

RELOCATION PLAN FOR THE
MOUNT HOPE REHABILITATION PROJECT
No. R. I. R-18

REPORT ON RELOCATION PLAN

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REPORT ON RELOCATION PLAN

This plan sets forth the methods proposed to be followed by the Agency to provide for the relocation of displaced families and businesses from properties in the project area following acquisition.

A. ADMINISTRATIVE ORGANIZATION1. Name of agency which will administer relocation operations.

The Providence Redevelopment Agency will be responsible for the general administration of relocation activities. The Family and Business Relocation Service, as a staff service of the Providence Redevelopment Agency will directly supervise residential relocation activities. The Providence Redevelopment Agency will directly administer business relocation.

Similar projects, such as Willard Center I and II, West River, Point Street, Lippitt Hill, Mashapaug Pond, Central-Classical, Weybosset Hill, plus various highway and city takings have been supervised by the Family and Business Relocation Service over a period of 17 years.

2. Description of organization of relocation staff.

The staff of the Family and Business Relocation Service will consist of (a) relocation supervisor (b) casework supervisor (c) intergroup specialist and 6 professionally trained social case workers (d) three housing inspectors trained in American Public Health Association housing survey, field and office procedures (e) two clerk stenographers and a clerk who will serve as receptionist at the Relocation field office and also maintain relocation records.

B. RELOCATION STANDARDS

Standards to be utilized in the evaluation of the suitability of relocation housing and the ability of families to pay for such housing are set

forth below.

1. Physical condition and suitability of housing.

Housing inspectors of the Family and Business Relocation Service will survey all vacancy referrals. In addition, all accommodations finally occupied by families relocating from the project area shall be inspected, even though such accommodations were acquired through the families own volition, without assistance from the Family and Business Relocation Service.

All evaluations of physical condition and suitability of vacancies listed with the Family and Business Relocation Service will be based on standards set forth by the American Public Health Association's "Method of Measuring the Quality of Housing". No dwelling units will be referred to site occupants unless they qualify in the A or B categories under American Public Health Association Standards. All dwelling units must also meet local housing code standards. (See Attachment B) "Ordinance Providing Minimum Standards for Housing." The appraisal form and rating system will disqualify any structures and dwelling units which are substandard and unsuitable due to (1) serious deterioration (2) unsafe structural conditions, (3) lack of private bath accommodations, (4) lack of hot running water, (5) lack of adequate kitchen facilities, (6) improper plumbing, (7) inadequate sewerage disposal facilities, (8) inadequate or unsafe heating facilities, (9) inadequate lighting facilities or unsafe wiring, (10) lack of room facilities adequate to prevent overcrowding, (11) hazardous egress, and (12) seriously unsanitary conditions or infestation.

Local experience has proven that dwelling units which qualify as "standard" under appraisal methods utilizing the American Public Health Association scoring system also meet applicable legal requirements for existing dwelling structures set forth in local building, plumbing, electrical and minimum standards

housing codes.

2. Ability of family to pay.

By means of a site occupancy survey to be conducted by the Family and Business Relocation Service at the start of the execution period as outlined below, information will be obtained regarding family composition, room requirements, present rental and family income for each site family, in addition to physical defects. This survey will disclose whether a family is the recipient of any financial aid or grants from welfare departments. All of the above information will be the basis for evaluating both the family's ability to purchase or rent and their specific rehousing requirements.

Any dwelling unit listed with the Family and Business Relocation Service must be available at a rent or purchase price within the financial means of families for who it is otherwise suitable or it can not be considered acceptable for rehousing purposes, even though it has been inspected and found to be physically standard.

Generally, a family will be assumed to be capable of purchasing sales housing if the purchase price does not exceed $2\frac{1}{2}$ times the family's annual gross income. Similarly, a family will be assumed capable of paying for rental housing if the gross rent does not exceed 20 percent of the family income.

3. Location Standards

The Providence Redevelopment Agency through the Family and Business Relocation Service will assist in obtaining a decent, safe, and sanitary dwelling unit for each family to be displaced from the project area. The Agency will insure that permanent housing accommodation to be provided will not only be in standard physical condition, "decent, safe and sanitary", but will be located in "areas not generally less desirable in regard to public utilities and public commercial facilities and at prices or rents within the financial means of the families displaced from the project area, as well as reasonably accessible to

their places of employment". In short, all needs will be considered.

4. Temporary relocation

All efforts will be made to avoid temporary relocation of site occupants. If temporary relocation becomes unavoidable because of an emergency or for the convenience of the Agency, no family will be asked to take up temporary occupancy of any dwelling unit which is hazardous to health or safety, unfit for habitation or generally less desirable than its present dwelling. Should temporary relocation become necessary, it will be scheduled to take place on site in order to minimize any resulting undue hardship on displacees.

Should a family be required to make a temporary move, they will be visited regularly until satisfactory permanent accommodations have been offered by the Agency or until the family moves from the temporary accommodations on its own initiative. Once permanent relocation has been affected, the normal follow-up will be made by the Family and Business Relocation Service.

C. Proposals for Obtaining Relocation Housing

1 In an effort to fully utilize all available relocation housing resources, the Family and Business Relocation Service will maintain and expand its current, well supplied basic file of standard dwelling listings. This will be accomplished through (a) direct advertising, (b) close liaison with civic, social and welfare organizations, (c) follow up of initial vacancy listings to evaluate dwelling conditions and certify such listings for referral to project families requiring relocation housing and (d) securing of preferential admission for turnover vacancies in existing public housing units, (e) by including the names and addresses of real estate agencies, brokers and boards in or near the project area, which deal in property that may be appropriate as a relocation resource and which is available on a non-discriminatory basis.

(a) Listing of Vacancies

The Family and Business Relocation Service will maintain a systematic review of all advertised vacancies with the Providence Housing Market Area. Direct appeals will also be made by the Service for vacancy listings. The Service will solicit the cooperation of the Providence Real Estate Board, the Urban League, churches, utility companies, household moving firms and home delivery companies in an effort to maintain as complete a listing of current vacancies as possible. Newspaper, radio and television solicitation of information on vacancies will be requested as a public service. Reports on anticipated vacancies or new construction will also be publicly solicited.

(b) Index File

All existing or anticipated vacancies will be catalogued and classified within an index file already in use. Categorization of housing units will be based on general community location, housing type, dwelling size and unit location within structure, rental, date of availability, utilities, facilities and equipment provided and results of the housing inspection outlined above. See Attachment A (Form H 6122) regarding information on size and rent of available dwelling units.

(c) Public Housing Preference and Referral

Referrals of low income families by the Family and Business Relocation Service to the Providence Housing Authority are accomplished under well established procedures. Whenever the site occupant survey indicates a family's eligibility for low rent public or veteran's housing or housing for the elderly, this family will be immediately referred by the Family and Business Relocation Service to the Tenant Selection Office of the Providence Housing Authority where an application will be processed in the prescribed manner by the

authority. However, eligible families will be accorded priority for public housing accommodations in accordance with Federal Housing legislation and the administrative rulings of the Department of Housing and Urban Development. Also, standard limitations on maximum family income for admission shall be increased to the usual limitation on maximum family income.

In order that the Family and Business Relocation Service will know which families have been offered permanent accommodations in public housing and which families will still require referral to listings available in the private housing market, the Providence Housing Authority will report to the Family and Business Relocation Service the names of those families whose applications have been processed.

Public Housing Eligibility - Income Limits

<u>No. of Persons</u>	<u>Admission Limits</u>	<u>Special Limits</u>	<u>Continued Occupancy</u>
1	\$ 3,800	\$ 4,480	\$ 4,650
2	4,200	4,960	5,150
3	4,400	5,200	5,400
4	4,600	5,440	5,650
5	4,800	5,680	5,900
6	5,000	5,920	6,150
7 or more	5,200	6,160	6,400

The special limits set forth above are the limits under which families forced to move for public purposes may be admitted.

2. Analysis of Rehousing Needs and Resources

Information set forth in Attachment A (Form H 6122) clearly indicates that no deficit in public and private housing accommodations to meet total relocation program needs is anticipated. Construction of new housing and the turnover of existing rental and sales housing in the Providence Housing Market Area is sufficient to meet the rehousing requirements not only of the project area, but of other area of simultaneous displacement as well.

1. Total Relocation Program Requirements and Resources

Urban Renewal

East Side Project 316 Families

Highway Construction

Route 6 Connector 150 Families

GNRP

West Broadway Project 50 Families

Code Enforcement 25 Families

Total Displacement 541 Families

These requirements for total displacement compare with a total availability of 1,704 * standard private rental housing units and 717 * standard sales housing units.

Estimates show that some 1,390 * units will be available through public housing turnover within the City of Providence.

Combined figures for all resources including private and public housing indicate that some 3,811 * units would be available in the Providence Housing Market Area.

Construction within other urban renewal projects will provide several hundred dwelling units. Construction has already begun on 372 of 590 planned residential units within the Weybosset Hill Project No. R. I. R-7. Also, presently under construction are 280 221 (d) (3) units within the Central-Classical Project No. R. I. R-2. Already completed are 146 units in the Lippitt Hill Project No. R. I. R-3, 48 of which are 221 (d) (3) housing. Presently under construction within the same project are 202 units, with an additional 134 planned for later phases. In all, of a total of 1,352 units planned within present urban renewal projects, 146 have been completed and 854 are now under construction.

* Based on a 2 year estimate

Based on the number of building permits issued in the past four years, an additional 270 * units can reasonably be made available through new construction in the private housing market in Providence. In the past year, over 3,600 new homes were constructed in the state. Although we realize that most of these new homes will be out of the economic reach of our families, this new construction will greatly assist any displacement problem by adding to the total supply of local housing.

The supply of standard housing which the potential purchasers of such new housing will displace may be utilized as an excellent source of rental and sales housing for referral.

For method of obtaining these properties, See Item C-1 (Proposals for Obtaining Relocation Housing.)

Review of the above data definitely indicates that relocation resulting from proposed acquisition and rehabilitation within the Mount Hope Urban Renewal Project can be accomplished without any undue hardship on the families involved. The present relocation schedule, involving the East Side Renewal Project, along with displacement resulting from highway, G.N.R.P. and code enforcement activities indicates a surplus of standard housing in the rental and sales categories. In addition, all community resources will be utilized in achieving a successful relocation of site occupants. (See Attachment C) Letter from Local Housing Authority.

D. Relations with Site Occupants

1. Informational Program

General information concerning the redevelopment and relocation plans of the Providence Redevelopment Agency and the relocation procedures of the Family and Business Relocation Service will be provided to all site occupants

*Based on a 2 year estimate

and property owners in several ways. Site occupants will receive newspaper notice and publicity regarding public hearings for the Redevelopment Plan and the Relocation Plan and will be personally notified of the hearings. Adequate publicity through local news media will accompany the filing of the Loan and Grant Application, the allocation of funds by the Department of Housing and Urban Development and the execution of the Loan and Grant contract. Invitations will be extended to each site family to attend an open meeting at which time all persons will have an opportunity to ask questions of the Agency Staff and the Relocation Supervisor. Prior to approval of the urban renewal plan by the local governing body, copies of the "Informational Statement" prepared by the Family and Business Relocation Service will be given to each occupant.

2. Site Occupant Survey

Each site occupant in the project area will be interviewed by a staff member of the Family and Business Relocation Service and given a copy of the "Informational Statement" within a reasonable time prior to acquisition. All data concerning the rehousing requirements of each family so registered will be recorded on a "Site Occupant Record".

3. Service for Displaced Families: Field Office

A Family and Business Relocation Service field office will be maintained within the project area. During regular office hours, which will be publicized, site occupants will have the opportunity to discuss their rehousing problems with relocation staff members. Such office arrangements are intended as supplementation, not replacement of field interviews, vacancy referrals or other established assistance measures.

4. Service for Displaced Families: Referral Procedure

Notification to site occupants of suitable vacancy listings will be made through a "Vacancy Referral Card", accompanied by a combination "Identification and Referral Disposition Card". Listed on this card will be (a) the address of the vacancy, (b) the identity of the site occupant referred to said vacancy and (c) the site occupant's decision to accept or reject the listing. The site occupant will be requested to return promptly any information regarding his decision. Only listings which meet all Federal requirements and local standards and are in reasonable conformity with their specific needs and problems will be referred to site families. Summarily, each referral will be made only after consideration of the direct personal needs of a family or individual.

The problems of mortgage financing and banking services for families displaced by renewal operations are currently being considered by a special Subcommittee of the Citizen's Advisory Committee on Urban Renewal.

5. Services for Displaced Families: Inspection of Dwelling.

All vacancies listed with the Family and Business Relocation Service will be inspected for physical condition and relocation suitability as outlined in Section B (1) above. Any dwelling unit which does not meet local code requirements will not be accepted. Records will be maintained showing (a) that each site family has been offered an A or B classified dwelling unit which meets American Public Health Association standards and in accordance with the Housing Act of 1964, as amended to date (b) that each site family assisted by the Family and Business Relocation Service in securing permanent rehousing accommodations has occupied a dwelling unit which meets such standards.

By means of the "Informational Statement" and subsequent on site visits by relocation field workers, site occupants will be advised to take

precautions in selecting rehousing. Should a family make a voluntary relocation, a follow up inspection will be made to determine whether the new location is acceptable. Regarding voluntary moves into substandard housing, the Family and Business Relocation Service has incorporated the following steps:

a) For the past five years, a coordinated program involving the Relocation Service, the Division of Minimum Housing Standards and the Building Inspection Department has been carried out. Under this program, any housing code violation detected by Family and Business Relocation Service housing inspectors are referred to the above mentioned agencies for enforcement and correction. Results indicate that such a systematic approach to this problem has aided the Relocation Service in making available more standard housing to our clients.

b) Householders are urged through statements in the "Informational Statement" and personal contact with their assigned social caseworkers to refrain from moving before consulting the Relocation Service for advice. Each householder is requested to have prospective rehousing accommodations of his own selection inspected by the Relocation Service to insure that such housing meets Federal and local housing codes.

c) In an effort to cope with a recognized minority group housing problem, a detailed program has been adopted by our intergroup specialist whereby all minority families are visited more frequently than others to encourage and insure full utilization of our staff services and listings in the rental and sales categories. The program outlined above can greatly minimize moves into substandard housing in the Mount Hope Renewal Project and also in future projects.

6. Services for Displaced Families: Tracing of Families Who Move Without Notification

Every reasonable means will be used to trace "lost" families, including routine checks with welfare agencies, utility services, moving companies and postal authorities. "Lost" families found to be residing in substandard accommodations will be offered further assistance by the Family and Business Relocation Service to secure permanent relocation in decent, safe and sanitary housing.

A final relocation disposition for each family will be entered on the "Site Occupant Relocation Record". Once it has been noted on a site occupant household's record that (a) it has been offered and refused suitable accommodations and has moved elsewhere on its own initiative, or (b) that it has been offered and refused suitable accommodations and has been evicted as a trespasser in the project area, or (c) that it has been relocated to standard housing with or without service assistance, then the relocation responsibilities of the Providence Redevelopment Agency and the Family and Business Relocation Service under local policy and Federal regulations will have been fully carried out.

Quarterly reports and Final Relocation Report will be submitted to the Department of Housing and Urban Development as required.

7. Referral to Social Agencies

Presently on the staff of the Family and Business Relocation Service are a casework supervisor and six social caseworkers, all professionally trained. This staff coordinates its activities with various private and public social agencies within the city and state. Any family not now receiving assistance, but requiring such assistance is referred to the proper agency to meet its specific needs.

3. Obtaining Mortgage Financing

As part of our standard policy, all prospective home buyers are thoroughly briefed and given all pertinent data and information regarding financing available within the metropolitan area. Appointments are arranged with representatives of local lending institutions.

Applicable forms of F.H.A. Insured Mortgage Programs will be provided all applicants.

E. Eviction Policy

All efforts will be made to establish as cordial, helpful and understanding a relationship as possible with site families to encourage relocation within specified time limits and virtually eliminate any need for eviction proceedings. The Family and Business Relocation Service has, to date, encountered no eviction situations while relocating some 5,600 families and individuals.

Each site family will receive by registered or certified mail a "Legal Notice to Vacate", at least sixty (60) days prior to the legal vacation date.

Appropriate action to institute eviction proceedings under Rhode Island law will be taken by the Providence Redevelopment Agency in the case of

- (a) a tenant who has refused to accept all reasonable relocation assistance and continues in possession of his premises beyond the date set forth in the legal notice to vacate, or
- (b) a tenant who fails to meet rental obligations or
- (c) a tenant who maintains a nuisance. Refusal of reasonable assistance shall be considered to exist when (a) a family refuses without adequate reason to consider accommodations which in the judgement of the Agency meet local standards

or to suitability to the family, or (b) a family wilfully fails to cooperate with the Agency, refuses to admit members of the Relocation staff into the dwelling for purposes of interview and assistance and persistently evades the attempts of the Agency to contact the family by other reasonable means.

If under the circumstances noted above, eviction proceedings are required, attorneys for the Providence Redevelopment Agency will petition for the issuance of a Writ of Trespass and Ejectment as provided for by the laws of the State of Rhode Island. Upon issuance, such a writ will be served by the Sheriff of Providence County. The Writ will contain a statement as to the basis for bringing the action and will set forth a date on which the occupant is required to appear in court. However, as previously noted, no evictions have been required within redevelopment project undertakings to date.

F. Relocation Payments.

1. In accordance with Section 114 of Title I of the Housing Act of 1964, as amended and the rules and regulations of the Department of Housing and Urban Development issued thereunder, relocation payments may be made by the Providence Redevelopment Agency to eligible displaced project area families and individuals in amounts not to exceed \$200.00.

Relocation adjustment payments will be made to eligible families and the elderly, qualifying under the 1964 Housing Act. The maximum amount shall not exceed \$500.00

The time limit for the submission of claims will not exceed sixty (60) days after the expense has been incurred as specified in the regulations governing relocation payments. The "Informational Statement" for site occupants will provide clear statements regarding the availability of relocation

payments and relocation adjustment payments and will point out that the official list of specific conditions under which such payments may be made will be available at all times at the office of the Providence Redevelopment Agency and at the Family and Business Relocation Service field office.

