zoning indicates the proposed changes in the Zoning District boundaries for the Lockwood Street Renewal Project.

2. Identification of all Charges in Existing Zoning

As indicated on Map No. LS-3, the entire Lockwood Street Renewal Project, with the exception of those blocks with a westerly frontage along Prairie Avenue, shall be designated as R-3 General Residence.

D. PROJECT PROPOSALS

1. LAND ACQUISITION

Map No. LS-1 entitled Project Boundary designates all properties within the Project Area that are to-be-acquired. These properties are also listed in Exhibit C, "List of Properties to be Acquired". All parcels not designated to-be-acquired will be retained and rehabilitated in accordance with the requirements of this Plan.

Property acquisition may be realized by donation, negotiation and/or by the exercise of the power of eminent domain granted by law to the Agency. The method by which the Agency shall acquire and make payment for this property will be in accordance with the provisions of the "Redevelopment Act of 1956", as amended. Funds for such payment shall be made available by the Federal Government under a Loan and Grant Contract; and by the City of Providence. Buildings and structures on land to be acquired shall be demolished and removed; rehabilitated or restored; and/or relocated. These activities may be undertaken by the Agency or through disposition to others.

a. SLUM CLEARANCE AND REDEVELOPMENT ACTIVITIES

Slum clearance and redevelopment activities shall include, but not by way of limitation: (1) the acquisition of land and buildings or buildings only; (2) the clearance of land areas acquired; (3) the relocation of occupants therein; (4) the installation of site improvements

essential to the preparation of land for reuse in accordance with the terms of this Redevelopment Plan; and (5) the disposition of land for reuse in accordance with the terms of this Redevelopment Plan. Clearance shall be carried out through demolition, and/or the sale of certain structures for removal and relocation from their present locations to new sites.

b. STRUCTURE DEMOLITION

All structures on land acquired by the Agency shall be demolished, rehabilitated, restored, or relocated.

Scattered parcels of property which may be acquired because structures are not rehabilitated, cannot be designated prior to approval and execution of this Plan. Such designation can be made only after the owner of such property has indicated that he will not comply with the requirements of this Plan. In such instances the Agency shall modify this Plan pursuant to Section F. of this Plan to acquire land and buildings where such structures are located. Acquisition shall be accomplished from time to time and as necessary through purchase, condemnation or otherwise.

2. REHABILITATION ACTIVITIES

Rehabilitation activities shall include, but not by way of limitation (a) the systematic enforcement of legal requirements contained in relevant City Ordinances; (b) the provision of technical assistance to facilitate building rehabilitation by private owners to levels above minimum legal requirements; (c) the elimination of non-conforming uses of land and buildings which

are or become detrimental to the Project Area; (d) the incidental acquisition of scattered land, buildings, or both; (e) the disposition of land and/or buildings; and (f) the demolition of structures thereon which cannot be rehabilitated at least to the level of those legal requirements which establish minimum standards for health and safety, all as described more fully below.

a. MINIMUM STANDARDS FOR STRUCTURE REHABILITATION

Minimum standards for acceptable rehabilitation within rehabilitation sections of the Area shall consist of legal requirements contained in the "Minimum Housing Code", the Zoning Ordinance, all other applicable city ordinances and all other provisions of law.

b. PROJECT STANDARDS FOR STRUCTURE REHABILITATION

In addition to the minimum legal requirements for rehabilitation set forth in the foregoing, the application of the voluntary Project standards for desirable rehabilitation and improvement shall be encouraged by the Providence Redevelopment Agency. These standards attached hereto as Exhibit "B", "Additional Property Standards for Residential Rehabilitation" have been adapted from the HUD publication "Rehabilitation Guide for Residential Properties", dated January 1968, HUD publication PG 50.

c. REHABILITATION PROCEDURES

The implementation of rehabilitation standards as well as the execution of rehabilitation activities outlined above will involve essentially: (1) the enforcement by the City of the Minimum Housing Code; (2) the enforcement by the City of the Zoning Ordinance; (3) the enforcement by the City of the Building Ordinance; (4) the enforcement by the City of all other applicable ordinances; (5) the provision by the Agency of technical assistance to property owners and other private persons to implement and facilitate the voluntary rehabilitation and improvement of property to levels above minimum legal requirements; and (6) the exercise from time to time and as necessary by the Agency of its power of selective clearance in order to secure the acquisition of single or scattered parcels of real property within the Project Area through purchase, condemnation or otherwise; and the rehabilitation or restoration or relocation of structures; and the demolition and/or removal of buildings or improvements thereon where necessary.