(FOR COMMERCIAL RELOCATION PAYMENTS REFER TO BUSINESS RELOCATION DISPLACEMENT PLAN)

2. Method of Payment to Families and Individuals

Fixed Payment Schedule

1 Room	\$ 50.00
2 Rooms	70.00
3 Rooms	90.00
4 Rooms	110.00
5 Rooms	130.00
6 Rooms	150.00
7 Rooms	170.00
8 Rooms	190.00
9 Rooms or more	200.00

Individual householders in
furnished rooms 5.00

Families in furnished rooms 10.00

Note: All claimants will be given the option of approved Fixed Payments or Actual Relocation Payments and Direct Loss of Property.

G. Relocation Services Provided for Individuals

1. All individuals occupying separate housekeeping units will receive the same full and complete service as rendered to families. Such services as availability of housing, social service information referral, and follow up procedures shall be offered to individuals in separate housekeeping units.

2. Other individuals occupying non-housekeeping units will receive full and complete services as shown above.

3. (RELOCATION SERVICES FOR BUSINESSMEN REFER TO BUSINESS RELOCATION DISPLACEMENT PLAN.)

H. Local Statutory Relocation Requirements

Section 45-32-20 of the "Redevelopment Act of 1956" requires that the contents of any redevelopment plan shall include, among other things, "a general statement of the extent of relocation resulting from the proposed redevelopment of the area and the proposed method for rehousing of displaced persons".

The Redevelopment Plan for the project area, submitted herewith as Code R 213 includes such a statement based on information presented in these relocation reports.

Section 45-32-20 of the statute requires that such a statement be incorporated by reference in the adoptive ordinance approved by the City Council after a public hearing on the Redevelopment Plan.

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES		PROJECT LOCALITY <u>Project Area, Block 16, Lot 10</u>					
		PROJECT NAME <u>Block 16, Lot 10</u>					
		PROJECT NUMBER <u>10-10</u>					
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.		ESTIMATED LENGTH OF DISPLACEMENT PERIOD: <u>24</u> MOS.			DATE OF SUBMISSION		
I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED							
FAMILIES		TOTAL		WHITE		NONWHITE	
a. Estimated number of families in project area		674/153		239/70		435/83	
b. Estimated number to be displaced from property to be acquired by LPA		49/13		9/7		40/6	
c. Estimated number to be displaced from property to be acquired by other public bodies		--		--		--	
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired		20/3		4/1		16/2	
II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA							
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE			
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS	
a. TOTAL	9/7	7	9	40/6	42	4	
b. Eligible for federally aided public housing	6/6	6	6	27/6	30	2	
c. Eligible for State or locally aided public housing	1/0	1	0	2/0	2	0	
d. Ineligible for public housing	2/1	0	3	11/1	10	2	
III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES							
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE			
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS	
a. TOTAL							
b. Eligible for federally aided public housing							
c. Eligible for State or locally aided public housing							
d. Ineligible for public housing							
IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED							
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE			
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS	
a. TOTAL	4/1	2	3	16/2	16	2	
b. Eligible for federally aided public housing	1/1	1	1	12/2	11	1	
c. Eligible for State or locally aided public housing	0	0	0	0	0	0	
d. Ineligible for public housing	3/0	1	2	4/0	5	1	
V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE							
PROPOSED REHOUSING	WHITE			NONWHITE			
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS	
a. TOTAL FAMILIES	13/3	21	NA	56/3	64	NA	
b. Private rental housing	1/1	2	--	16/0	16	--	
c. Private sales housing	5/0	5	--	2/0	2	--	
d. Federally aided public housing	6/7	13	--	35/3	43	--	
e. Other public housing	1/0	1	--	3/0	3	--	

* Figures above diagonal represent families; below represent individuals

PROJECT NAME Mount Hope		PROJECT NUMBER HI R-18								
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)										
SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹								
		1	2	3	4	5	6	7	8	9 OR MORE
TOTAL	13/8	8	6	1	2		2	1		1
\$0 - \$49	0/1	1								
\$50 - \$99	0/3	3								
\$100 - \$149										
\$150 - \$199	0/1	1								
\$200 - \$249	1/2	2	1							
\$250 - \$299	1/0						1			
\$300 - \$349	2/0		2							
\$350 - \$399	1/0				1					
\$400 - \$449	3/0		2		1					
\$450 - \$499	3/1	1	1	1				1		
\$500 or more	2/0						1			1
B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS								
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE				
TOTAL	13/8	13	2	3	2	1				
\$0 - \$49	0/1	1								
\$50 - \$99	0/3	3								
\$100 - \$149										
\$150 - \$199	0/1	1								
\$200 - \$249	1/2	3								
\$250 - \$299	1/0			1						
\$300 - \$349	2/0	2								
\$350 - \$399	1/0			1						
\$400 - \$449	3/0	1	1	1						
\$450 - \$499	3/1	2	1		1					
\$500 or more	2/0				1	1				

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME		PROJECT NUMBER								
Donna Pope		RI R10								
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)										
SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹								
		1	2	3	4	5	6	7	8	9 OR MORE
TOTAL	56/8	8	11	10	4	9	6	5	4	7
\$0 - \$49										
\$50 - \$99	0/3	3								
\$100 - \$149	4/0			2		1			1	
\$150 - \$199	5/1	1	1			2	1		1	
\$200 - \$249	6/2	2		1		3		1		1
\$250 - \$299	8/1	1	3	1		1	1	1		1
\$300 - \$349	7/0			1	1		2		1	2
\$350 - \$399	3/1	1	1			1		1		
\$400 - \$449	7/0		1	1			2	1		2
\$450 - \$499	8/0		4	2				1		1
\$500 or more	8/0		1	2	3	1			1	
D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS								
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE				
TOTAL	56/8	17	12	17	11	7				
\$0 - \$49										
\$50 - \$99	0/3	3								
\$100 - \$149	4/0		2	1	1					
\$150 - \$199	5/1	2		3	1					
\$200 - \$249	6/2	2	1	4		1				
\$250 - \$299	8/1	4	1	1	2	1				
\$300 - \$349	7/0		2	1	3	1				
\$350 - \$399	3/1	2		1	1					
\$400 - \$449	7/0		1	1	3	2				
\$450 - \$499	8/0	3	2	2		1				
\$500 or more	8/0	1	3	3		1				

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME							PROJECT NUMBER								
Mount Hope							HI R-18								
VI ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY															
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES															
TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	10	196		0	418		2	304		1	88		0	8	
b. State or locally aided	0	8		1	68		0	26		0			0		
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	1	436	N/A	0	1016	N/A	1	234	N/A	0	14	N/A	0	4	N/A
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49														
	\$50 - \$59														
	Under \$60	0	272		0	674		0	91		0	1			
	\$60 - \$69	0	272		0	674		0	91		0	1			
	\$70 - \$79	0	88		0	192		1	66		0	5		0	1
	\$80 - \$89	1	30		0	82		0	41		0	3		0	1
\$90 and over	0	46		0	68		0	36		0	5		0	2	
3. STANDARD SALES HOUSING															
TOTAL	2	18	N/A	1	388	N/A	0	224	N/A	1	68	N/A	1	19	N/A
SALES PRICE	Under \$5,000	0	3		0	53		0	20		0	7		0	1
	\$5,000 - \$5,999	0	2		0	45		0	15		0	5		0	2
	\$6,000 - \$6,999	0	1		0	48		0	21		0	6		0	1
	\$7,000 - \$7,999	0	1		0	48		0	24		0	6		0	3
	\$8,000 - \$8,999	0	1		0	51		0	23		0	9		0	1
	\$9,000 - \$9,999	2	3		1	32		0	25		0	8		0	1
	\$10,000 - \$11,999	0	2		0	45		0	33		1	11		1	3
	\$12,000 and over	0	5		0	66		0	63		0	16		0	7

N/A Not Applicable

PROJECT NAME

Dennis Hope

PROJECT NUMBER

RI 7-78

I. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES

TYPE OF HOUSING		1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING																
a. Federally aided		12	196		6	413		11	304		8	68		6	8	
b. State or locally aided		0	8		1	68		2	26		0			0		
2. STANDARD PRIVATE RENTAL HOUSING																
TOTAL		4	392	N/A	5	914	N/A	3	211	N/A	3	12	N/A	1	4	N/A
GROSS MONTHLY RENTAL	Under \$40															
	\$40 - \$49															
	\$50 - \$59															
	\$60 - \$69	0	245		0	606		0	82		1	1		0		
	\$70 - \$79	1	79		1	173		0	59		1	4		0	1	
	\$80 - \$89	3	27		2	74		0	37		1	3		0	1	
	\$90 and over	0	41		2	61		3	32		0	4		1	2	
3. STANDARD SALES HOUSING																
TOTAL		1	16	N/A	0	349	N/A	1	202	N/A	0	61	N/A	0	17	N/A
SALES PRICE	Under \$5,000	0	3		0	48		0	12		0	6		0	1	
	\$5,000 - \$5,999	0	2		0	41		0	13		0	5		0	2	
	\$6,000 - \$6,999	0	1		0	43		0	19		0	5		0	1	
	\$7,000 - \$7,999	0	1		0	43		0	22		0	5		0	3	
	\$8,000 - \$8,999	0	1		0	45		0	21		0	8		0	1	
	\$9,000 - \$9,999	0	2		0	29		0	22		0	7		0	1	
	\$10,000 - \$11,999	1	2		0	41		1	30		0	10		0	2	
	\$12,000 and over	0	4		0	59		0	57		0	15		0	6	

NARRATIVE IN SUPPORT OF ESTIMATES OF HOUSING
NEEDS AND RESOURCES SHOWN ON FORM H 6122

1. Basis of estimates and resources from which data was obtained:

a) The estimates included within (Blocks 11, IV, and VI are based on data obtained through an APHA Housing Evaluation Survey conducted by qualified Housing Inspectors of the Family and Business Relocation Service Staff. Since the information obtained was based on a 100% survey, it should prove accurate for our purposes. (Block 111 is not applicable.)

b) Information obtained through the APHA Housing Evaluation Survey was used as a basis for the proposed rehousing of families. (Block V) Family income and tenure of occupants to be displaced by acquisition (Block 11) and rehabilitation (Block IV) were the main factors considered in determining the rehousing requirements of these families within private rental or sales housing, and Federally or locally aided public housing.

c) The projected annual average number of standard listings made available under an (open occupancy basis) to the Relocation Service in the private rental and sales categories was the basis for the number, size, rent, and price distribution of housing expected to be available during the displacement period. (Block VII)

Since local rental housing is generally obtained on a contract rental basis, private rental listings made available to the Relocation Service were adjusted from contract rent to gross rent as required on Form H 6122. Based on estimates obtained through a survey of local utility companies

and the Rhode Island Oil Dealers Association, a figure of \$30.00 was established as the average monthly rate.

Many additional listings within the low and middle rental price range are available within the private housing market in the Providence housing area.

The availability of federally and locally aided public housing, as reported by the Providence Housing Authority is based on actual move outs during the period of July 1, 1965 to June 30, 1966. The annual vacancy turnover is approximately 20% of the total number of housing units including the 256 units in the locally aided public housing development known as the Valley View Project. As explained in the report from the report from the Providence Housing Authority, approximately 10% of the applicants that desire to enter public housing become ineligible for reasons other than income. While there is ample housing available in both the public and private rental market, 10% of the 14 white families and 48 non-white families reported on Line (d) Federally aided public housing was removed (Block V) and the 1 white family and 5 non-white families respectively were added to the total as reported on Line (b) Private Rental Housing (Block V) as shown on pages 4 and 5 of (Block VII).

Supplementary statement with reference to the availability of Housing Resources under Item c:

The Family and Business Relocation Service in July, 1960 initiated an open-occupancy policy whereby any listing which excludes members of

any race is rejected. Also, if any family of any race is refused housing after referral, that listing is immediately removed from our files.

Although (Block VII) indicates an availability of 2421 standard private rental and sales units to white families, 2178 or 10% less are shown as being available to non-white families. This difference is due to the percentage of discrimination detected by the Relocation Service within the past few years. Although all efforts continue to be expended in the area of racial understanding, we present these figures as truly representative, based on our immediate past experience.

2. An analysis of the accompanying data based on the systematic approach used in the housing resource study, indicates that the resulting conclusions are valid.
3. See Relocation Plan Code R 223 Section B2 Ability of Family to Pay.
4. See Relocation Plan Code R 223 Section C2 Analysis of Rehousing Needs and Resources.
5. Special problems, minority groups, low-income families, large families, elderly, handicapped, etc.

a) Through the years the Family and Business Relocation Service has displayed an acute awareness of minority groups faced with displacement. By operating under the previously mentioned strong open occupancy policy, the Relocation Service has made a major effort in bringing the unfortunate plight of minority displacees to the attention of the community. Through the cooperation of the Urban League of Rhode Island and the Mayor's Human Rights Commission, more community attention has been focused on the problem

of providing more and better housing accommodations for minority families.

The Family and Business Relocation Service presently utilizes the full time services of an Intergroup Specialist for the purpose of affording more specialized service to all minority families and individuals within our jurisdiction. Working with various civic, religious and professional organizations, our Intergroup Specialist expends much time and effort attempting to establish a more complete community comprehension of existing minority housing problems. We shall continue and increase our efforts to open the complete housing market to all members of minority groups.

b) Our trained staff of six social workers continues to make special efforts to utilize all available community resources in attempting to cope with the special problem of securing decent, safe, and sanitary housing within the economic reach of large and low-income families. Very often, special services in the areas of social, physical and financial rehabilitation are afforded to these families. Also, an arrangement whereby legal rental requirements are waived to accommodate large families has been effected with the Rhode Island Department of Public Assistance.

c) Through the adoption of a specialized program for elderly displacees in December of 1962, the Family and Business Relocation Services employs the services of a trained social worker exclusively for the needs of elderly clients within all of our projects. By working in close coordination with the Rhode Island Commission on the Aging, the Providence District Nursing Association and many other medical and social organizations, this program has been successful in providing increased social and health

services to our elderly clients.

As evidence of the success of this program, a Ford Foundation Finances Study of the Elderly was awarded to the Family and Business Relocation Service in October, 1963. A final project report by David Joyce, along with a research report by the Rhode Island Council of Community Services are soon to be incorporated into a hard covered volume under the title of A Social Service Program for Elderly Relocates and published by the University of Pennsylvania Press.

d) In an effort to assist handicapped site occupants, an agreement has been reached with the Rhode Island Bureau of the Handicapped under which all cases of handicapped individuals are referred to the association to insure every opportunity to provide special services to all handicapped persons. The Relocation Service maintains periodic checks on the actual services previously rendered to these unfortunate people.

The program outlined above indicates the overall desire of the Family and Business Relocation Service to maintain the dignity and respect of all members of our society.

6. Occupants other than families based on the APHA Housing Evaluation Study are 8 white individuals and 8 non-white individuals. Based on the detailed nature of this study, these figures may be assumed to be reasonably accurate.

7. Financing available to non-white families. Not applicable.

New Private Construction Required to Meet Rehousing Needs

There is no need for new private construction to meet rehousing requirements.

Public Housing Needed as a Relocation Resource

See Attachment C Code R 223 Relocation Report.

SUPPLEMENTARY INFORMATION:

The percentage of low income families ineligible for low rent public housing for reasons other than income, as previously noted, has been reported on Line (b) (Block V) (Proposed Rehousing of Families) and section 2, Pages 4 and 5 of (Block VII) (Estimated Rehousing Requirements and Availability.) Presently, there exists an ample supply of standard private rental housing available at a gross monthly charge for units under Sixty-nine Dollars (\$69.00) for white and non-white family bedroom requirements.

Through an excellent cooperative relationship with the Welfare Department, the Relocation Service has been able to obtain rental subsidies required to insure standard private rental housing for large and low-income families.

The American Public Health Association (APHA) Housing Evaluation Study provided all information regarding family size and bedroom requirements included in (Block VI). Page 2, A and B, and Page 3, C and D, Family Bedroom requirements are based on actual household composition data obtained through the study. These requirements do not necessarily follow a two persons to a bedroom pattern.

City of Providence



AN ORDINANCE PROVIDING MINIMUM STANDARDS FOR HOUSING

VINCENT VESPIA,
City Clerk

**An Ordinance Providing Minimum
Standards for Housing**

Chapter 1040

Approved July 9, 1956

Be it ordained by the City of Providence:

Section 1. Definitions.

In the interpretation and enforcement of this Ordinance, all words other than the terms herein specifically defined shall have the meanings implied by their context in this Ordinance or their ordinarily accepted meanings as generally used; words in the present tense shall include the future; words in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural number includes the singular.

The following definitions shall apply in the interpretation and enforcement of this Ordinance and of any rules and regulations adopted pursuant thereto:

1.1 *Approved* shall mean as defined and specified by the Director in rules and regulations adopted pursuant to the provisions of this Ordinance.

1.2 *Basement* shall mean that story of a building or dwelling located partly underground, but having less than half its clear floor-to-ceiling height below the average grade of the adjoining ground, as measured from finished floor to finished ceiling.

1.3 *Board* shall mean the Housing Board of Review.

1.4 *Cellar* shall mean a portion of a building or dwelling located partly or wholly underground, and having half or more than half of its clear floor-to-ceiling height below the average grade of the adjoining ground, as measured from finished floor to finished ceiling.

1.5 *Director* shall mean the Director of the Division of Minimum Housing Standards.

1.6 *Dwelling* shall mean any building or part thereof which is wholly or partly used or intended to be used for living and sleeping by one or more occupants. A dwelling may include one or more dwelling units or rooming units or a combination of both.

1.7 *Dwelling Premises* shall mean the land and auxiliary buildings thereon used or intended to be used in connection with the dwelling.

1.8 *Dwelling Unit* shall mean any room or group of rooms within a dwelling and forming a single and separate habitable unit with facilities which are used or intended to be used for living, sleeping, regular cooking and eating.

1.9 *Floor Space* shall mean the horizontally projected floor area inside of and between exterior walls or partitions or any combination thereof, as measured within a habitable room exclusive of that portion of the habitable room which does not have a ceiling height of at least four feet.

1.10 *Garbage* shall mean all combustible refuse.

1.11 *Habitable Room* shall mean a room or enclosed floor space used or intended to be used for living, sleeping, cooking, or eating purposes, and excluding bathrooms, toilet rooms or compartments, laundries, pantries, foyers, or communicating corridors, closets, and storage spaces.

1.12 *Infestation* shall mean the presence, within or around a dwelling, or dwelling premises, of rodents, vermin or other pests.

1.13 *Multiple Dwelling* shall mean any dwelling containing more than three (3) dwelling units.

1.14 *Occupant* shall mean any person over one (1) year of age, living, sleeping, cooking or eating in, or having actual possession of, a dwelling unit or rooming unit.

1.15 *Operator* shall mean any person who has charge, care or control of a multiple dwelling or rooming house, in which dwelling units or rooming units are let or offered for occupancy.

1.16 *Owner* shall mean any person who, alone, jointly, severally or jointly and severally with others:

- (a) shall have legal or record title to any dwelling or dwelling premises; or
- (b) shall have charge, care or control of any dwelling or dwelling premises as agent of the owner, executor, administrator, trustee or guardian of the estate of the owner.

1.17 *Person* shall mean and include any individual, group of individuals, firm, corporation, association or partnership.

1.18 *Plumbing* shall mean and include all of the following supplied facilities, equipment and devices: gas pipes, water pipes, toilets, lavatories, sinks, laundry tubs, installed dishwashers, garbage disposal units, installed clothes-washing machines, catch basins, wash basins, bathtubs, shower-baths, waste and sewer pipes, cesspools, septic tanks, drains, vents, traps and any other gas-burning or water-using fixtures and appliances together with all connections to water, waste and sewer, or gas pipes.

1.19 *Proper or Properly* shall mean as defined and specified herein or in rules and regulations adopted pursuant hereto; or when not so defined or specified, in accordance with the applicable Ordinances of the City of Providence.

1.20 *Rooming House* shall mean any dwelling, or part thereof, which contains one or more rooming units, and in which space is occupied or intended to be occupied by five or more persons who are not husband or wife, son or daughter, mother or father, or sister or brother of the owner or operator.

1.21 *Rubbish* shall mean all non-combustible refuse.

1.22 *Supplied or Supply* shall mean paid for, furnished by, or provided by the owner or operator.

1.23 *Type A Rooming Unit* shall mean a single and separate habitable unit consisting of not more than two (2) rooms within a rooming house, with facilities which are used or intended to be used for living, sleeping, cooking and eating, but which does not have a private toilet and either a private bathtub or shower bath.

1.24 *Type B Rooming Unit* shall mean any room or group of rooms which form a single and separate habitable unit which is used or intended to be used for living and sleeping, but not for cooking, within a rooming house which contains a community kitchen or kitchens in which meals may be prepared by the occupants.

1.25 *Type C Rooming Unit* shall mean any room or group of rooms which form a single and separate habitable unit within a rooming house and used or intended to be used for living and sleeping, but not for cooking.

Sec. 2. Administration.

2.1 Title of Ordinance.

This Ordinance shall be known as the Minimum-Standards Housing Ordinance.

2.2 Statement of Policy.

It is hereby declared that there exist in the City numerous dwellings which are substandard in one or more important features of structural safety, sanitary facilities and maintenance, and healthful occupancy; and that these conditions together with the inadequate provision for light and air, insufficient protection against fire, insanitary conditions, lack of proper heating, overcrowding of dwellings, deterioration and disrepair of dwellings and dwelling premises, and the occupancy of unfit dwellings, endanger the health, safety, morals, and general welfare of the community, and give impetus to the continuation, extension and aggravation of urban blight and decay. It is further declared that the establishment and enforce-

ment of minimum housing standards, and the rehabilitation of housing are essential to the public health, safety, and general welfare.

2.3 Purpose of Ordinance.

The purpose of this Ordinance shall be to protect the public health, safety and welfare by establishing minimum standards governing the condition and maintenance of all dwellings and dwelling premises; establishing minimum standards governing utilities and facilities and other physical things and conditions essential to make dwellings safe, sanitary, and fit for human habitation; fixing certain responsibilities and duties of owners, operators, and occupants of dwellings and dwelling premises; and fixing the conditions whereby certain dwellings may be declared unfit for occupancy and condemned for human habitation; and fixing penalties for violations of the provisions of this Ordinance.

2.4 Applicability to All Dwellings.

Every portion of a building or its premises used or intended to be used for any dwelling purpose shall comply with the provisions of this Ordinance and with the rules and regulations adopted pursuant thereto, irrespective of when such building shall have been constructed, altered or repaired; and irrespective of any permits or licenses which shall have been issued for the use or occupancy of the dwelling and dwelling premises, for the construction or repair of the dwelling, or for the installation or repair of dwelling equipment prior to the effective date of this Ordinance. This Ordinance establishes minimum standards for the initial and continued occu-

pancy of all dwellings and does not replace or modify standards otherwise established for the construction, repair, or use of buildings or the installation of building equipment except as they may be in conflict with the provisions of this Ordinance as provided by subsection 13.4 of this Ordinance.

2.5 Appointment of Housing Coordinator.

The Mayor shall appoint a Housing Coordinator to serve at his pleasure as his assistant for all housing matters. In the administration of this Ordinance, the Housing Coordinator is authorized to secure such cooperation and assistance from other municipal departments, commissions, and agencies as may be required as follows: First, to implement the statement of policy set forth in Subsection 2.2 of this Ordinance; second, to provide for the enforcement of this Ordinance as an effective part of the city's urban housing improvement and urban renewal program; third, to support the enforcement of this Ordinance through the development of a workable program to deal with the problems of urban blight and slums; fourth, to establish and preserve sound and stable residential neighborhoods of decent, safe, and sanitary homes, and suitable living environment for adequate family life by encouraging the rehabilitation of substandard houses, by effecting the conservation and improvement of basically sound neighborhoods, and the redevelopment of blighted and substandard areas; and fifth, to utilize federal housing aids and financial assistance for housing improvement and urban renewal.

2.6 Technical Steering Committee.

The Mayor shall appoint a Technical Steering Committee to assist the Housing Coordinator in carrying out his duties. The Committee shall consist of the City Solicitor, the Finance Director, the Director of Public Works, the Chief of the Fire Department, the Director of the Department of Building Inspection, the Superintendent of Health, the Director of the City Plan Commission, the Executive Director of the Providence Redevelopment Agency, the Executive Director of the Providence Housing Authority, a member of the City Council, and such other officials as the Mayor may appoint, who may be charged from time to time with any aspects of urban renewal and the regulation or improvement of housing conditions. The Housing Coordinator shall represent the Mayor as chairman of the Technical Steering Committee.

2.7 Establishment of Minimum Housing Standards Division.

There is hereby created within the Executive Department a Division of Minimum Housing Standards for the purposes of enforcing the provisions of this Ordinance and such other matters as may be appropriately assigned to it.

2.8 Administration of Divisions and Delegation of Powers.

The Division of Minimum Housing Standards shall be operated under the general direction of the Housing Coordinator, and under the immediate supervision and control of a Director appointed by the Mayor, subject to the approval of the City Council, and to serve at the

pleasure of the Mayor. The Director may delegate any of his powers or duties under the provisions of this Ordinance to any properly qualified employee of the Division.

2.9 Preliminary Housing Surveys.

The Director is authorized to make housing surveys in any area of the City to determine the general conditions of the dwellings in that area, the extent of deterioration, and the lack of facilities and maintenance, the unsafe and insanitary conditions, the overcrowding which may exist, and other matters included within the provisions of this Ordinance.

2.10 Report of the Director.

The Director shall annually submit a written report to the Mayor, the Housing Coordinator and to the City Council regarding the activities of the Division of Minimum Housing Standards, and the procedures used in the administration and enforcement of this code, which will indicate the progress and problems experienced in improving the sanitation, safety, and rehabilitation of existing dwellings and dwelling premises.

2.11 Personnel of the Division.

The personnel of the Division of Minimum Housing Standards shall consist of a Director, a Chief Inspector and such other inspectors, clerks, and other personnel as may be necessary for the proper organization of the Division and for the proper enforcement of this Ordinance.

2.12 Appointment and Duties of the Chief Inspector and Other Personnel.

The Chief Inspector of the Division shall be appointed by the Director subject to the approval of the Mayor. The Chief Inspector shall be the responsible head of the inspection staff and shall exercise such authority as shall be delegated to him by the Director. All other personnel of the Division shall be appointed by the Director, subject to the prior approval of the Personnel Director.

2.13 Appointment and Duties of the Hearing Officer.

The Director shall serve as the Hearing Officer of the Division and as such shall be responsible for the scheduling, conduct, and recording of hearings as provided for in Section 3 of this Ordinance; except that the Director may delegate these duties to the Chief Inspector or any other qualified employee of the Division.

2.14 Identification of Inspectors.

Inspectors of the Division of Minimum Housing Standards shall wear such badges or insignia as may be prescribed by the Ordinances of the City of Providence and shall, upon request, exhibit clear identification whenever it shall be their duty to visit private residences, buildings or premises for the purpose of making any survey, examination, or inspection; and may, at the direction of the Director, be uniformed when on duty for the purpose of identification.

2.15 Referral of Housing Violations Not Covered by This Ordinance or Covered by Higher Standards of Other Codes.

Whenever the Director determines that the condition of a dwelling or dwelling premises or any part thereof is in violation of any zoning, building, fire, or health Ordinance or regulation adopted pursuant thereto, or any other Ordinance, or code, or regulation of the City of Providence governing the condition and improvement of housing, which is not provided for by this Ordinance, or which is provided for by a higher standard of such other Ordinance, code or regulation, according to Subsection 13.4 of this Ordinance, he shall refer such violations to the appropriate authority.

2.16 Rules and Regulations.

The Director is hereby empowered to make, and to adopt such written rules and regulations as may be necessary for the proper enforcement of the provisions of this Ordinance, to interpret and to secure the intent thereof, but no such rules and regulations shall be in conflict with the provisions of this Ordinance or any other Ordinance of the City or shall have the effect of waiving any provisions of this Ordinance. Such rules and regulations shall have the same force and effect as the provisions of this Ordinance, and the penalty for violation thereof shall be the same as the penalty for violation of the provisions of this Ordinance, as herein provided. Such rules and regulations shall be submitted to the City Council. Failure of the City Council to approve, reject or modify such rules and regulations within thirty (30) days from the date of submission shall be deemed to constitute approval thereof by the City Council. Said rules and regulations as approved by the City Council shall be published in a newspaper of general circulation in the

city and shall be effective ten (10) days after said publication.

Sec. 3. Enforcement.

3.1 Inspection of Dwellings.

The Director is hereby authorized and directed to make inspections to determine the condition of dwellings, dwelling units, rooming units and dwelling premises in order that he may perform his duty of safeguarding the health, safety and welfare of the occupants of dwellings and of the general public. For the purpose of making such inspections the Director is hereby authorized to enter, examine, and survey at all reasonable times all dwellings, dwelling units, rooming units, and dwelling premises.

3.2 Access to Dwellings.

The owner, operator or occupant of every dwelling, dwelling unit, and rooming unit, or the person in charge thereof, shall give the Director free access to such dwelling, dwelling unit or rooming unit and dwelling premises, at all reasonable times for the purpose of such inspection, examination and survey. Every occupant of a dwelling, dwelling unit or rooming unit shall give the owner or operator thereof, or any person designated by the owner or operator, access to any part of such dwelling, dwelling unit, or rooming unit or dwelling premises, at all reasonable times for the purpose of examination and for making such repairs or alterations as are necessary to effect compliance with the provisions of this Ordinance or with any rule or regulation adopted pur-

suant thereto or with any notice of violation or order issued pursuant to the provisions of this Ordinance.

3.3 Notice of Violation.

Whenever the Director determines that there are reasonable grounds to believe that there is a violation of any provision of this Ordinance or of any rule or regulation adopted pursuant thereto, he shall give notice of such alleged violation to the person responsible therefor, as hereinafter provided. Such notice shall be in writing, and shall specify the alleged violation and a reasonable time to correct it, and shall be served upon the owner, operator, or the occupant, as the case may require. Such notice of violation shall be deemed to be properly served upon such owner, operator or occupant, if a copy thereof is served upon him personally; or if a copy thereof is sent by registered or certified mail return receipt requested to the last known address of such person; or if a copy thereof is posted in a conspicuous place in or about the dwelling affected by the notice; or if the responsible person is served with such notice by any other method now or hereafter authorized under the laws of this State. The notice of violation shall inform the person to whom it is directed of his right to apply for a hearing before the Director, and the procedure by which application for such hearing can be made as provided in Subsection 3.7 of this Ordinance. Written entry of appearance or presence at such hearing shall fulfill the requirements for service of the notice of violation.

3.4 Compliance Order.

Any notice of violation as provided in Subsection 3.3 of this Ordinance shall automatically become a compliance order if written request for a hearing is not filed in the office of the Director within ten (10) days after the service of the notice. A copy of the compliance order shall be served in the manner provided in Subsection 3.3 of this Ordinance and shall inform the person to whom it is directed of his right of appeal to the Housing Board of Review, and the procedure by which application for such appeal can be made as provided in Section 5 of this Ordinance. Written entry of appearance or presence at a hearing, in connection with a notice of violation shall not fulfill the requirements for service of a compliance order.

3.5 Immediate Compliance Order.

Whenever the Director at any stage of any proceedings instituted under the provisions of this Ordinance, finds that there exists a violation of this Ordinance which in his opinion requires immediate action to abate a direct hazard, or immediate peril to the health, safety or welfare of the occupants of a dwelling or of the public, he may, without prior notice of violation or hearing, issue an immediate compliance order reciting the existence of such violation, and requiring that such action be taken as he deems necessary to alleviate the violation, which may include an order to vacate, as provided in Subsection 4.4 of this Ordinance. Notwithstanding the other provisions of this Ordinance, the immediate compliance order shall be effective immediately upon its service or in such time as the Director shall, under the circumstances, deem reasonable, necessary and proper, and any person

upon whom an immediate compliance order is served shall comply therewith immediately or otherwise as such order may specify. Such person shall have the right to appeal to the Housing Board of Review as provided in Section 5 of this Ordinance and such appeal shall be given priority and conducted as soon as possible and as provided for in Section 5.

3.6 Director to Make Repairs and to Recover Expenses.

Whenever any violation of this Ordinance which in the opinion of the Director causes a direct hazard or immediate peril to the health, safety or welfare of the occupants of a dwelling or of the public has not been corrected in the time specified by the immediate compliance order, he may, subject to the provisions of Subsection 5.5 of this Ordinance, take such direct action as is necessary to alleviate the violation causing the direct hazard or immediate peril. When certified by the Director, the costs incurred in the execution of the immediate compliance order shall be paid out of the City Treasury, from funds made available for such purposes to the Director. The owner, operator or occupant of the dwelling, dwelling unit, rooming unit or dwelling premises who is responsible for immediate compliance shall be served a notice stating the amount of the expenses incurred by the Director in executing the immediate compliance order. Such notice shall be served in the manner provided in Subsection 3.3 of this Ordinance. These expenses shall be paid for by the responsible person on whom the notice is served and unless the expenses are paid within thirty (30) days after such no-

tice is served, the Director shall certify the expenses to the City Solicitor who shall institute appropriate action against such person for the recovery of such expenses. In every case, certified expenses shall be the costs necessary to perform the required work as expeditiously as possible, together with a ten (10) percent service charge in addition thereto.

3.7 Request for Hearing.

Any person affected by any notice of violation which has been issued in connection with the enforcement of any provision of this Ordinance or any rule or regulation adopted pursuant thereto may request and shall be granted a hearing before the Director after such person shall file in the office of the Director a written request for such hearing, setting forth a brief statement of the grounds therefor, designating the person and his address upon whom any notices and orders may be served, and why such enforcement or compliance should not be effected. If this request is filed within ten (10) days after the service of the notice of violation, compliance with the notice shall not be required while the hearing is pending. On receipt of such request, the Director shall set a time and place for such hearing, and shall give the applicant at least five (5) days written notice thereof. At such hearing the applicant shall be given an opportunity to show cause why such notice of violation should be modified or withdrawn.

3.8 Finding of Hearing.

After a hearing held in accordance with the provisions Subsection 3.7 of this Ordinance and on consideration

of the evidence presented, the Director shall sustain, modify or withdraw the notice. If the Director by his decision, sustains or modifies the notice, such decision shall be deemed a compliance order. Compliance orders shall be served on the person whom the Director shall find to be responsible for the violation and in the manner provided by Subsection 3.4 of this Ordinance.

3.9 Record of Hearing.

The Director shall keep a record of the hearing which shall include a copy of the notice of violation, the request for hearing, entries of appearance, findings of fact, if any, the decision of the Director and a copy of any compliance order issued in connection therewith, and such record shall be maintained as a public record.

3.10 Re-inspection.

At the end of the time period specified in the compliance order or any extension thereof, it shall be the duty of the Director to make a re-inspection of the dwelling, dwelling unit, rooming unit or dwelling premises and if the order has not been complied with, the Director shall institute proper legal action or make such further orders as the case may require.

3.11 Demolition as Compliance.

Any owner of a building or dwelling receiving a notice of violation or a compliance order stating that such dwelling does not comply with the provisions of this Ordinance or of the rules and regulations adopted pursuant thereto may demolish such building or dwelling, and such

action shall be deemed compliance, except that any resulting cellar holes shall be filled to grade.

3.12 Transfer of Ownership.

It shall be unlawful for the owner of any dwelling or dwelling unit upon whom a notice of violation or compliance order has been served to sell, transfer, mortgage, lease or otherwise dispose thereof to another until the provisions of the notice of violation or compliance order have been complied with, or until such owner shall first furnish to the grantee, lessee or mortgagee prior to such transfer, lease or mortgage a true copy of any notice of violation or compliance order issued by the Director, and at the same time notify the Director in writing of the intent to transfer, lease or mortgage either by delivering said notice of intent to the Director and receiving a receipt therefor, or by registered or certified mail return receipt requested giving the name and address of the person to whom the transfer, lease or mortgage is proposed. A transferee, lessee or mortgagee who has received actual or constructive notice of the existence of a notice of violation or compliance order shall be bound by such notice or order as of the date of such transfer, lease or mortgage without service of further notice upon him.

3.13 Recording of Notices and Orders.

Whenever a notice of violation or a compliance order has been issued for a violation of this Ordinance or any rule or regulation adopted pursuant thereto, the Director may file in the office of the Recorder of Deeds a copy of the notice or order. Such notice or order shall be

recorded in the same manner as "lis pendens" notices, and such recording shall be constructive notice to any purchaser or encumbrancer of the real property affected thereby. Notwithstanding any other provisions of this Ordinance, any person purchasing or otherwise acquiring any interest in any real property and having actual or constructive notice of any proceedings instituted under the provisions of this Ordinance shall be immediately subject to and bound by any such proceedings and to any compliance order entered with respect to the real property.