3. PUBLIC IMPROVEMENTS

Standards for the design and construction of site improvements in the Project Area will be in conformity with applicable standards and practices in effect in the City. Approval of the plans for the installation of all public works proposed for the Project Area is to be obtained either from

the Director of Public Works of the City, the City Forester, or the Chief Engineer of the Providence Water Supply Board as appropriate.

The proposed public improvements are:

a. RIGHTS-OF-WAY

Proposed changes in rights-of-way are indicated on Map No. LS-4 entitled Rights-of-Way Adjustment Plan.

b. PUBLIC UTILITIES

Required modifications and improvements in the water, storm and sanitary sewer systems are proposed to accommodate new development to coincide with new and abandoned rights-of-way and to separate storm and sanitary sewers.

More specifically, new water mains are proposed along Prairie Avenue, Pearl Street, Providence Street, Beacon Avenue and Frank Street; new sanitary sewers are proposed along Pearl Street, and Prairie Avenue; and new storm sewers are proposed throughout the entire Project Area. In addition, water mains and sanitary sewers are proposed to be abandoned along Beacon Avenue, Lockwood Street, Pearl Street, and Point Street.

c. COMMUNICATIONS

New traffic signalization is proposed along Prairie Avenue, Beacon Avenue, Providence Street and Friendship Street. Existing traffic signalization is proposed for removal along Prairie Avenue, Beacon Avenue and Friendship Street.

All existing police call boxes are proposed to be removed. All existing fire call boxes are to be removed and replaced with "Gamewell 3 Fold" type. In addition, existing fire and police communication lines and cables along Lockwood Street and Point Street are proposed to be removed.

d. **STREET TREES**

New street trees are proposed along Friendship Street, West Clifford Street, Providence Street, Point Street, Lockwood Street, Pearl Street and Prairie Avenue. Existing diseased trees and stumps are proposed to be removed along West Clifford and Lockwood Streets and along Beacon Avenue.

4. **UNDERGROUND UTILITY LINES**

There are no proposals within this Plan for the underground placement of privately owned public utility lines.

5. **TEMPORARY PROJECT IMPROVEMENTS AND FACILITIES**

No temporary project improvements and/or facilities are proposed in this Plan.

E. OTHER PROVISION NECESSARY TO MEET REQUIREMENTS OF LOCAL LAW

1. CONFORMITY TO THE GENERAL PLAN

The proposals in this Plan are in general conformity with Master Plan elements of the City of Providence, including the Plan for Land Use, the Plan for Thoroughfares, the Plan for Redevelopment of Residential Areas and the Plans for Parks and Schools.

Local objectives established in the Master Plan are consistent with the objectives fostered in this Plan.

2. IMPLEMENTATION OF EXECUTION ACTIVITIES

The execution of Project activities proposed in this Plan will be undertaken by the Agency, by the City and, in the case of rehabilitation, by the local property owners and/or the Agency, as follows:

a. THE PROVIDENCE REDEVELOPMENT AGENCY

Under the provisions of the Redevelopment Act of 1956, the Agency is empowered to undertake all clearance and redevelopment functions including (1) the acquisition and clearance of any and all land and buildings in blighted and substandard areas; (2) the relocation of occupants therein; (3) the installation and construction of site improvements; (4) the disposition of land for reuse in accordance with the Plan; (5) acceptance from the City of any and all donations of land, site improvements, supporting facilities, grants-in-aid, services, and other cooperative activities necessary to the execution

of this Plan, which the City by the terms of the same statute is empowered to contribute with or without consideration to the Project undertaking; (6) the rehabilitation of structures; and (7) the periodic inspection of the Project Area to insure compliance with the provisions of this Plan;

b. THE CITY OF PROVIDENCE

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

c. PROPERTY OWNERS

All properties not designated for clearance shall be rehabilitated in accord with Section D.2 of this Plan.

3. RELOCATION

a. EXTENT

It is estimated (based upon field survey) that 93 families, 84 individuals, and 5 businesses occupy accommodations in the Project Area. Of these totals, 56 families, 32 individuals, and 5 businesses will be displaced as a result of clearance activities in the Project Area.