Sec. 4. Designation of Unfit Dwellings.

4.1 Designation of Unfit Dwellings.

Any dwelling or dwelling unit which shall be found by the Director to have any of the following defects shall be condemned as unfit for continued occupancy and human habitation and shall be so designated and placarded by the Director:

4.1a One which according to the provisions of Sections 6, 7 or 8 of this Ordinance is so lacking in sanitation, heating, lighting or ventilation facilities that it creates a serious hazard to the health or safety of the occupants or of the public.

4.1b. One which according to the provisions of Section 9 of this Ordinance, and which because of its general condition, number of occupants, or location, is so insanitary, overcrowded, or otherwise dangerous or detrimental that it creates a serious hazard to the health or safety of the occupants or of the public.

4.1c One which according to the provisions of Section 10 of this Ordinance is so decayed, damaged, dilapidated, insanitary, unsafe or infested that it creates a serious hazard to the health or safety of the occupants or of the public.

4.2 Designation of Unfit Rooming Houses or Rooming Units.

Any rooming house or rooming unit which shall be found by the Director to be in violation of any provision of Section 12 which violation creates a serious hazard to the health or safety of the occupants or the public shall be condemned as unfit for continued occupancy and human habitation and shall be so designated and placarded by the Director in accordance with the provisions of Subsections 4.3 through 4.8 of this Ordinance.

4.3 Notice of Violation and Intent to Condemn.

Whenever the Director determines that a dwelling or dwelling unit, rooming house or rooming unit is unfit for continued occupancy as provided herein, he shall include within the notice of violation provided for in Subsection 3.3 of this Ordinance, a statement of his intent to condemn and placard the dwelling, dwelling unit, rooming house or rooming unit as unfit for continued occupancy and to require it to be vacated if the provisions of the notice of violation are not complied with. A copy of such notice of violation shall be served on the owner, operator, and the occupant in the manner provided in Subsection 3.3 of this Ordinance.

4.4 Order to Vacate.

Whenever a notice of violation as provided for in Subsection 4.3 of this Ordinance has not been complied with, the Director may include within the compliance order, a finding to the effect that the dwelling, dwelling unit, rooming house or rooming unit is unfit for continued occupancy and such finding shall be an order to vacate. Such compliance order shall be served upon the owner, operator and the occupant in the manner provided for in Subsection 3.4 of this ordinance and service shall be made at least ten (10) days prior to the effective date of the order to vacate. An appeal from such compliance order may be taken to the Housing Board of Review in the manner provided for in Section 5 of this Ordinance.

4.5 Vacation of Unfit Dwelling.

Any dwelling, dwelling unit, rooming house or rooming unit condemned as unfit for continued occupancy shall be so designated and placarded and shall be vacated within such reasonable time as the Director may specify in the compliance order.

4.6 Condemnation of Dwelling Occupancy.

No dwelling, dwelling unit, rooming house or rooming unit which has been condemned and placarded as unfit for continued occupancy shall again be used for habitation until written approval therefor and for removal of the placard is secured from the Director.

4.7 Removal of Placard.

No person shall deface or remove the placard from any dwelling, dwelling unit, rooming house or rooming unit which has been condemned as unfit for continued occupancy and placarded as such, except as provided in Subsection 4.6 above.

4.8 Vacated Dwellings Made Secure.

The owner of every dwelling, dwelling unit, rooming house or rooming unit which is condemned as unfit for continued occupancy and vacated shall make such dwelling, dwelling unit, rooming house or rooming unit safe and secure in whatever manner the Director may deem necessary so that the dwelling, dwelling unit, rooming house or rooming unit shall not be dangerous to human life, and shall not constitute either a fire hazard or a public nuisance. Any such vacant dwelling open at doors or windows, if unguarded, shall be deemed dangerous to human life as a fire hazard and a public nuisance within the meaning of this provision.

4.9 Notice of Violation and Intent to Demolish.

Whenever the Director determines that a dwelling or dwelling unit is unfit for human habitation and continued occupancy as provided herein, and that the cost necessary to alleviate the violation is not reasonably related to the value of the dwelling, he shall include within the notice of violation provided for in Subsection 3.3 of this Ordinance, a statement of his intent to order the demolition of the dwelling; provided however that the owner at his discretion may repair, alter, or improve the dwelling in order to alleviate the

violation regardless of whether or not the cost is reasonably related to the value, or may demolish the dwelling at his own expense pursuant to the provisions of Subsection 3.11 of this Ordinance; and further provided that the owner alleviate the violation within the time specified in the notice of violation. A copy of such notice shall be served on the owner, occupant, lessee, mortgagee, and all other persons having any interest in said dwelling, as shown by the records of the Recorder of Deeds, in the manner provided for in Subsection 3.3 of this Ordinance; provided, however, that in the event that any such person is not identified or located, service may be made upon him by publication in a newspaper of general circulation in the city once a week for two successive weeks. For purposes of this subsection, any repair, alteration, or improvement that is determined by the Director to cost more than 50% of the assessed valuation of the dwelling shall be deemed to be not reasonably related to the value of the dwelling.

4.10 Order to Demolish.

Whenever a notice of violation as provided for in Subsection 4.9 of this Ordinance has not been complied with, the Director may include within the compliance order, a finding to the effect that the dwelling is unfit for human habitation and continued occupancy and such finding shall be an order to demolish the dwelling. Such compliance order shall be served upon the owner, occupant, lessee, mortgagee, and all other persons having any interest in the dwelling, as shown by the records of the Recorder of Deeds, in the man-

ner provided for in Subsection 3.4 of this Ordinance; provided, however, that in the event that any such person is not identified or located, service may be made upon him by publication in a newspaper of general circulation in the city once a week for two successive weeks, and service shall be made at least three (3) months prior to the effective date of the demolition provisions of the order. An appeal from such compliance order may be taken to the Housing Board of Review in the manner provided for in Section 5 of this Ordinance.

4.11 Director to Make Repairs.

Whenever a compliance order to repair, alter or secure a dwelling found by the Director to be unfit for human habitation and continued occupancy has not been complied with, the Director may, at the expense of the person responsible for alleviating the violation, take such direct action as is necessary to alleviate the violation, if the cost of such action is reasonably related to the value of dwelling. For the purposes of this subsection any repair, alteration or securing that is determined by the Director to cost 50% or less of the assessed valuation of the dwelling shall be deemed to be reasonable. The power of the Director to repair or alter shall be limited to the alleviation of conditions which affect occupied dwellings or dwelling units.

4.12 Director to Demolish Dwelling at Owner's Expense.

Whenever a compliance order issued pursuant to the provisions of Subsection 4.10 of this Ordinance and

providing for the demolition of a dwelling has not been complied with, and the cost of repair has been determined by the Director to be more than 50% of the assessed valuation of the dwelling, the Director may demolish the dwelling at the expense of the owner.

4.13 Liens and Charges to Recover Expenses.

Whenever the owner fails to comply with an order to repair, alter or improve, or to demolish a dwelling which has been determined to be unfit for human habitation and continued occupancy, and the Director has taken direct action pursuant to the provisions of Subsections 4.11 or 4.12, the costs incurred by him in such action shall be a lien against the real property and such lien shall be enforced in the manner provided or authorized by law for the enforcement of common law liens on personal property. Such lien shall be recorded. If the dwelling is demolished by the Director, he may sell the materials of such dwelling and the net cost of the demolition shall be charged to the owner, and if any balance remains, it shall be held for the owner or any other parties entitled thereto; and in every case, the cost of direct action shall be the costs necessary to perform the required work as expeditiously as possible, together with a ten percent(10%) service charge in addition thereto.

4.14 Relocation of Occupants.

Notwithstanding the other provisions of this section, no dwelling shall be vacated or demolished by the Director, under the powers granted to him by the provisions of this Ordinance, until persons occupying the

dwelling at the time the compliance order is issued have been offered housing accommodations in a decent, safe and sanitary dwelling which meets the requirements of this Ordinance.

Sec. 5. Housing Board of Review.

5.1 Powers of Housing Board of Review.

There shall be a Housing Board of Review which is authorized to hear and decide appeals from compliance orders. The Board shall have the power to reverse or affirm wholly or partly or to modify any order of the Director; and in specific cases to authorize such variance in the application of the terms of this Ordinance, where owing to unusual conditions a literal enforcement of the provisions of the Ordinance will result in unnecessary hardship, and so that the spirit of the Ordinance shall be observed and substantial justice done.

5.2 Conditions for Appeal.

Any person upon whom a compliance order has been served may appeal from the compliance order to the Board.

5.3 Application for Appeal.

Application for such an appeal may be made whenever it is alleged that the compliance order does not conform with the true intent of this Ordinance or of the rules and regulations adopted pursuant thereto; that the compliance order is contrary to law; that the provisions of this Ordinance do not fully apply; or

that in unusual conditions unnecessary hardship will result from the literal enforcement of Ordinance provisions. Any eligible person desiring to take an appeal shall file in the office of the Board, within ten (10) days after service of the compliance order, a written appeal including a brief statement of the reasons therefor, and a detailed statement of the facts supporting the appeal. A notice of the appeal shall be forwarded immediately to the Director by the Secretary of the Board.

5.4 Appeal Fee.

An appeal fee, in accordance with the following schedule, shall be paid upon filing of any application for appeal before the Board: the appeal fee shall be five (\$5.00) dollars whenever an appeal is taken from a compliance order issued as a result of hearing before the Director; and the appeal fee shall be ten (\$10.00) dollars whenever an appeal is taken from a compliance order issued after failure to request a hearing before the Director, or after failure to appear at such hearing. Upon receipt of the appeal fee by the Board, said fee shall be paid into the City Collector.

5.5 Effect of Appeal.

An appeal to the Board shall stay all proceedings under the compliance order from which such appeal has been taken except that the Director may certify to the Board after receipt of the notice of the appeal, as provided in Subsection 5.3 of this Ordinance, that by reason of the facts stated in the certificate, any stay of proceedings would in his opinion cause a direct

hazard or immediate peril to the health or safety of the occupants of a dwelling or of the public, and in such event proceedings shall not be stayed except by restraining order granted by the Chairman or the Acting Chairman of the Board on application therefor by the appellant, upon notice to the Director, and on due cause shown, or by a court of competent jurisdiction. Whenever a restraining order has been issued, the appeal shall be given priority over all other matters before the Board, and shall be promptly heard and decided.

5.6 Appointment of Housing Board of Review.

The Housing Board of Review shall consist of five (5) members appointed by the Mayor of the City of Providence, subject to the approval of the City Council.

5.7 Terms of Office.

One member of the Board shall be appointed for five (5) years, one for four (4) years, one for three (3) years, one for two (2) years, and one to serve for one (1) year, each new member to serve for five (5) years and until his successor has been appointed and qualified. The Mayor with the approval of the Council shall appoint a member of the Board to fill any unexpired term if a vacancy occurs.

5.8 Qualifications of Members.

Each member of the Board shall be a resident of the City of Providence and one member shall be a qualified builder, or a licensed architect, or a licensed professional engineer; and another shall be a qualified doctor of

medicine or of public health. No member of the Board shall serve on any other appointive board of the City provided, however, that the Chairman of the Housing Board of Review shall be a member of the Mayor's Housing Advisory Council whenever such council shall be appointed.

5.9 Officers of the Board.

The Mayor shall select one of the Board members to serve as chairman, and the Board shall select one of its members to serve as vice-chairman; and the Mayor shall appoint subject to the approval of the City Council a Secretary of the Board who shall keep a detailed record of its business and proceedings.

5.10 Exemption of Board Members.

No member of the Board shall pass on any matter in which he has a business or a personal interest.

5.11 Compensation of Board Members.

The compensation of the chairman shall be sixty dollars (\$60.00) per meeting, but not to exceed twelve hundred dollars (\$1,200.00) per year and the compensation for each of the other members shall be fifty dollars (\$50.00) per meeting, but not to exceed one thousand dollars (\$1,000.00) per year. Compensation for any meeting shall be paid only for actual attendance.

5.12 Notice of Meeting.

The Board shall meet at least once a month and at other times upon the call of the chairman. Notice of the meeting to hear an appeal shall be given the appel-

lant, the Director, and the members of the board, at least ten (10) days before the holding of the meeting, except for a hearing on an appeal involving a restraining order, at which time notice need not exceed forty-eight (48) hours. Upon receipt of notice of an appeal the Director shall forward immediately to the Secretary of the Board all pertinent records.

5.13 Quorum for Hearing on Appeal.

In order for the Board to hear an appeal a quorum of three (3) members of the Board must be present. When a quorum is not present, the hearing of the appeal shall be postponed until such time as a quorum is present. The Board shall provide for a new date for the hearing of the appeal in accordance with the provisions of Subsection 5.12 of this Ordinance.

5.14 Proceedings of the Board.

All hearings of the Housing Board of Review shall be "de novo". All hearings shall be public, and the appellant, his representative, the Director and any other person whose interests may be affected by the matter on appeal, and who files a written entry of appearance shall be given an opportunity to be heard. Written entry of appearance at such hearing shall fulfill the requirements for service of any notice or order by the Director. The chairman, or in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses. Proceedings of the Board shall be conclusive with respect to questions of fact and may be reviewed only on questions of law by courts of competent jurisdiction as provided in Subsection 5.17 of this Ordinance.

5.15 Vote of the Board.

A concurring vote of a majority of the members of the Board present at the hearing shall be necessary to reverse or modify any order or decision of the Director, and to authorize a variance in the application of any of the provisions of this Ordinance as provided in Subsection 5.1. In the event of a tie vote of the members of the Board present at the hearing, the order or decision of the Director shall be deemed to have been sustained.

5.16 Records of the Board.

All decisions of the Board shall be in writing. The Board shall keep clear and detailed minutes of all its proceedings including its decisions and the reasons therefor and the vote of each member participating therein and the absence of a member or his failure to vote. Such record, immediately following the Board's decision, shall be filed in the office of the Board and shall be a public record. Notice of the Board's decision shall be promptly furnished to the appellant, his representative, any person who has filed a written entry of appearance, and to the Director, and the Director shall take immediate action in accordance with the decision of the Board.

5.17 Court Review.

Any person including the Director aggrieved by any decision of the Housing Board of Review may present to the Supreme Court a petition duly verified setting forth that such decision is illegal in whole or in part and specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the office of the

Board. Upon the presentation of such petition, the Court may allow a writ of certiorari directed to the Housing Board of Review to review such decision of the Board and shall prescribe therein the time within which a return thereto must be made, which shall be not less than ten (10) days and may be extended by the Court. The allowance of the writ shall not stay proceedings upon the decision appealed from, but the Court may on application, upon notice to the Board and on due cause shown, grant a restraining order. The Board shall not be required to return the original papers acted upon by it, but shall be sufficient to return certified or sworn copies thereof or of such portions thereof as may be called for by such writ. The return shall concisely set forth such other facts as may be pertinent and material to show grounds of the decision appealed from and shall be verified. If upon the hearing it shall appear to the Court that testimony is necessary for the proper disposition of the matter, it may take evidence or appoint a master to take such evidence as it may direct and report the same to the Court with his findings of fact and conclusions of law, which shall constitute a part of the proceedings upon which the determination of the Court shall be made. The Court may reverse or affirm wholly or partly or may modify the decision brought up for review.

Sec. 6. Sanitary Facilities and Plumbing and Drainage.

No person shall occupy as owner-occupant or permit to be occupied by another any dwelling or dwelling

unit which does not comply with the following requirements:

6.1 Kitchen Sink.

Every dwelling unit shall be supplied with a kitchen sink located in the kitchen or adjacent kitchen pantry and properly connected to an approved water supply and sewage system, all in good working condition.

6.2 Flush Toilet and Lavatory Basin.

Every dwelling unit shall be supplied within such dwelling unit with a room or compartment which affords privacy to a person therein and which shall be equipped with an approved flush toilet and a lavatory basin properly connected to an approved water supply and sewage system all in good working condition.

6.3 Bathtub and Shower Bath.

Within three (3) years following the effective date of this Ordinance every dwelling unit shall have supplied within such dwelling unit a room or compartment which affords privacy to a person therein and which shall be equipped with a bathtub or shower bath properly connected to an approved water supply and sewage system all in good working condition.

6.4 Hot Water.

Within three (3) years following the effective date of this Ordinance every kitchen sink, lavatory basin, and bathtub or shower bath required under the provisions of Subsections 6.1, 6.2 and 6.3 of this section

shall be properly connected to hot as well as cold water lines.

6.5 Impervious Flooring.

The floor surface of every bathroom and toilet room or compartment shall be constructed of material impervious to water; or if constructed of material not impervious to water, it shall be covered with fitted linoleum or painted or varnished so as to make the floor surface reasonably impervious to water. All such floors shall be kept in a dry, clean and sanitary condition by the occupant.

6.6 Grading and Drainage.

The grading and draining of dwelling premises shall be such that no water shall be allowed to seep into any basement or cellar, or to accumulate, or become stagnant therein or on the premises; and no roof, surface, or sanitary drainage shall create a structural, safety, or health hazard by reason of construction, maintenance, or manner of discharge.

6.7 Rubbish Disposal Facilities.

Every dwelling shall have adequate rubbish storage and disposal facilities or containers, approved as to type and location.

6.8 Garbage Disposal Facilities.

Every dwelling shall have adequate garbage storage and disposal facilities or containers, approved as to type and location.

Sec. 7. Heating and Refrigeration Equipment.

No person shall occupy as owner-occupant or permit to be occupied by another any dwelling or dwelling unit which does not comply with the following requirements:

7.1 Heating Facilities.

Within three (3) years following the effective date of this Ordinance, every dwelling and dwelling unit shall be supplied either with adequate heating facilities or with chimneys or flues sufficient to accommodate facilities for the safe and adequate heating of all habitable rooms, bathrooms and toilet rooms or compartments. Where central heating equipment is not supplied by the owner, heating equipment as herein specified shall be provided by the occupant. Heating equipment shall be capable of maintaining a minimum air temperature of at least sixty-seven (67) degrees Fahrenheit at three (3) feet above the floor level, in all habitable rooms, bathrooms and toilet rooms or compartments, during an outside air temperature of zero (0) degrees Fahrenheit. Doors, windows and other parts of the dwelling shall be constructed and maintained so as to prevent abnormal heat losses.

7.2 Water-Heating Facilities.

Within three (3) years following the effective date of this Ordinance, every dwelling or dwelling unit shall be supplied with water heating facilities capable of heating water so as to permit water at a temperature of not less than one hundred and twenty (120) degrees Fahrenheit to be drawn at every kitchen sink, lavatory basin, bath-

tub or shower. Such water heating facilities shall be capable of meeting the requirements of this subsection whether or not the heating facilities required under the provisions of Subsection 7.1 above are in operation.

7.3 Heating Equipment.

Within two (2) years following the effective date of this Ordinance, heating equipment burning solid fuels shall be rigidly connected to a chimney or flue and heating equipment burning liquid or gaseous fuels shall be rigidly connected to a chimney or flue and a supply line.

7.4 Refrigerated Storage Space.

In every dwelling unit where perishable foods are kept, refrigerated space for their storage shall be provided by the occupant if not supplied by the owner.

7.5 Cooking Equipment.

Every piece of cooking equipment shall be so constructed and installed that it will function safely and effectively and shall be so maintained by the owner thereof. Cooking equipment burning solid fuel shall be rigidly connected to a chimney or flue and cooking equipment burning liquid or gaseous fuels shall be rigidly connected to a supply line. No cooking equipment using such fuels shall be operated in any room used primarily for sleeping purposes.

Sec. 8. Lighting and Ventilation and Electrical Facilities.

No person shall occupy as owner-occupant or permit to be occupied by another, any dwelling or dwelling unit that does not comply with the following requirements:

8.1 Window Area.

Every habitable room shall have at least one window or skylight facing directly to the outdoors. The minimum aggregate glass area available for unobstructed light for every habitable room shall be no less than ten (10) percent of the floor space of such room.

8.2 Daylight Obstruction.

Whenever walls or other portions of structures face a window of a habitable room in any dwelling and such light-obstructing structures are located less than three (3) feet from the window and extend to a level above that of the ceiling of the room, such a window shall not be deemed to face directly to the outdoors and shall not be included as contributing to the minimum total window area as required in Subsection 8.1.

8.3 Openable Window Area.

Every habitable room shall have at least one window or skylight which can easily be opened, or shall have such other device as will adequately ventilate the room. The total openable window area in every habitable room shall be equal to at least fifty (50) percent of the minimum aggregate glass area required in Subsection 8.1, except where there is supplied some other approved device affording adequate ventilation.

8.4 Bathroom Light and Ventilation.

Every bathroom and toilet room or compartment shall comply with the light and ventilation requirements for habitable rooms contained in Subsections 8.1, 8.2 and 8.3

above, except that in no case shall the minimum glass area of such window or skylight be less than three (3) square feet: Provided that no window or skylight shall be required in any bathroom or toilet compartment equipped with an approved ventilation system.

8.5 Screening of Vents.

From May 1 to October 1 every opening, except bulkheads, used for ingress or egress from a dwelling or dwelling unit directly to or from outdoor space shall be supplied with either a self-closing device or self-closing screen door; and every window of every habitable room, bathroom and toilet room or compartment, and every other window or opening from the dwelling or dwelling unit to outdoor space while in use for ventilation shall be equipped with approved screening which shall be provided by the occupant, when not supplied by the owner.

8.6 Basement Ventilation.

Every cellar and basement shall have at least two vents or windows opening directly to the outside air sufficient to prevent mildew or structural deterioration, and properly equipped with approved screening.

8.7 Electrical Fixtures.

Every habitable room shall be supplied with at least two separate electric convenience outlets, or one such convenience outlet and one separate electric light fixture; and every toilet room or compartment, bathroom, laundry room, furnace room, stairway and communicating corridor shall be supplied with at least one electric light fixture. Every such outlet and

fixture shall be properly installed, shall be maintained in good and safe working condition, and shall be properly connected to the source of electric power.

8.8 Lighting of Public Spaces.

Every public hall and common stairway used primarily for egress or ingress in connection with two or more dwelling units shall be supplied with a proper amount of natural or electric light at all times; provided that such public halls and common stairways in structures containing not more than three dwelling units shall be deemed to have fulfilled such requirement if they are properly supplied with conveniently located switches, controlling an adequate electric lighting system which may be turned on when needed; and provided that all common stairways not used primarily for egress or ingress in all dwellings shall be properly supplied with such switches.

Sec. 9. Dwelling Space and Use and Access.

No person shall occupy as owner-occupant or permit to be occupied by another, any dwelling or dwelling unit which does not comply with the following requirements:

9.1 Floor Space Per Person.

Every dwelling unit shall contain at least one hundred sixty (160) square feet of floor space for the first occupant, at least one hundred (100) square feet of additional floor space for each of the next two occupants, at least seventy-five (75) square feet

of additional floor space for each of the next three occupants, and at least fifty (50) square feet of additional floor space for each occupant thereafter; except that any dwelling unit which is occupied by two or more occupants and which contains a room not intended to be used primarily for cooking or sleeping but which is properly designed and equipped or especially furnished with either an efficiency closet or wall-type kitchen unit or kitchenette, or bed furniture properly designed for daytime storage or other daytime uses so as to be usable for a combination of regular living and efficiency cooking or regular living and efficiency sleeping space may contain one hundred (100) square feet less floor space than would otherwise be required. In every case the floor space shall be calculated on the basis of total habitable room area.

9.2 Sleeping Space Per Person.

In every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least seventy (70) square feet of floor space, and every room occupied for sleeping purposes by more than one person shall contain at least fifty (50) square feet of floor space for each occupant thereof.

9.3 Ceiling Height.

At least one-half of the minimum required floor space of every habitable room shall have a ceiling height of at least seven (7) feet.

9.4 Cellar and Basement Occupancy.

No cellar or basement shall be occupied as a habitable room or dwelling unit, except as a workshop or recreation room, unless it shall comply with the applicable provisions of the Providence Building Code as to exits; and unless the floors and walls are impervious to any leakage of underground and surface run-off-water and are properly protected against dampness; and the minimum window area in each habitable room therein is located above the finished grade of the adjoining ground of the window wall and unless it shall comply with the provisions of Subsections 8.1, 8.2 and 8.3, except that the provisions of Subsection 8.3 shall not be required if an approved ventilation system is supplied. In no case, however, shall cellar space be used for sleeping purposes.

9.5 Means of Egress.

Every dwelling unit shall be provided with approved, safe and unobstructed means of egress, and shall comply with the applicable provisions of the Providence Building Code and the Fire Prevention Ordinance and the rules and regulations adopted pursuant thereto.

Sec. 10: Safe and Sanitary Maintenance.

No person shall occupy as owner-occupant or permit to be occupied by another, any dwelling or dwelling unit which does not comply with the following requirements:

10.1 Structural Elements.

Every foundation shall adequately support the dwelling structure at all points, shall be free of holes, wide cracks, and buckling. Every floor, exterior wall and roof shall be free of holes, wide cracks, and loose, warped, protruding or rotting boards or any other condition which might admit moisture, or rodents, or which might constitute a hazard to health or safety. All exposed surfaces which have been adversely affected by exposure or other cause shall be repaired, and coated, treated or sealed so as to protect them from serious deterioration. Every interior wall and ceiling shall be free of holes and large cracks, loose plaster, defective materials, or serious damage. Interior walls and all protective materials thereon shall be properly maintained and easily cleanable.

10.2 Windows and Doors.

Every window, exterior door, and bulkhead shall be reasonably weather-tight, water tight and rodent-proof; and shall be kept in sound working condition and good repair.

10.3 Stairways and Porches.

Every inside and outside stairway, every porch, and every appurtenance thereto, shall be constructed and maintained in safe condition and good repair.

10.4 Supplied Facilities.

Every supplied facility, piece of equipment, or utility, which is required under the provisions of this

Ordinance, shall be so designed, constructed, and installed according to law that it will function safely and effectively, and shall be maintained in safe and sanitary working condition.

10.5 Plumbing Facilities.

Every plumbing fixture, and water supply and sewer line shall be properly installed according to law and maintained in safe and sanitary working condition, free from defects, leaks, and obstructions.

10.6 Infestation.

Every dwelling, dwelling unit, and all dwelling premises shall be free of infestation, and comply with the applicable requirements of the Providence Rat Control Ordinance.

10.7 Dwelling Premises and Accessory Structures.

All dwelling premises and accessory structures shall be maintained in good repair and sanitary condition.

Sec. 11: Responsibilities of Owners, Operators and Occupants.

The following provisions shall pertain to the responsibilities of owners, operators and occupants of dwellings and their premises.

11.1 Maintenance of Private Spaces.

Every occupant of a dwelling or dwelling unit shall keep in a clean and sanitary condition that part of the dwelling, dwelling unit and dwelling premises thereof which he occupies and controls.

11.2 Maintenance of Public Spaces.

Every owner of a multiple dwelling shall be responsible for maintaining in a clean and sanitary condition the common areas of the dwelling and the premises thereof. Occupants of two- and three-family dwellings shall share the responsibility for maintaining in a clean and sanitary condition the common areas of the dwelling and the dwelling premises thereof.

11.3 Provision of Disposal Facilities.

Every owner of a multiple dwelling shall supply on the premises such rubbish and garbage disposal facilities and storage containers for each dwelling thereon as are required by Subsections 6.7 and 6.8 of this Ordinance, and shall maintain such facilities in good repair and sanitary condition, and shall provide for the proper collection and removal of their contents. Occupants of one-, two-, and three-family dwellings shall provide for such facilities, containers, maintenance, collection and removal for their own dwelling units.

11.4 Manner of Waste Disposal.

Every occupant of a dwelling or dwelling unit shall dispose of all his rubbish and garbage in a clean and sanitary manner by placing it in the facilities provided as required by Subsections 6.7, 6.8, and 11.3 of this Ordinance.

11.5 Use of Screens.

Every occupant of a dwelling or dwelling unit shall be responsible for the use of all screens whenever the same

are required under the provisions of Subsection 8.5 of this ordinance.

11.6 Extermination.

Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of any rodents, vermin, or other pests therein or on the premises; and every occupant of a dwelling unit in a dwelling containing more than one dwelling unit shall be responsible for such extermination whenever his dwelling unit is the only one infested; except that whenever such infestation is caused by the failure of the owner to carry out the provisions of this ordinance, extermination shall be the responsibility of the owner.

11.7 Maintenance of Plumbing and Equipment.

Every occupant of a dwelling unit shall be responsible for the exercise of proper care and cleanliness in the use and operation of all plumbing fixtures, sanitary facilities, appliances, and equipment therein.

11.8 Discontinuance of Utilities.

No owner, operator, or occupant shall cause any service, facility, equipment, or utility, which is required to be supplied by the provisions of this ordinance to be removed from or shut off from or discontinued for any occupied dwelling, or dwelling unit, except for such temporary interruption as may be necessary when actual repairs or alterations are being expeditiously made, or during other temporary emergencies when discontinuance of service is approved by the Director.

11.9 Occupancy of Vacant Units.

No person shall occupy as owner-occupant or permit to be occupied by another, any vacant dwelling or dwelling unit unless or until it is in good repair, clean, sanitary, in habitable condition and in full compliance with all provisions of this ordinance and the rules and regulations adopted pursuant thereto.

11.10 Supplied Heat.

Every owner or operator of a dwelling who permits to be occupied any dwelling unit therein under an agreement, express or implied, to supply or furnish heat to the occupants thereof, shall maintain therein from October 1 to May 1, a minimum air temperature level of not less than sixty-seven (67) degrees Fahrenheit at three (3) feet above floor level during an outside air temperature of zero (0) degrees Fahrenheit or above between the hours of 6:30 A.M. and 11:00 P.M. and not less than sixty (60) degrees Fahrenheit between the hours of 11:00 P.M. and 6:30 A.M. in all habitable rooms, bathrooms, toilet rooms and compartments and communicating corridors; provided that when the outside air temperature drops below zero (0) degrees Fahrenheit, heating facilities shall be operated so as to furnish at least the minimum requirements hereof. Whenever heating facilities are incapable of furnishing the minimum requirements hereof at an outside air temperature of below zero (0) degrees Fahrenheit, they shall be operated to full capacity. Whenever a dwelling is heated by means of a central heating facility, or other heating apparatus under the control of the owner or operator of the dwelling, such owner or operator in the absence of a written contract or agree-

ment to the contrary, shall be deemed to have contracted, undertaken, or bound himself to furnish heat in accordance with the provisions of this sub-section. The provisions of this subsection shall not apply where the failure to maintain such an air temperature level is approved by the Director because of a general shortage of fuel, or any negligent or malicious act of the occupant, or while repairs are being expeditiously made to the heating equipment, or any cause beyond the control of the owner or operator.

Sec. 12. Rooming Houses.

No person shall operate, or permit to be occupied, a rooming house which does not comply with the following requirements:

12.1 Applicability of Previous Subsections.

(a) The provisions of Subsections 7.3, 8.1, 8.2, 8.3, 9.4, 9.5, 10.6, 11.8, 11.9 and 11.10 of this Ordinance shall be applicable to each rooming house and rooming unit. For purposes of this Section, wherever in the above-enumerated Subsections, the term "dwelling" is used, it shall be construed to mean "rooming house"; and wherever the term "dwelling unit" is used, it shall be construed to mean "rooming unit".

(b) The provisions of Subsections 6.6, 7.2, 8.4, 8.6, 8.7, 9.3, 10.1 through 10.5 and 10.7 of this Ordinance shall be applicable to each rooming house. For purposes of this Section, wherever in the above-enumerated Subsections, the term "dwelling" is used, it shall be construed to mean "rooming house".

12.2 Occupancy Record Cards.

When the Director determines that a rooming house and each rooming unit therein complies with all the pertinent requirements of this Ordinance and all rules and regulations adopted pursuant thereto, he shall issue an occupancy record card which shall (a) designate the maximum number of persons who may occupy such rooming house and each rooming unit therein; (b) designate each rooming unit as a Type A, B or C rooming unit; and, (c) designate the room number assigned to that unit. The operator shall display the occupancy record card at all times in a conspicuous place near the main entrance of the rooming house except that in rooming houses having twenty (20) or more rooming units the occupancy record card may be posted at the registration desk. Altering, tampering or removing the occupancy record card from the rooming house is prohibited. The Director shall keep a duplicate of the occupancy record card in his files.

12.3 Numbering of Units.

The number of each rooming unit as designated on the occupancy record card shall be placed on the outside of the main door to such unit in a plain and conspicuous manner. No two rooming units shall bear the same number. The number and type shall be posted in each such unit and shall not be changed without the written approval of the Director.

12.4 Flush Toilet and Lavatory Basin.

Every rooming house shall be supplied with at least one (1) approved flush toilet and lavatory basin

properly connected to an approved water supply and sewage system and in good working condition for each eight (8) persons or fraction thereof, residing within a rooming house. In counting such persons, members of the operator's family who share the use of such sanitary facilities shall be included; but occupants of any rooming units that are otherwise provided with an approved flush toilet and lavatory basin shall be excluded. All such sanitary facilities shall be so located within the rooming house as to be directly accessible to all persons sharing such facilities without entering another rooming unit or dwelling unit and shall be contained within a room or compartment which affords privacy to a person within such room or compartment. No such required sanitary facilities shall be located in a cellar. Sanitary facilities located in the basement may be included in the required number of said facilities whenever a majority of rooming units serviced by such facilities are located in the basement, but not otherwise.

12.5 Bathtub and Shower Bath.

Within three (3) years following the effective date of this Ordinance, every rooming house shall be supplied with at least one (1) bathtub or shower bath properly connected to an approved water supply and sewage system, and in good working condition for each eight (8) persons or fraction thereof, residing within a rooming house. In counting such persons, members of the operator's family who share the use of such sanitary facilities shall be included;

but occupants of any rooming units who are otherwise provided with an approved bathtub or shower bath shall be excluded. All such sanitary facilities shall be so located within the rooming house as to be directly accessible to all persons sharing such facilities without entering another rooming unit or dwelling unit and shall be contained within a room or compartment which affords privacy to a person within such room or compartment. No such required sanitary facilities shall be located in a cellar. Sanitary facilities located in the basement may be included in the required number of said facilities whenever a majority of rooming units serviced by such facilities are located in the basement, but not otherwise.

12.6 Hot Water.

Within three (3) years following the effective date of this Ordinance, every kitchen sink, lavatory basin and bathtub or shower bath shall be supplied with hot water at all times.

12.7 Impervious Flooring.

The floor surface of every bathroom, toilet room or compartment and bathroom shall be constructed of material impervious to water; or if constructed of material not impervious to water, it shall be covered with fitted linoleum or painted or varnished so as to make the floor surface reasonably impervious to water. All such floors shall be kept in a dry, clean and sanitary condition by the operator.

12.8 Rubbish and Garbage Storage and Disposal.

The operator shall be responsible for the supply, maintenance and cleanliness of adequate and separate rubbish and garbage storage containers approved as to type and location. The occupant shall be responsible for the removal of all rubbish and garbage from the rooming unit and the storage of such waste in a clean and sanitary manner by placing it in the required containers.

12.9 Heating Facilities.

Within three (3) years following the effective date of this Ordinance, every rooming house and rooming unit shall be supplied either with adequate heating facilities or with chimneys or flues sufficient to accommodate facilities for the safe and adequate heating of all habitable rooms, bathrooms and toilet rooms or compartments. Where central heating equipment is not supplied by the owner, heating equipment as herein specified shall be provided by the operator. Heating equipment shall be capable of maintaining a minimum air temperature of at least sixty-seven (67) degrees Fahrenheit at three (3) feet above the floor level, in all habitable rooms, bathrooms and toilet rooms or compartments, during an outside air temperature of zero (0) degrees Fahrenheit. Doors, windows and other parts of the rooming house shall be constructed and maintained by the owner so as to prevent abnormal heat losses.

12.10 Lighting of Public Spaces.

Every public hall and common stairway used primarily for egress or ingress in every rooming

house shall be supplied with a proper amount of natural or electric light at all times; all common stairways not used primarily for egress or ingress in all rooming houses shall be properly supplied with conveniently located switches controlling an adequate electric lighting system which may be turned on when needed.

12.11 Shades, etc.

The operator shall supply every window of every habitable room, bathroom and toilet room or compartment with shades or other devices or materials which will afford privacy to the occupant.