Additional families, individuals and businesses may be displaced as a result of the rehabilitation of structures in the Project Area, or as a result of such additional clearance that may be required in realizing the objectives of this Plan.

b. METHOD

Families and individual householders who are to be displaced by Agency action within the Project Area will have the full relocation services provided for by law made available to them by the Family Relocation Services Section of the Department of Planning and Urban Development. Suitable accommodations of adequate size in the private housing market, at a rental family can afford, and certified as decent, safe, and sanitary by a trained housing inspector, will be offered to any eligible family in the Project Area. All relocation services will be provided until all eligible families and individual householders living in the Project Area on the date of condemnation have been satisfactorily relocated into acceptable housing. Families eligible for public housing will receive priority

in the low-rent developments of the Providence Housing Authority.

Businesses to be displaced by Agency action within the Project Area will have the services of the Business Relocation Division of the Department of Planning and Urban Development.

Financial assistance for relocation purposes shall be made by the Agency to families and businesses displaced from the Project Area, under the terms of Federal participation in the project undertaking, and the Uniform Relocation Act, as well as rules and regulations of the U.S. Department of Housing and Urban Development. Such payments shall be consistent with amounts authorized by law.

4. METHOD OF FINANCING

This Plan is to be financed under the provisions of Title I of the Housing Act of 1949, as amended, and the Plan shall not become effective until approval in its entirety by the Secretary of Housing and Urban Development, and provided further, that during the term of any contract to finance the carrying out of this Plan executed by the Agency and the Department of Housing and Urban Development any substantial modification shall be submitted to said Secretary for determination by him that such modification meets the terms and requirements of the contract for Federal financial assistance. The estimated costs of carrying out this Redevelopment Plan are as follows:

a. ELIGIBLE PROJECT COSTS FOR COMPUTING FEDERAL AID

Gross Project	\$3,018,827
Land Proceeds	154,900
Net Project Cost	2,863,927
Federal Total Capital Grant	2,182,945
Local Share	715,982

b. ADDITIONAL CITY COSTS

Real Estate Taxes	2,500
Total Additional City Costs	2,500

c. PROVISION OF FEDERAL GRANTS

A Federal Capital Grant of \$2,147,945 ,
and a Rehabilitation Grant of \$35,000; all together
totalling \$2,182,945 , will be provided under the terms and
conditions of a Loan and Grant Contract between the Providence
Redevelopment Agency and the U.S. Department of Housing and
Urban Development.

The Loan and Grant Contract will provide either for direct borrowing
from the Federal Government or the issuance of preliminary loan
notes secured by the Federal Government in the amount of which is
necessary to pay project expenditures and Federal Grants.

d. PROVISION OF LOCAL SHARE

The local share will be provided as follows:

Donation of City owned land valued at	\$ 9,700
Site Clearance	<u>6,165</u>
Total non-cash local grants-in-aid	\$ 15,865
Cash deficiency to be provided	<u>\$700,117</u>
Total local share	\$715,982

e. PROVISION OF ADDITIONAL CITY COSTS

Additional City costs of \$2,500 will be provided
from funds set aside for these purposes.

F. PROCEDURE FOR CHANGES IN APPROVED PLAN

Upon its own initiative or upon recommendation of the Agency, this Plan may be modified at any time by the City Council provided that if the Plan is modified after lease or sale by the Agency of real property in the Project Area, such modifications shall be subject to such rights at law and in equity as the lessee or purchaser or his successor or successors or assigns may be entitled to assert, provided further, that during the term of any contract to finance the carrying out of this Plan executed by the Agency and the U.S. Department of Housing and Urban Development, any substantial modification shall be submitted to the Secretary of the U.S. Department of Housing and Urban Development for determination that such modification meets the terms and requirements of the contract for Federal financial assistance.

In the event the Providence Redevelopment Agency should recommend to the City Council that this Plan be modified or in the event the City Council, at its own discretion, should recommend that this Plan be modified, a copy of the proposed modification and an explanation thereof shall be forwarded to the City Plan Commission, the Providence Redevelopment Agency or by the City Council, as may be the case. Within 30 days of said receipt of the proposed modification, the City Plan Commission shall submit a report and recommend on the proposed modification as to the conformity or non-conformity of the proposed modification with the Master Plan.