12.12 Screening of Vents.

From May 1 to October 1 every opening, except bulkheads, used for ingress or egress from a rooming house or rooming unit directly to or from outdoor space shall be supplied with either a self-closing device or self-closing screen door and every window of every habitable room, bathroom and toilet room or compartment and every other window or opening below the sixth floor of the rooming house or rooming unit to outdoor space while in use for ventilation shall be supplied with approved screening by the operator.

12.13 Bed Linens and Towels.

The operator shall supply clean bed linens and towels at least once a week, and prior to the letting of any rooming unit unless the occupant supplies such bed linen and towels himself.

12.14 Clean and Sanitary Maintenance.

The operator shall be responsible for the clean and sanitary maintenance of all walls, floors and ceilings in every rooming unit and other parts of the rooming house including the community kitchen or kitchens and the common areas of the rooming house.

12.15 Extermination.

The operator shall be responsible for the extermination of rodents, vermin or other pests within every portion of the rooming house and any portion of the dwelling or structure that is leased or occupied by him; provided however that whenever infestation also occurs in any other portion of the dwelling or structure, or whenever infestation is caused by failure of the owner to carry out the provisions of this ordinance, extermination shall be the responsibility of the owner.

12.16 Maintenance of Plumbing and Equipment.

The operator shall be responsible for the exercise of proper care and cleanliness in the use and operation of all plumbing fixtures, sanitary facilities, appliances and equipment. The owner of the above plumbing fixtures, sanitary facilities, appliances and equipment shall be responsible for the maintenance thereof.

12.17 Occupancy in Type A Units.

Occupancy in Type A rooming units shall not exceed two (2) persons.

12.18 Sleeping Space per Person.

Every room in any rooming unit occupied for sleeping purposes by one (1) person shall contain at least seventy (70) square feet of floor space, and every room occupied for sleeping purposes by more than one (1) person shall contain at least fifty (50) square feet of floor space for each occupant thereof; provided that in Type A rooming units consisting of only one (1) room, the minimum floor space shall be one hundred twenty (120) square feet for the first occupant and fifty (50) additional square feet for the second occupant thereof.

12.19 Kitchen in Type A Units.

In Type A rooming units consisting of two (2) rooms, one (1) room containing a minimum of sixty (60) square feet of floor space shall be supplied with an adequate and approved cooking stove, kitchen sink and refrigerated storage space; provided that if sleeping is permitted in the kitchen, the minimum floor space shall be one hundred twenty (120) square feet for the first occupant and fifty (50) additional square feet for the second occupant thereof. Type A rooming units consisting of one (1) room shall contain an adequate and approved cooking stove, kitchen sink and refrigerated storage space. Cooking equipment burning solid fuel shall be rigidly connected to a chimney or flue and cooking equipment burning liquid or gaseous fuel shall be rigidly connected to a supply line. Cooking equipment of any type using such fuels shall not be permitted in any room used for sleeping purposes.

12.20 Communal Kitchen for Type B Rooming Units.

Every communal kitchen servicing Type B rooming units shall have adequate and approved floor space, shall be accessible to each person entitled to the use thereof, without going outside of the rooming house and without entering another dwelling unit or rooming unit; and shall be supplied by the operator with the following adequate and approved facilities.

(a) one (1) kitchen stove for each eight (8) Type B rooming units, or fraction thereof;

(b) one (1) kitchen sink for each eight (8) Type B rooming units, or fraction thereof;

(c) refrigerated storage space for each Type B rooming unit. Where ice is used for the purpose of cooling, it shall be supplied by the operator and every icebox drain shall be properly connected to an approved sewer system;

(d) one (1) kitchen table or other working surface for each kitchen stove;

(e) one (1) insect and vermin proof cabinet suitable for storage of non-perishable food and eating and cooking utensils for each Type B rooming unit.

Within three (3) years following the effective date of this Ordinance, every kitchen sink in a communal kitchen shall be supplied by the operator with hot water at all times and at a minimum temperature of one hundred and twenty (120) degrees Fahrenheit.

12.21 Cooking Prohibited in Type B and Type C Rooming Units.

Cooking and cooking equipment is prohibited in every Type B and Type C rooming unit. The operator shall post notice of this provision in every such unit.

Section 13: Penalties: Conflict: Severability: Effective Date.

13.1 Penalties.

Any person who shall violate any provision of this Ordinance, or any provision of any rule or regulation adopted pursuant to authority granted by this Ordinance, shall upon conviction, be punished by a fine of not more than two hundred dollars (\$200.00) or by imprisonment for not more than thirty (30) days or both, for each offense or violation, and each day's failure to comply with any such provision shall constitute a separate violation. The City Solicitor shall, upon complaint of the Director, institute injunction, abatement, or other appropriate actions or proceedings at law or in equity to restrain, prevent, enjoin, abate, correct, or remove such violations. The remedies provided for herein shall be cumulative and not exclusive and shall be in addition to any other remedies provided by law.

13.2 Authority to Act on Nuisances.

Nothing in this Ordinance shall be deemed to abolish or impair any existing remedies of the City of Providence or its officers or agencies relating to

the removal or abatement of nuisances, or to the removal or demolition of any buildings which are deemed to be dangerous, unsafe, or insanitary.

13.3 Applicability of Providence Building Code.

Whenever the provisions of this Ordinance require the construction, installation, alteration, or repair of a dwelling or of its facilities, utilities, or equipment, the required work shall be done in full compliance with the applicable provisions of the Providence Building Code, except as provided in Subsection 13.4 of this Ordinance.

13.4 Conflict of Ordinances.

In any case where a provision of this Ordinance or of any regulation adopted pursuant thereto is found to be in conflict with a provision of any zoning, building, fire, safety or health Ordinance or any regulation adopted pursuant thereto, or any other Ordinance, or code or regulation of the City of Providence the provision which established the higher standard for the promotion of the health and safety of the people shall prevail.

13.5 Conflict of Permits and Licenses.

All departments, officials and employees of the City of Providence which have the duty or authority to issue permits or licenses in regard to the construction, installation, repair, use of occupancy of dwellings, dwelling premises or dwelling equipment or facilities shall conform to the provisions of this Ordinance, and no permit or license for any construction,

installation, repair, use of occupancy shall be issued if such would be in conflict with the provisions of this Ordinance, except as provided in Subsection 13.4 of this Ordinance. Any permit or license issued in conflict with the provisions of this Ordinance, except as provided in Subsection 13.4, shall be null and void.

13.6 Shift of Responsibilities Between Owner, Operator and Occupant.

Nothing in this Ordinance shall prevent an owner, operator or occupant from shifting the responsibility of the one to the other, provided that the primary and final responsibility in every case shall remain upon the person herein designated.

13.7 Prosecution of Existing Violations.

This Ordinance shall not affect violations of any other Ordinance, code, or regulation of the City of Providence existing prior to the effective date of this Ordinance, and such violations shall be governed and shall continue to be punishable to the full extent of the law under the provisions of those Ordinances, codes, or regulations in effect at the time the violation was committed.

13.8 Severability.

If any section, subsection, paragraph, or provision of this Ordinance should be held invalid for any reason whatsoever, such invalidity shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end the

provisions of this Ordinance are declared to be severable.

13.9 Effective Date.

This Ordinance shall go into effect sixty (60) days after its passage.

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THE HOUSING AUTHORITY OF THE CITY OF
PROVIDENCE, RHODE ISLAND

263 CHAD BROWN STREET
PROVIDENCE, R. I. 02908

COMMISSIONERS

JOSEPH P. CARROLL
CHAIRMAN

JOHN D. KILMARTIN
VICE-CHAIRMAN

REV. PAUL C. PERROTTA, O.P.

HARRY B. FREEMAN

WALTER A. TROUVE, JR.

ARTHUR FALCONE
EXECUTIVE DIRECTOR

TEL. 421-1451

February 20, 1967

Mr. John A. Ryan
Assistant Administrator
Family & Business Relocation Service
580 North Main Street
Providence, Rhode Island

Dear Mr. Ryan:

This is in connection with your inquiry in regard to certain details about the public housing program under our management in the City of Providence in order that your agency may submit required information to housing and home finance agencies for the Mount Hope Renewal Project. Please be informed that all public housing developments under our control are available to all eligible applicants without regard to race, creed, color or national origin.

- (1) The number of units under management broken down by bedrooms is as follows:

DEVELOPMENT	EFFICI- CIENCY	ONE BR	TWO BR	THREE BR	FOUR BR	FIVE BR
Chad Brown	0	78	109	109	16	0
Admiral Terrace	0	64	98	96	16	4
Roger Williams	0	207	222	249	66	0
Codding Court	0	35	54	24	6	0
Hartford Park	0	120	404	156	48	20
Manton Heights	0	50	153	99	22	6
Sunset Village	32	4	0	0	0	0 (Elderly)
Dexter Manor	120	60	20	0	0	0 (Elderly)
Bradford House	112	84	8	0	0	0 (Elderly)
Totals	264	702	1068	733	174	30

Grand Total 2,971

TO: Mr. John A. Ryan, Ass't.
Administrator

PAGE TWO

DATE February 20, 1967

RE: Details of Housing Assistance
Program Under Our Management

- (2) Income limits for initial occupancy, special limits for those forced to move for public purposes and continued occupancy limits are as follows:

<u>NO. OF PERSONS</u>	<u>INITIAL OCCUPANCY</u>	<u>SPECIAL</u>	<u>CONTINUED OCCUPANCY</u>
1	\$ 3,800	\$ 4,480	\$ 4,650
2	4,200	4,960	5,150
3	4,400	5,200	5,400
4	4,600	5,440	5,650
5	4,800	5,680	5,900
6	5,000	5,920	6,150
7 or more	5,200	6,160	6,400

- (3) Initial occupancy is \$35.00 per month for all developments with the exception of Dexter Manor and Bradford House where the minimum rent is \$40.00 per month.

The minimum welfare rents are as follows:

One BR	\$ 43.00
Two BR	\$ 45.00
Three BR	\$ 47.00
Four BR	\$ 49.00
Five BR	\$ 51.00

- (4) The following are the admission priority preferences within the preference group people not housed according to their need:

Redevelopment or other public purposes.

Disabled Veteran.

Family of Deceased Veteran

Servicemen or Veterans (must have served in active military or naval forces of U. S. on or after September 16, 1940 and prior to July 26, 1947. On or after April 6, 1917 and prior to November 11, 1918. On or after June 27, 1950 and prior to February 1, 1955.)

Others.

-See Page Three-

TO: Mr. John A. Ryan
Assistant Administrator

PAGE Three

DATE February 20, 1967

RE: Details of Housing Assistance
Program under our Management

- (5) The following are moveouts from July 1, 1965 to June 30, 1966:

<u>DEVELOPMENT</u>	<u>EFFI- CIENCY</u>	<u>ONE BR</u>	<u>TWO BR</u>	<u>THREE BR</u>	<u>FOUR BR</u>	<u>FIVE BR</u>
Chad Brown	0	14	21	25	6	0
Admiral Terrace	0	8	27	20	5	1
Roger Williams	0	39	44	50	16	0
Coddling Court	0	5	16	3	1	0
Hartford Park	0	7	53	33	14	2
Manton Heights	0	3	29	21	2	1
Hart. Park Exten.	0	0	16	0	0	0
Sunset Village	5	0	0	0	0	0
Dexter Manor	14	2	3	0	0	0
Bradford House	1	0	0	0	0	0
<u>Total</u>	20	78	209	152	44	4

Grand Total 507

- (6) The following are the admission requirements other than those related to family composition:

1. Citizenship or proof that the lack of citizenship is through no fault of the applicant.
2. You are the family of a deceased veteran or servicemen who are living in Providence at the time he or she entered.
3. You are a veteran or servicemen and were living in Providence at the time you entered service.
4. You have been living in Rhode Island for the past year and the last three months in Providence.
5. You are one person, 62 years of age or totally disabled under the terms of the Social Security Act.
6. You are a couple and wish to qualify for housing built especially for the elderly, one person must meet the age qualification mentioned above.
7. You have a housing need; living in unsafe, unsanitary, or overcrowded housing.
8. You were forced to move from Providence.

TO: Mr. John A. Ryan
Assistant Administrator

PAGE FOUR

DATE February 20, 1967

RE: Details of Housing Assistance
Program under our Management

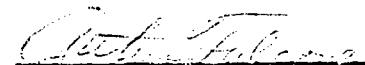
(6) (cont'd.)

9. You are a family head, your employment is in Providence and you are not within reasonable commuting distance.
10. You are a Providence resident about to be without housing through no fault of your own or separated because of a lack of suitable housing facilities.

(7) The percentage of applicants ineligible for reasons other than excess income is approximately 9.5%.

I hope you find this information of use to you in your presentation.

Very truly yours,


Arthur Falcone
Executive Director

AF:iaf

THE HOUSING AUTHORITY OF THE CITY OF
PROVIDENCE, RHODE ISLAND

263 CHAD BROWN STREET
PROVIDENCE, R. I. 02908

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WALTER A. TROUVE, JR.

ARTHUR FALCONE
EXECUTIVE DIRECTOR

TEL. 421-1451

February 16, 1967

Mr. John Ryan, Assistant Administrator
Family and Business Relocation Service
580 North Main Street
Providence, Rhode Island 02904

Dear Mr. Ryan:

The following admission and continued occupancy limits are effective for the Federal-aided developments of this Authority.

<u>No. of Persons</u>	<u>Admission Limits</u>	<u>Special Limits</u>	<u>Continued Occupancy</u>
1	\$3,800	\$4,480	\$4,650
2	\$4,200	\$4,960	\$5,150
3	\$4,400	\$5,200	\$5,400
4	\$4,600	\$5,440	\$5,650
5	\$4,800	\$5,680	\$5,900
6	\$5,000	\$5,920	\$6,150
7 or more	\$5,200	\$6,160	\$6,400

The special limits set forth above are limits under which families forced to move for public purposes may be admitted.

The following amendment to the Rent Section of our Statement of Policy is also effective:

"The amount of \$100.00 or all of a minor's income up to \$600.00, whichever is higher, will be exempted from net family income for each minor other than the head of the family and his spouse in determining rent at admission."

This exemption has been made to ease the hardship on families that may have added income by the employment of minors.

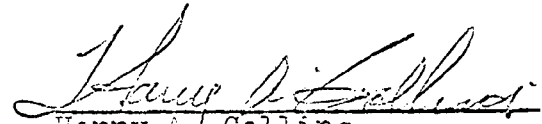
DATE February 16, 1967

RE: Admission and Continued Occupancy Limits

At the present time we have a number of vacancies which could be utilized by families now living under sub-standard conditions.

Any information about further eligibility factors and the availability of dwelling units can be received by contacting the tenant selection office which is located in Dexter Manor at 100 Broad Street. The telephone number is 421-1443.

Sincerely yours,


Harry A. Collins
Assistant Secretary

HAC:iaf
cc: HC
AF

THE HOUSING AUTHORITY OF THE CITY OF
PROVIDENCE, RHODE ISLAND

263 CHAD BROWN STREET
PROVIDENCE, R. I. 02908

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ARTHUR FALCONE
EXECUTIVE DIRECTOR

TEL. 421-1451

February 20, 1967

Mr. John A. Ryan
Assistant Administrator
Family & Business Relocation Service
580 North Main Street
Providence, Rhode Island

Dear Mr. Ryan:

Our rents for all Federal-aided developments are set on the basis of providing all utilities. This includes either gas or electricity for cooking, electricity for refrigerators and lighting, space heating and hot water.

I hope this information is satisfactory.

Sincerely yours,


Arthur Falcone
Executive Director

AF:iaf

R223 Attachment C-2

THE HOUSING AUTHORITY OF THE CITY OF
PROVIDENCE, RHODE ISLAND

263 CHAD BROWN STREET
PROVIDENCE, R. I. 02908

COMMISSIONERS

JOSEPH P. CARROLL
CHAIRMAN

JOHN D. KILMARTIN
VICE-CHAIRMAN

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HARRY B. FREEMAN

WALTER A. TROUVE, JR.

ARTHUR FALCONE
EXECUTIVE DIRECTOR

TEL. 421-1451

February 20, 1967

Mr. John A. Ryan
Assistant Administrator
Family & Business Relocation Service
580 North Main Street
Providence, Rhode Island

Dear Mr. Ryan:

This is in connection with the relatively few eligible displacees moving into low-rent public housing facilities. This Authority has initiated a program for rehabilitation for our Roger Williams Homes development which should tend to do away with present institutional character and make it more attractive to the general public.


As you know, this is the development that has the serious vacancy problem due in the most part to the general deterioration of the entire neighborhood.

The city has also undertaken a program to improve the neighborhood which should eliminate the reluctance of eligible applicants to move into the area. I have been informed that the City's Renewal Program in this section has high priority.

We have been advised that the concept of our rehabilitation program submitted to the Regional Office of the Housing Assistance Administration is generally acceptable and we should receive word from them in the near future.

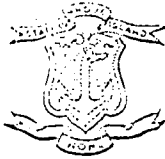
I trust that the foregoing will be of some assistance to you.

Sincerely yours,


Arthur Falcone
Executive Director

AF:iaf

R223 Attachment C-3



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF SOCIAL WELFARE
DIVISION OF PUBLIC ASSISTANCE

1 WASHINGTON AVENUE
PROVIDENCE 5, R. I.

AUGUSTINE W. RICCIO
DIRECTOR

JAMES H. REILLY
ADMINISTRATOR

February 16, 1967

Mr. John Ryan
Family & Business Relocation Service
580 North Main Street
Providence, Rhode Island

Dear Mr. Ryan:

Enclosed please find a copy of our policy on shelter and rentals. I have also enclosed a copy of the rental schedule used with the Providence Housing Authority.

Concerning services to persons who are not receiving a financial assistance payment, the major Program available is the Medical Assistance Program. This plan provides medical care for marginal people under Title XIX of the Social Security Act. Social services are not extended to persons who are not recipients of a financial assistance payment.

Very truly yours,

James H. Reilly
Administrator

JHR:ECV
Enclosure

R223 Attachment D

RHODE ISLAND DEPARTMENT OF SOCIAL WELFARE

DIVISION OF PUBLIC ASSISTANCE

1 Washington Avenue
Providence, R. I. 02905

November 14, 1966

TO: Local Director and Staff in Providence

FROM: James H. Reilly
Administrator

DEPT: Public Assistance

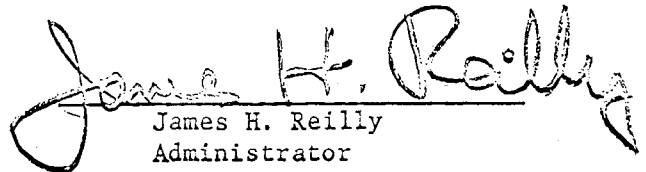
SUBJECT: NEW SCHEDULE OF MAXIMUM PUBLIC ASSISTANCE RENTALS IN PROVIDENCE

The following new rental schedules have been established for the Providence Housing Authority:

3½ rooms	\$43.00
4½ "	45.00
5½ "	47.00
6½ "	49.00
7½ "	51.00

These rates become effective on January 1, 1967. Social work staff should adjust grants so that payments to recipients will reflect this increase in rate.

JHR:ECV


James H. Reilly
Administrator

IV. SHELTER

Shelter is purchased in various ways. The following cost standards apply to those recipients who purchase shelter by rental, home ownership, living with relatives or friends, or in non-profit or rest homes. The cost standards are as paid up to a maximum according to the way in which this requirement is purchased.

A. RENTALS

When rent exceeds the maximum, approval is requested (PA-61) of the casework supervisor to meet the excess cost for a temporary period until less expensive quarters are obtained. Re-approval is required every three months except when social and/or medical facts make it impossible or undesirable for the recipient to move. In these situations the approval may be extended for a longer period.

1. Shelter only: - up to \$35. a month -- \$8. a week.
2. Shelter with heat and/or utilities included in the rental: up to a maximum of \$35. a month PLUS the appropriate cost standard(s) on a monthly basis for the requirements of heat and/or utilities which are included in the rental.

For G2A only cases, the maximum rental is computed on a monthly basis and then converted by use of the table in App. 24a to a weekly figure for the assistance plan.

B. HOME OWNERSHIP

1. Basic Expenses up to \$35. a month -- \$8. a week.

This cost standard includes expenses for current taxes (except when municipality provides for abatement) water, insurance, interest on mortgages, and special assessments when expenses for these items exceed the cost standard and cannot be re-adjusted, approval is requested (PA-81) of the casework supervisor to meet the actual cost.

Additional Expenses

a. Payment on Principal

The cost of principal payments on mortgages is provided with the approval (PA-81) of the casework supervisor when (1) the mortgage is held by a cooperative bank which is required by law to collect principal payments; (2) there are no other banks in the community which will accept interest payments only; and (3) it is impossible for the applicant or recipient to transfer the mortgage to a bank which will accept interest payment only.

b. Repairs

The cost of repairs is provided with the approval (PA-81) of the casework supervisor when (1) the repairs are necessary to safeguard the health or safety of the recipient, such as plumbing, broken stairs, falling ceilings, etc. or to protect the property such as roofs, foundations, etc., and (2) it is impossible for the recipient to raise money to meet the cost by encumbering the property.

A description of the repair work needed, and a copy of an itemized estimate by amounts for materials and labor obtained by the recipient from a concern or person of his choice must be in the record to substantiate the decision.

C. LIVING WITH RELATIVES OR FRIENDS*

a. Adult Recipients in AABD, and GPA

a. When an adult recipient lives with a relative who is responsible under the law to support (including a married daughter) shelter costs are met only under the following conditions and according to the method specified.

- (1) When the relative is also a recipient. In this case shelter costs are met according to public assistance standards and may be included in one payment or divided among the payments according to the plan of the family.
- (2) When the relative has no or less income than is needed according to the CLS (201.2 p. 19) to support the appropriate number of persons living in the family excluding the recipient and if the relative is not providing shelter items as a support contribution.

In this case, shelter costs are included on a pro-rated basis. The amount included in any one or more payments in the same household is not to exceed the public assistance cost standard. The specific amount included is determined by dividing the actual cost of the requirements, as documented by the relative, by the total number of persons in the family group. This amount up to the public assistance maximum is included in the assistance plan. If more than one payment is made in the same family group, the combined amounts included may not exceed the public assistance maximum.

b. When an adult recipient lives with a relative who is not responsible under the law to support, or with a friend, shelter costs are met if required by the relative or friend by paying board or sharing expenses. (A married daughter with no income is a responsible relative and the policy above applies.)

If the plan is to pay board the rate is as paid up to

\$10. a week or \$43.50 a month for room and board.

\$15. a week or \$65. a month for board plus general supervision where the recipient's condition requires such supervision for his protection or comfort.

7-1-64

-4-

State law requires that a license be obtained when two or more persons who are either aged or ill and who are unrelated to the owner are boarded in the same home. These homes are licensed as rest homes. Applications for license can be made to the State Department of Social Welfare, Fiscal Agent.

\$20 a week or \$86.50 a month if there is need for simple care which includes helping the recipient with dressing, bathing, etc.

If the plan is to share expenses, the amount included is computed in accordance with Cla(1) if both are on public assistance, or Cla(2) (second paragraph) if the recipient is living with a non-dependent person.

2. Adults and Children in ADC and GPA

No board rates are provided for children. When a child or family (parents and children) lives with an independent person or family, shelter costs are included as a requirement under the following conditions and if included, in an amount computed in accordance with Cla(2) second paragraph.

- a. In a loco parentis situation, shelter costs are included if required by the "parents" and if the net income of the "parents" is less than the CLA amount for the number of persons excluding the dependent child.
- b. When a child lives with his mother and step-father, no shelter costs are included.
- c. When a family lives in the same home with the grandparents of the children shelter costs are included only if required by the grandparents and if their net income is less than the CLA amount for the number of persons excluding the dependent family.
- d. When a family lives with other relatives or friends, shelter costs are met if required by either paying board or by sharing expenses. If board, the amount is as paid up to the maximum computed by adding together the board rate for the adult and the food standard for each child. If expenses are shared the amount included is in accordance with Cla(2) second paragraph.

D. LIVING IN NON-PROFIT HOMES

An otherwise eligible person may receive a payment in a non-profit home provided he (1) did not enter the home under contract by payment of an entrance fee, by a transfer to the Home of property or insurance, or by some other provision in the Home's charter, or (2) is not entitled to free care under charter provisions because of the payment of dues to an organization which provides the home for this purpose.

Regular rate: up to 4.00 a day; 60.75 semi-monthly; 121.50 a month

Nursing care rate: up to 6.50 a day;

This amount is provided only when the non-profit home has been certified and approved by the Fiscal Agency of the Department to provide such care for its residents. Approval of the Office of Medical Services is required and is obtained in the same way as for nursing homes (202 p. 14). The responsibility for servicing these cases remains with the regular caseload carrier.

E. LIVING IN REST HOMES*

When a recipient is admitted to a rest home which is a home licensed to provide service limited to board and supervision, an amount is included as paid, up to a maximum of 4.90 a day, 74.50 semi-monthly, 149.00 a month, to cover the cost of room and board and any required supervision.

Approval by the Office of Medical Service is required for admission to rest homes in order to ensure that such a placement is in accord with the care needed by the recipient. Approval is obtained in the same way for nursing and convalescent homes and the responsibility for servicing these cases is with the NCR caseload carrier.

V. INSURANCE

Premiums on Commercial or Fraternal Life Insurance

18 and over -- up to 2.15 a month -- .50 a week
under 18 -- up to .45 a month -- .10 a week

Premiums in excess of these amounts may be provided in accordance with adjustment procedures in 201.1.

Supplementary Medical Insurance (Federal Health Insurance Program)

A premium of \$3.00 per month is provided for persons over 65, not receiving Social Security Benefits, enrolled in Supplementary Medical Insurance (Part B) of the Federal Health Insurance Program.

Blue Cross Hospital Insurance for GPA Only

As paid up to .60 a week for an Individual Payment Policy and \$1.10 a week for a Family Payment Policy.

VI. TRANSPORTATION

A. Criteria for Determining Need

Transportation is provided for the following purposes and under conditions specified.

1. Purpose

- a. To reach nearest service: shopping centers no more than twice weekly.
- b. To reach medical and therapeutic facilities: frequency specified by appropriate authority.
- c. To reach school or rehabilitation and work training opportunities.
- d. To reach nearest restaurants when meals are eaten out regularly.
- e. To visit immediate family members in hospitals, sanitoriums, or schools in R.I. once weekly unless need for more frequent visiting is documented by the appropriate authority.
- f. To attend religious services once a week.

2. Conditions

- a. When the distance involved makes walking impractical.
- b. When age or health prohibits walking and carrying bundles.
- c. When there is no transportation available free of charge or available from other agencies, or no relatives or friends able and willing to supply transportation or do necessary errands for the recipient.

B. Cost Standard

For public transportation, actual cost up to \$6.00 a month -- \$1.50 a week for each eligible person. An amount in excess of this maximum is included when there is evidence of the need for this.

When public transportation is unavailable or inappropriate, travel by privately owned automobile, can be met at the rate of .03 a mile for the number of miles to be traveled for the above purposes. In emergency situations cab service is provided at prevailing rates in the community.

R E L O C A T I O N I N F O R M A T I O N

FOR

FAMILIES AND INDIVIDUALS

IN THE

MOUNT HOPE PROJECT, NO. R. 1. R-18

FAMILY RELOCATION SERVICE
DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

IF YOU HAVE TO MOVE FOR AN URBAN RENEWAL PROJECT...
WHAT SHOULD YOU DO? WHAT SHOULDN'T YOU DO? This booklet will give you some advice on these questions. For detailed answers to your personal questions, however, you should contact the Family Relocation Service of the City of Providence. This is an agency set up to help you. Moving can be a difficult time. It is especially inconvenient when you have to move...for urban renewal or because the government is building a highway or a new school where your house is. But moving can also be an opportunity to get something better. This is where the Relocation Service comes in. It helps you make moving problems as small as they can be. It helps you make the most of your relocation...by helping you find good homes in neighborhoods you choose, at prices you can afford.

THE RELOCATION SERVICE will have an office in the East Side renewal area at 580 North Main Street. It will be open Monday to Friday, 9 a.m. to 5 p.m. The telephone number will be . It is your number to call for information and assistance.

THE PROVIDENCE FAMILY RELOCATION SERVICE can help you... if you let it. But you have to let it. Help won't be forced on you. It will be offered...yours to accept or reject. By accepting you will guarantee yourself relocation into a good home. The Relocation Service has experience and skills that

can help you. Remember. It is your service...there to help you if you want it. Take advantage of it. Use it.

HOW CAN THE RELOCATION SERVICE HELP YOU? In a number of different ways. It starts in the near future before your home is acquired for the renewal project, when the Relocation Service visits your home to ask about your rehousing needs. A staff worker asks where you want to live, whether you want to buy or rent, how many rooms you will need, how much you can afford for mortgage or rent, and other questions. In general, a family will be assumed to be capable of purchasing sales housing if the purchase price does not exceed $2\frac{1}{2}$ times the annual gross income. Similarly, a family will be assumed to be capable of paying for rental housing if the gross rent does not exceed 20 per cent of the family income. With this information on hand, the Relocation Service gets busy putting together for you a selection of good homes in the neighborhoods you want, with rents you can afford, etc. The Relocation Service already has an adequate list of good homes that can be matched up with your particular housing needs. The list is continually updated so that it remains an accurate referral guide for you as you prepare to move. Each home on this list is inspected by the Relocation Service before it is offered to you. If it doesn't meet high standards (complying with the Providence housing code and within the A and B categories set by the American Public Health Association), the home is eliminated from the list as

not good enough. Each home on the list is analyzed also to make sure it is not situated in the way of some future renewal project or highway or other government action. This analysis is based on the best information available on these future projects.

NO FAMILY OR INDIVIDUAL should have to move into a substandard home. No one should have to move again and again because of the various projects taking place in our city. The Relocation Service tries to see to it that such unfortunate moves don't happen. Use the Relocation Service so they won't happen to you.

THE FEDERAL GOVERNMENT is interested in the success of your relocation. An official regulation of the Federal Renewal Projects Administration states that: "Families displaced by a Title I (urban renewal) project shall have the full opportunity of occupying housing that is decent, safe and sanitary, that is within their financial means, and that is in reasonably convenient locations." If good housing cannot be made available by the community to you, the community cannot legally go through with the renewal project.

AMONG THE NEW HOMES to be available to you are those in low-rent public housing developments, such as Dexter Manor and the new Bradford House on Federal Hill. You will get special preference...your name will go higher on the list...

if you want a home in one of these developments and you are otherwise eligible, because of the fact you had to move for the renewal project. Also, eligibility requirements will be stretched to allow you higher income limits...which means you can make more money and still qualify for low-rent public housing.

Occasionally, private housing is available for purchase from the Federal Housing Administration and the Veterans Administration in Providence at reasonable low mortgage rates. These also will be offered for your inspection.

DON'T RUSH YOUR MOVE. THAT'S IMPORTANT. Very often a hasty move is a bad one...to a substandard home or one in a future clearance site. Please remain in your home. Wait for official information before moving. Failure to do this could cost you money to which you are entitled. If you do remain in your home until the proper time, you are entitled to receive:

(1) UP TO \$200 to cover your moving expenses. You can either apply for moving money under the Fixed Payment Schedule set by the Federal Government or you can file a claim for your actual moving expenses (documented by a receipted bill from your mover) and any direct loss of property (documented by written evidence of the actual value of the lost items). All claims should be sent to the Relocation Service's Mount Hope Field Office within six months

after you move. Your claim for Relocation Payment may also include the cost of storing your personal property for a period of one year or less. This payment can cover the costs of the move to and from storage, including carting, dismantling, disconnecting and reinstalling as well as insurance. All claims should be sent to the Relocation Service's Mount Hope Field Office within six (6) months and should include storage costs paid to date.

A supplementary claim for storage costs incurred after the first payment must be submitted within six (6) months after the property is moved from storage, except in no case later than fifteen (15) months after you have moved.

Don't hesitate to contact the Relocation Service for advice on filing these claims.

(2) RELOCATION ADJUSTMENT PAYMENT provided by the 1964 United States Housing Act to minimize the hardships of displacement encountered by families and elderly individuals of low income and moderate income. This payment may go as high as \$500. Eligible for it are families who have to move from renewal projects, as well as relocated individuals who are at least 62 years of age. To qualify for the payment, families and individuals must be unable to obtain low-rent public housing. Also, no payment can be made to those who move into substandard housing. The money you will receive, if you qualify, will follow a federal payment scale based

on your annual income and the annual rent you have been able to afford during past years. The purpose of this new relocation adjustment payment is to minimize the hardships of displacement encountered by families and elderly individuals of low and moderate income. Your claim for this payment should be made within 60 days after your relocation. Again, consult with the Relocation Service for advice if you think you are eligible.

(3) SETTLEMENT COSTS (a type of payment which may be made to owners whose property is acquired for certain settlement costs and related charges in connection with the sale of their property.) Eligible owners will be made aware of the details of this program and how to file a claim at the time of the property closing by the Real Estate Office.

THE RELOCATION PAYMENT (moving expenses and direct loss compensation) and the relocation adjustment payment will in no way affect the income of those families or individuals who are receiving any type of welfare assistance. These payments are made at a time when additional difficulties and expenses have to be met and they are not considered "added income".

THERE IS NO NEED TO RUSH YOUR RELOCATION. A GOOD HOME will be waiting for you once it's time for you to move. The Relocation Service staff is prepared to work as closely with you as you like to find the new home you want. From time to

time, on a fairly regular basis, the staff will call upon you to see how you are doing and to offer assistance. The staff is willing to offer special help as it is requested.

IF YOU FIND a home you like that is not on the inspected list of the Relocation Service, call the Service, and its trained inspectors will verify whether the home is in good condition and is not in a proposed clearance site. These inspections are done free of charge. It is worth your time to have inspections done in this case because it can cost you money if you buy a house that falls short of the city's Minimum Housing Standards code. You would be legally obliged to improve the house so that it meets code requirements. Likewise, it would cost you serious inconvenience if you buy or rent a house scheduled for future clearance for some government project...forcing you to move again shortly afterwards.

TEMPORARY HOUSING

It is possible, though very unlikely, that you will be asked in an emergency to move before you find the home you want. Should this situation arise in your case, you will be offered good housing, within the project area, that you can occupy on a temporary basis. This temporary move can be without cost to you.

RENT PAYMENT must be paid to the Providence Redevelopment

Agency by all occupants of the renewal project after the Agency acquires the property. This applies to those who owned property in the area before acquisition and those who rented. Your rent must be paid to the Agency before you can receive your relocation payments.

EVICTIONS ARE RARE. In fact, there have been none in the city's eight previous renewal projects over more than ten years. Eviction is used only as a last resort under the following conditions:

- * Failure to pay rent.
- * Maintenance of a nuisance or use of the house for illegal purposes.
- * A material breach of the rental agreement.
- * Refusal to consider accommodations meeting relocation standards.
- * Refusal to admit a relocation interviewer.

Please contact the Relocation Service if you have any questions about these conditions.

SO WHAT SHOULD YOU DO? WHAT SHOULD'T YOU DO?

1. DO use the services offered to you by the Family Relocation Service.
2. DO cooperate with your Relocation Service worker.

The more complete our information, the better we may serve your needs.

3. DO take advantage of our listing service. These are good homes, all of which have been inspected by qualified inspectors, at rents which you can afford.
4. DO be sure that you understand the eligibility requirements which you must meet to qualify for payments. The Federal Government has provided these payments for you. Don't risk losing them through any misunderstanding.
5. DON'T rush your move. If you should select a home on your own, please let us inspect it for you. This inspection, at no cost to you, can guarantee against your moving into substandard housing or into an area proposed for future clearance.
6. DON'T hesitate to call upon the staff of the Family Relocation Service for any advice or assistance which you may need. They want to help you - please let them.

REMEMBER. This booklet describes the city's relocation program only in a very general way. You will probably have some detailed questions...personal ones, of great importance to you. Bring these to the Relocation Service. It will be there to serve you.

REMEMBER THIS TELEPHONE NUMBER. It is your number to

call for relocation assistance.

FAMILY RELOCATION SERVICE _____.

For your information, a map of the Mount Hope Renewal Area has been enclosed in this booklet.

RELOCATION REPORT

MOUNT HOPE REHABILITATION PROJECT

R. I. R-18

PROVIDENCE REDEVELOPMENT AGENCY
PROVIDENCE, RHODE ISLAND

JANUARY 24, 1967

RELOCATION REPORT - Business Relocation Displacement Plan

This plan sets forth the methods proposed to be followed by the Redevelopment Agency to provide for the relocation of displaced business concerns from properties in the Mount Hope Rehabilitation project area.