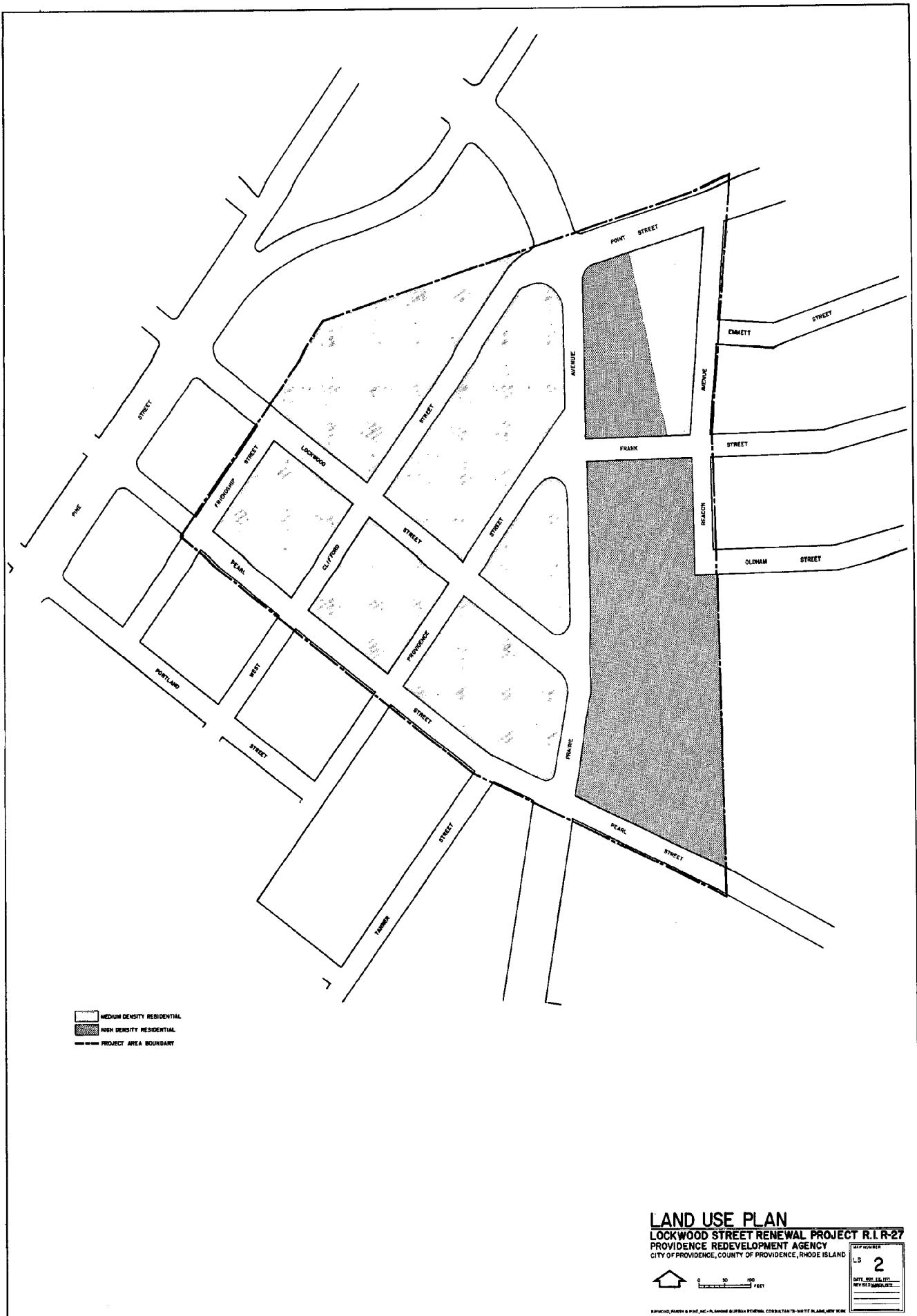


EXHIBIT A

PROJECT BOUNDARY DESCRIPTION

Lockwood Street Renewal Project R.I. R-27

BEGINNING at a point where the southerly right-of-way line of Pearl Street intersects the westerly right-of-way line of Friendship Street;
thence, extending in an easterly direction along the southerly right-of-way line of Pearl Street to the easterly right-of-way line of Beacon Street;
thence, extending in a northerly direction along the easterly right-of-way line of Beacon Street to the northerly right-of-way line of Point Street;
thence, extending in a south-westerly direction along the northerly right-of-way line of Point Street to the westerly right-of-way line of Friendship Street;
thence, extending in a southerly direction along the western right-of-way line of Friendship Street to the southerly right-of-way line of Pearl Street which forms the point of BEGINNING.

EXHIBIT B

ADDITIONAL PROPERTY STANDARDS FOR RESIDENTIAL REHABILITATION

All properties in the Project Area shall comply with the standards set forth in all applicable statutes, codes, and ordinances as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including but not limited to, the building, plumbing, heating, electrical, and housing codes.