(A) Administrative Organization

(1) Name of agency which will administer relocation operations

The Providence Redevelopment Agency, through its Business Relocation Division, will directly facilitate business relocation.

(2) Description of Organization of Relocation Staff:

The Staff of the Business Relocation Division will consist of:

a) Supervisor of Business Relocation; b) Business Relocation Officer; c) An Accountant; d) Clerk-Stenographer, who will serve as a receptionist at the field office, and maintain relocation records. This staff will be assisted by the Department of Planning and Urban Development's Division of Economic Development.

(B) Relocation Standards

Business concerns to be displaced from the project area will be provided with listings of available existing space that will be adequate to meet relocation needs. No commercial unit will be classified as standard if it fails to meet the applicable provisions of the local building, plumbing and electrical codes, including the requirements of the local zoning ordinance.

(2) Standards for Displacees Ability to Pay

Not applicable (See Section G below, SBA Liaison)

(3) Location Standards

The listing of available vacancies for purposes of business relocation will not include any vacancies occurring in areas that are officially programmed for clearance action, including any public activity requiring demolition, such as urban renewal, public housing, highway, or any other public improvement program.

(4) Temporary Relocation

Every effort will be made to render the temporary relocation of a business concern unnecessary. However, if temporary relocation must be resorted to in an emergency, or for the convenience of the Agency, only a structure in an acceptable condition will be considered for relocation purposes.

(C) Proposals for Obtaining Relocation Housing

Not applicable

(D) Relations with Site Occupants

(1) Informational Program

General information concerning the redevelopment and relocation plans of the Providence Redevelopment Agency and relocation procedures will be provided to site occupants and property owners in several ways. Site occupants will receive newspaper notice and publicity on the public hearings for the Redevelopment Plan and Relocation Plan, and will receive personal notices of

these hearings. Newspaper publicity will attend the filing of the Loan and Grant Application, the allocation of funds by the Housing and Home Finance Agency, and the execution of the Loan and Grant Contract. Site occupants will receive an invitation to any open meeting at which time all persons will be given the opportunity to ask questions of the Agency staff. Formal notice of redevelopment plans and procedures will be transmitted to site occupants and to property owners by official letter. (See Section G. below)

- (2) Site Occupant Survey (Interviews with site occupants to ascertain relocation requirements)

Each site occupant of the project area will be interviewed by a member of the staff of the Business Relocation Division to ascertain relocation requirements, and will be given a copy of the "Relocation Information" as early as practical during Survey and Planning but no later than the time that the local governing body approves the Urban Renewal Plan.

All relocation requirements data concerning the needs of each business will be recorded in a "Site Occupant Relocation Record".

- (3) Relocation Office (General location and business hours)

A Business Relocation Division field office will be maintained within the project area. Regular office hours will be kept and publicized, and during these hours site occupants will have the opportunity to discuss their problems with members of the relocation staff.

(4) Public Housing Preference and Referral

Not applicable

(5) Inspection of Relocation Housing

Not applicable

(6) Tracing of Families who Move Without Leaving a New Address

Not applicable

(7) Referral to Social Agency of Families Requiring Assistance

Not applicable

(8) Assistance to Prospective Home Buyers in Obtaining Mortgage Financing

Not applicable

(E) Eviction Policy

Contact with all displacees will be as cordial, helpful and understanding as possible, designed to encourage voluntary relocation and to eliminate the need for eviction proceedings.

Each site occupant will receive, by registered or certified mail, a "Legal Notice to Vacate", at least sixty (60) days prior to the legal vacation date

The Providence Redevelopment Agency will take appropriate action under Rhode Island law to institute eviction proceedings in the case of:

- a. Failure to pay rent.
- b. Maintenance of nuisance or use of the premises for illegal purposes.
- c. A material breach of the rental agreement.
- d. Refusal to consider accommodations meeting relocation standards.

- e. Refusal to admit a relocation interviewer.
- f. Situations requiring eviction under State or local law.

No one lawfully occupying property will be required to surrender possession without at least 90 days' advance notice from the Providence Redevelopment Agency.

If under the circumstances noted above, eviction proceedings are required, attorney for the Providence Redevelopment Agency will petition for the issuance of a Writ of Trespass and Ejectment as provided for by the laws of the State of Rhode Island. Upon issuance, such a Writ will be served by the Sheriff of Providence County. The Writ will contain a statement as to the basis for bringing the action and will set forth a date on which the occupant is required to appear in court. Very few evictions have been required, however, in previous redevelopment project undertakings.

(F) Relocation Payments

In accordance with Title I of the Housing Act of 1949, as amended, and Housing and Home Finance Agency rules and regulations, issued thereunder, relocation payments and small business displacement payments shall be made by the Providence Redevelopment Agency to displaced project area businesses.

- (1) A claim for a relocation payment for moving expenses, actual direct loss of property, or a small business displacement shall be submitted to the Local Public Agency within a period of six (6) months after displacement of the claimant.
- (2) Business concerns shall be eligible for a relocation payment to cover moving expenses, and direct losses of property which

together do not exceed \$3,000. If the moving expenses are greater than \$3,000 the maximum relocation payment that may be made to a business concern shall be the total of such actual moving expenses or \$25,000, whichever is less. A business concern (except a non-profit organization) which meets the eligibility requirements for a Relocation Payment, as set forth in Section 3.103 of the regulations governing Relocation Payments, together with other Administrative requirements, shall be eligible for a Small Business Displacement Payment.

G. Relocation Services to be Provided by the LPA

A series of public meetings shall be held to familiarize proposed project displacees with the aims and goals of the project. An explanation of the steps to be followed in order to be eligible for reimbursement of moving expenses and relocation adjustment payments shall be made. This shall be followed by an official letter which reiterates the steps to be followed together with the individuals and officers to be contacted to answer specific questions.

There is compiled a list of the commercial and industrial business establishments within the proposed project by the use of sources available to this staff. Through personal interviews, actual, individual, space requirements are ascertained. At this time, each business site occupant is also solicited for information relative to the completion of the Business Relocation Record. As an aid to this Agency's Management Branch each business occupant is registered. A constant systematic review of all advertised vacancies

in the Providence commercial and industrial market area is maintained by the Providence Redevelopment Agency. A direct appeal is also made by the Business Relocation office for vacancy listings. The cooperation of the Providence Real Estate Board, utility companies, moving firms, etc., is encouraged in order to maintain as complete a listing of current vacancies as possible.

An index file has been set up to catalogue and classify all existing and anticipated vacancies. Commercial and industrial space is identified by general community location, total floor space available, sale or lease, date of availability, general condition of plan, building dimensions, land dimensions, zoning and off-street parking facilities.

A copy of the "space sheet" is attached as Exhibit A.

Site business occupants will be notified of suitable vacancy listing on a copy of the "space sheet" forwarded by letter or through personal interview. A request will be made that information on this decision be returned promptly by the site occupant to the Business Relocation Office.

SBA Liaison

The Agency will continue to work with existing business associations within the project area and with specific businesses relative to SBA assistance.

After approval of Part I, the Agency will promote the preliminary filing and processing of applications for SBA loans for those businesses which will suffer substantial economic injury because of the forced displacement by this Agency and who wish to re-establish themselves.

Subsequent to project execution, the Agency will furnish the local SBA office with a listing of the name, address, and type of business of all concerns which will be affected by the project.

BUSINESS RELOCATION RECORD

I Name of Firm _____ Telephone _____

Site Address _____

(a) Residence _____

Proprietor _____

(a) Age _____

Business Use _____

(a) Nature of use _____

1. Breakdown of major use _____

(b) Area _____ (c) Rental _____

1. Floors _____ (d) Employees _____

2. Storage _____ (e) Market area _____

3. Parking _____ (f) Suppliers _____

II Relocation Needs _____

(a) Space _____ (d) Time _____

(b) Type location _____ (e) Expansion plans _____

1. Area _____ (f) Zoning _____

2. Site _____ (g) Transportation problems _____

(c) Rental range _____

III Anticipated Problems _____

IV Assistance Desired _____

V Credit Data _____

REFERRAL AND
PROGRESS RECORD

Firm
Name

Site
Address

Firm
Number

REFERRAL AND PROGRESS RECORD

Interview

By

Date

Comments

THIS IS NOT AN EVICTION NOTICE

Informational Statement
for
Business Concerns and Other Nonresidential
Establishments
in the
Mount Hope Rehabilitation Project R.I. R-18

THIS IS NOT AN EVICTION NOTICE

Informational Statement
for
Business Concerns and Other Nonresidential
Establishments

1. GENERAL

Urban renewal is a means of revitalizing and modernizing our city and eliminating blight and deterioration through the redevelopment or rehabilitation of declining areas.

The City of Providence has officially designated the section where you are located as the Mount Hope Rehabilitation Project, an urban renewal area to be redeveloped and rehabilitated with financial assistance from the United States Government.

The attached map outlines the project area. Relocation and other activities in connection with the project will be handled by the Providence Redevelopment Agency through the Department of Planning and Urban Development.

If your building is among those that will have to be vacated, it will be necessary for you to consider a move to another location. However, every occupant will be given as much advance notice as possible of the time the Providence Redevelopment Agency expects to require possession of the property, and no one lawfully occupying property within the project area will be required to surrender possession without at least 90 days' written notice from the Providence Redevelopment Agency of the date on which possession will be required. This notice will not be given until after the Providence Redevelopment Agency has entered into a contract with the owners to buy the property or the Providence Redevelopment Agency has acquired the property by condemnation.

2. RELOCATION OFFICE

A relocation office will be maintained within the project area for your convenience at the following address:

Staff will be available in the relocation office to answer any questions you may have about the relocation program and related matters. In addition, the staff will locate, inspect, and refer relocation sites or space for your consideration. The staff will also assist in the processing of any forms required by lending institutions, the Small Business Administration (SBA), and others in connection with the purchase or leasing of new premises. The Providence Redevelopment Agency has arranged for the SBA to send you a letter describing the assistance available from that Agency.

3. ELIGIBILITY FOR RELOCATION PAYMENTS

You may be eligible for a relocation payment for moving expenses and property loss and, in addition, a Small Business Displacement Payment, if you meet the basic requirements described below. However, since the final determination of eligibility will be made by the relocation office, you should write, visit, or call us for further details.

DO NOT MOVE BEFORE YOU SEE US. YOU MAY RISK LOSING

YOUR ELIGIBILITY FOR A RELOCATION PAYMENT IF YOU DO.

4. RELOCATION PAYMENT FOR MOVING EXPENSES AND PROPERTY LOSSES

Eligible business concerns and other nonresidential establishments may receive a relocation payment for their verified, reasonable

and necessary moving costs and related expenses up to a maximum of \$25,000.

A relocation payment for an out-of-city move is subject to the same limitations as those outlined above. In addition, payment may not be made for the portion of the cost of moving beyond 100 miles from the city boundary.

The moving expenses for which compensation may be made include the costs of dismantling, crating, storing (for a period of one year or less), transporting, insuring, reassembling, reconnecting, and reinstalling of property (including goods or other inventory kept for sale), exclusive of the cost of any additions, improvements, alterations, or other physical changes in or to any structure in connection with the accomplishment of such reassembly, reconnecting, or reinstallation.

If a claim is made for a direct property loss incurred because of a move, a relocation payment may be made for such loss up to a maximum of \$3,000, provided that reimbursement or compensation has not otherwise been made. In this connection, it should be noted that payment for a combination of direct property loss and moving expenses is limited to \$3,000.

A relocation payment for loss of property may cover the amount of the actual loss in the fair market value of property for which you receive no other reimbursement. Losses on goods or other inventory kept for sale may not be included, nor losses resulting from damage to the property while it is being moved. If you intend to go out of business and claim a direct loss of property, you must meet certain other requirements, details of which are available

in the relocation office. A notice of your intention to cease operations is also required in order that all the requirements can be complied with prior to final disposition of the property.

5. SMALL BUSINESS DISPLACEMENT PAYMENT

Some business concerns may be eligible for a Small Business Displacement Payment of \$2,500, in addition to the relocation payment for moving expenses and property loss described above. The Small Business Displacement Payment is a fixed amount; if a business concern is eligible, it will receive the full \$2,500; if it is not eligible, no payment may be made.

A Small Business Displacement Payment is not available to a nonprofit organization.

To be eligible for a Small Business Displacement Payment, a business concern must meet certain requirements. The level of earnings and the volume of gross receipts or sales are important. The average annual net earnings before income taxes must be less than \$10,000 over a stipulated time period. During this period, the business concern must also have had either (a) average annual gross receipts or sales in excess of \$1,500 and average annual net earnings before income taxes in excess of \$500, or (b) average annual gross receipts or sales in excess of \$2,500.

Certain other eligibility requirements for a Small Business Displacement Payment require explanation and discussion. Therefore, it is suggested that you visit the relocation office to discuss the matter and to learn whether you may be eligible to receive this additional payment. Attached is a copy of the claim form for a Small Business Displacement Payment, indicating the type and extent

of information required. This copy is for your information only; another copy will be given to you when and if you file a claim.

6. NOTICE OF INTENTION TO MOVE

Between 30 and 90 days before you plan to move, you must notify us, in writing, of your intention to move and the date on which you intend to start your move, or the date you intend to cease business and dispose of your movable property. Please include a general description of your property to be moved or disposed of. When we receive your notice, we will arrange with you for a mutually convenient time for a representative to inspect the property to be moved.

7. SUBMITTAL OF BIDS FOR MOVING AND RELATED COSTS

Before you move, you must obtain three written bids from reputable movers. The bids must be submitted to us at least 15 days before you start your move.

If you estimate that your moving expenses will be less than \$500, you need not obtain the three bids, but the maximum relocation payment for moving expenses and related costs will then be limited to \$500. It is suggested that you consult us in advance to confirm your estimate of the moving costs.

The bids submitted should include the following information:

- a. Name and address of the mover and name of bidder.
- b. Origin and destination points of the move, estimate date(s) of the move, and the estimated time required to carry out the move.
- c. Identification of the items to be moved, number of loads or cubic feet to be moved, and the hourly rate for labor and vehicles to be used in the move.
- d. If applicable, identification of and estimates covering unusual charges, such as for packing, unpacking, or other costs.

Bids must also be obtained, from reliable sources, covering charges for electrical, plumbing, carpentry, or other services needed for the disassembly, moving, reassembly, reconnection, or reinstallation of machinery and equipment. The bids should be broken down by number of persons required to perform the services and costs for labor and material. Lump sum estimates are not acceptable. Bids must be submitted prior to the start of any work and in sufficient time to allow for review of the bids by our staff.

Failure to provide acceptable bids and to otherwise observe required procedures may result in forfeiture of the entire claim.

8. SELF-MOVES

If you elect to move yourself, you may be reimbursed for certain out-of-pocket expenses.

As in the case of other moves, you must notify the relocation office at least 30 but not more than 90 days before you plan to start your move; and, at least 15 days before you plan to start your move, you must submit three bids from reputable movers.

You may be reimbursed only for (a) your payroll costs for your employees physically participating in the move, (b) the cost of gas and oil required to operate your trucks for the move, and (c) certain other related expenses. The total amount you may be reimbursed may not exceed the amount of the low bid you obtained from commercial movers.

Since you must keep certain specified records of your expenses for the move and comply with other requirements governing self-moves, please obtain detailed instructions from the relocation office before you start your self-move.

9. FILING OF CLAIM

Any relocation payment for your moving expenses or direct loss of property because of the move, or a Small Business Displacement Payment, will be made only after the completion of your move, or the discontinuance of your business.

After your move, or upon discontinuance of your business operations, you must submit a completed claim form (Form HUD-6146) to the relocation office. Receipted bills or other evidence of costs incurred or property loss sustained must be documented and submitted with the claim.

You must certify that your claim is true and accurate.

A claim for payment for moving expense, actual direct loss of property, or a Small Business Displacement Payment must be filed within 6 months after the completion of your move or the date you discontinued operations.

You are invited to call or visit the relocation office for assistance in filing your claim. We will help you in every way we can. A visit to our office should result in a claim properly made out and hence one which we can process in the shortest possible time so as to speed up the payment to you.

10. RENT

As stated earlier, if the property you are occupying is acquired by the Providence Redevelopment Agency, you will be given at least 90 days' notice in writing of the time you will have to vacate the property, and such notice will not be given until the Providence Redevelopment Agency has entered into a contract with the owner to buy the property or has acquired the property by condemnation.

After the property is acquired, an equitable rental rate will be established. The rent will be payable at our office in advance, monthly, on or before the first day of each month.

11. ACQUISITION OF REAL PROPERTY

Every owner of property to be acquired for the project will be afforded a full opportunity to sell his property directly to the Providence Redevelopment Agency without litigation. When purchasing properties, it is the policy of the Providence Redevelopment Agency to pay fair prices and to treat all owners fairly and impartially. The compensation that will be offered to each owner will be based on two appraisals of the property made by competent independent appraisers. In negotiating the terms of the agreement to purchase the property, the Providence Redevelopment Agency will, to the extent permitted by scheduled project activities, allow the owner to set the times for closing the sale and for delivery of the right of possession to the Providence Redevelopment Agency. Condemnation will not be instituted unless necessary, and no property will be condemned until after every reasonable effort to purchase the property by negotiation has been exhausted.

12. EVICTIION

Legal action to compel a business concern to move from acquired property may be taken for one or more of the following reasons:

- a. Failure to pay rent.
- b. Maintenance of nuisance or use of the premises for illegal purposes.
- c. A material breach of the rental agreement.
- d. Refusal to consider accommodations meeting relocation standards.

- e. Refusal to admit a relocation interviewer.
- f. Situations requiring eviction under State or local law.

As stated earlier, no one lawfully occupying property will be required to surrender possession without at least 90 days' advance notice from the Providence Redevelopment Agency.

* * *

We would like to repeat that we want to help you to move to a new location better than the one you now have. Studies have shown that many business concerns have bettered themselves and increased their business by moving to a well-selected new location. In addition, moving may give you a chance to acquire or build improved facilities. We want to cooperate with you; so don't hesitate to call upon us.

Robert F. Arrigan, Supervisor - Property
Management and Business Relocation

THIS IS NOT AN EVICTION NOTICE