In addition to compliance with local statutes, codes, and ordinances, all properties in the Project Area devoted in whole or in part to residential uses shall be encouraged to conform to the following standards:

A. OPEN SPACE

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

B. SITE IMPROVEMENTS

The open space of each property shall provide: (1) for the immediate diversion of water away from buildings and disposal from the lot;

(2) prevent soil saturation detrimental to structures and lot use; and

(3) where needed, appropriate paved walks, parking areas, driveways, exterior steps, and landscaping.

C. BUILDING INTERIORS

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

1. Room Sizes

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

2. Privacy and Arrangement

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

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

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

TABLE I

ROOM SIZES

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

NOTES:

(1)

Abbreviations

LU - Living Unit

LR - Living Room

DR - Dining Room

DA - Dining Area

K - Kitchen

K'ette - Kitchenette

BR - Bedroom

SL - Sleeping Area

NA - Not Applicable

O-BR - No separate Bedroom

(2)

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

(3)

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

3. Bath Facilities

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

4. Space for Laundry Facilities

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

5. Closets and General Storage

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

D. DOORS AND ACCESS OPENINGS

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

1. Interior Doors

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

E. INTERIOR FIRE PROTECTION

1. Fire wall, Party or Lot Line Wall

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

2. Interior Fire Protection - Materials

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

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

New roof coverings on buildings of fire resistive, non-combustible and exterior protected construction having more than two living units shall provide a fire resistance equivalent to a Class A or Class B roof according to U.L. classification, except that where the roof area of property is less than 3,000 square feet and is well separated from adjacent properties the roof covering may be Class C.

3. Fire Protection Equipment

- a. Fire Alarm System - Buildings more than three stories in height, except those with fire resistive and protected non-combustible construction, having twelve or more living units per floor shall be equipped with either an automatic fire detection or manually operated fire alarm system.
- Buildings of fire resistive construction seven or more stories in height having fifteen or more living units per floor shall be equipped with an automatic fire detection system.
- Fire alarm system, where required, shall be installed in accordance with the appropriate National Fire Protection Association Standard Nos. 71, 72a, b, or c.

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

F. PARTITIONS, COLUMNS AND POSTS

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

G. FLOOR CONSTRUCTION

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

H. BASEMENT OR CELLAR FLOORS

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

I. WINDOWS, DOORS, AND OTHER OPENINGS

Defective glass or locking mechanisms shall be replaced or corrected.

J. MECHANICAL EQUIPMENT

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

1. Prohibited Locations

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

EXHIBIT C

LIST OF PROPERTIES TO BE ACQUIRED

Block	Parcel	Plat	Lot	Block	Parcel	Plat	Lot
1	2	23	581	7	1	23	257
1	4	23	580	7	2	23	176, 249
1	5	23	591	7	3	23	255
				7	4	23	252, 253, 768
2	1	23	301, 648	7	5	23	251
2	2	23	302	7	6	23	7
2	3	23	765	7	7	23	709
2	4	23	357	7	8	23	256
3	1	23	277	8	1	23	248, 360
					2	23	247
3	p/o 3	23	261	8	3	23	246
3	7	23	268, 578	8	4	23	245
3	9	23	266	8	5	23	244
3	10	23	265	8	8	23	234
3	11	23	264	8	9	23	233
3	12	23	263	8	10	23	232
				8	11	23	230, 231
4	4	23	764	9	1	23	325
4	1	23	749	9	2	23	326
4	2	23	178	9	3	23	410
4	3	23	177	9	4	23	409
4	5	23	173	9	5	23	315
4	6	23	182	9	6	23	24
4	8	23	181	9	7	23	318
				9	8	23	317, 319
5	1	23	184	9	9	23	316
*5	2	23	713	9	10	23	323
5	6	23	170	9	11	23	324
5	7	23	364	9	12	23	761
5	p/o 8	23	165	9	13	23	754
5	10	23	166				
				10	1	23	335, 336
6	3	23	240	10	2	23	283
6	4	23	356	10	3	23	307
6	5	23	238	10	4	23	308
6	6	23	169	10	5	23	309
6	7	23	229	10	6	23	310
6	8	23	239	10	7	23	311
6	p/o 9	23	168, 237	10	8	23	312
6	10	23	236	10	9	23	313
				10	10	23	314
				10	11	23	327
				10	12	23	328
				10	13	23	329
				10	14	23	330
				10	15	23	331
				10	16	23	332
				10	17	23	333, 334

*Acquisition of Building only.