

MEMORANDUM

TO: Vincent Vespia, City Clerk
FROM: Donald S. Conley, Senior Planner
SUBJECT: Code Enforcement Project, Resolution No. 686

DATE: January 24, 1966

Enclosed are the revised pages for the Code Enforcement projects in Washington Park and Webster Avenue. The application has been forwarded to New York. The amended pages are in line with initial comments from the New York office and reflect adjusted figures for public improvements as submitted by the Department of Public Works.

Application for
Code Enforcement Program

for a

Code Enforcement Grant for the City of Providence,
R. I. under Section 117 of Title I of the Housing
and Urban Development Act of 1965, for the carrying
out of a concentrated Code Enforcement Program and
the provision of needed public improvements in the
designated area.

Date: January 17, 1966

- (1) City of Providence, State of Rhode Island
- (2) Application for Code Enforcement Grant
No. 1, for Areas No. 1 and 2
- (3) Date: January 17, 1966
- (4) Binder No. _____

<p>HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION</p> <p>APPLICATION FOR LOAN AND GRANT (Slum Clearance and Urban Renewal Program)</p>	<p>PROJECT LOCALITY</p> <p>PROJECT NAME</p> <p>PROJECT NUMBER</p> <p>DATE RECEIVED (To be filled in by HHFA)</p>															
<p><i>INSTRUCTIONS: Prepare original and 4 conformed copies for HHFA. Place original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5.</i></p>																
<p>A. CORPORATE NAME OF APPLICANT</p> <p style="text-align: center;">City of Providence -- Division of Minimum Housing Standards</p>																
<p>B. TYPE OF APPLICATION <input checked="" type="checkbox"/> Code Enforcement Grant</p> <p><input type="checkbox"/> Temporary Loan and/or Capital Grant, for project execution [Complete all blocks]</p> <p><input type="checkbox"/> Temporary Loan, for early land acquisition [Leave Blocks D and E blank]</p>																
<p>C. SUBMISSION</p> <p><input type="checkbox"/> Initial application</p> <p><input type="checkbox"/> Revision of previously approved application dated _____, 19____, for purpose of:</p> <div style="display: flex; justify-content: space-between;"> <div> <p><input type="checkbox"/> Change in project area boundaries</p> <p><input type="checkbox"/> Revision in Temporary Loan</p> <p><input type="checkbox"/> Revision in Project Capital Grant</p> </div> <div> <p><input type="checkbox"/> Revision in Relocation Grant</p> <p><input type="checkbox"/> Revision in Rehabilitation Grant</p> <p><input type="checkbox"/> Other (Explain)</p> </div> </div>																
<p>D. REPAYMENT OF ADVANCES</p> <p>Upon undertaking this project, the Applicant will repay, with interest, Title I advances in the sums indicated and in accordance with the contracts shown below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">ADVANCE CONTRACT NUMBER</th> <th style="width: 30%;">AMOUNT OF CONTRACT</th> <th style="width: 30%;">AMOUNT ADVANCED UNDER CONTRACT</th> </tr> </thead> <tbody> <tr> <td> </td> <td style="text-align: center;">\$</td> <td style="text-align: center;">\$</td> </tr> <tr> <td> </td> <td style="text-align: center;">\$</td> <td style="text-align: center;">\$</td> </tr> <tr> <td> </td> <td style="text-align: center;">\$</td> <td style="text-align: center;">\$</td> </tr> </tbody> </table>		ADVANCE CONTRACT NUMBER	AMOUNT OF CONTRACT	AMOUNT ADVANCED UNDER CONTRACT		\$	\$		\$	\$		\$	\$			
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<p>E. EXISTING FEDERAL AUTHORIZATIONS</p> <p>Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and Planning Budget No. _____, approved by HHFA on _____, 19____: \$ _____</p>																
<p>F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 55%;">TYPE (Check applicable items)</th> <th style="width: 20%;">TOTAL AMOUNT</th> <th style="width: 25%;">COMPLETE ONLY IF REVISION AMOUNT OF CHANGE (+) or (-)</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> TEMPORARY LOAN</td> <td style="text-align: center;">\$</td> <td style="text-align: center;">() \$</td> </tr> <tr> <td> <input type="checkbox"/> PROJECT CAPITAL GRANT <input checked="" type="checkbox"/> 2/3 Basis 3/4 Basis: <input type="checkbox"/> Limited project costs <input type="checkbox"/> Municipality with population of 50,000 or less <input type="checkbox"/> In Redevelopment Area, municipality with population of more than 50,000 </td> <td style="text-align: center; vertical-align: middle;">\$522,824</td> <td style="text-align: center; vertical-align: middle;">() \$</td> </tr> <tr> <td><input type="checkbox"/> RELOCATION GRANT</td> <td style="text-align: center;">\$</td> <td style="text-align: center;">() \$</td> </tr> <tr> <td><input type="checkbox"/> REHABILITATION GRANT</td> <td style="text-align: center;">\$</td> <td style="text-align: center;">() \$</td> </tr> </tbody> </table>		TYPE (Check applicable items)	TOTAL AMOUNT	COMPLETE ONLY IF REVISION AMOUNT OF CHANGE (+) or (-)	<input type="checkbox"/> TEMPORARY LOAN	\$	() \$	<input type="checkbox"/> PROJECT CAPITAL GRANT <input checked="" type="checkbox"/> 2/3 Basis 3/4 Basis: <input type="checkbox"/> Limited project costs <input type="checkbox"/> Municipality with population of 50,000 or less <input type="checkbox"/> In Redevelopment Area, municipality with population of more than 50,000	\$522,824	() \$	<input type="checkbox"/> RELOCATION GRANT	\$	() \$	<input type="checkbox"/> REHABILITATION GRANT	\$	() \$
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<p>G. PROGRAM <input type="checkbox"/> Title I of the Housing Act of 1949, as amended to date <input type="checkbox"/> Title I of the Housing Act of 1949, as amended prior to the Housing Act of 1954</p>																

H. CATEGORY OF PROJECT ELIGIBILITYEnter Roman numeral designation as checked on Form H-6120, *Summary of Project Data*: _____If project is under "disaster area" provisions of Section 111 of Title I, check here: ☐**I. APPLICATION**

The Applicant hereby applies to the United States of America for the financial assistance indicated in Block F above, under the provisions of Title I, as identified in Block G above, to aid in financing the project described in this application.

J. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

K. ESTIMATED COMPLETION DATE OF PROJECT EXECUTION STAGE: _____, 19____¹

(Complete the following estimated time schedule of major steps in executing the project)

PROJECT ACTIVITY	STARTING DATE (Month and Year)	COMPLETION DATE (Month and Year)
1. Land acquisition		
2. Relocation of site occupants		
3. Demolition and site clearance		
4. Site preparation, including installation of project improvements		
5. Disposition of land in project area		
6. Rehabilitation or conservation, to meet project completion requirements		

L. PROJECT AREA BOUNDARIES²

The project area herein described is the identical area covered by the Urban Renewal or Redevelopment Plan as approved by the governing body of the Local Public Agency on _____, 19____.

(Describe boundaries of project as set forth in such Plan and attach to this application)

M. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed in its name, and its seal to be hereunto fixed and attested, this 17th day of January, 1966.

[SEAL]City of Providence

Corporate Name of Applicant

By /s/ Austin C. Daley

Signature

Director, Division of Minimum Housing Standards

Title

City Hall

Address

Providence, Rhode Island

City, State, and ZIP Code

¹ For an Application for Early Land Acquisition Loan, enter estimated effective date of the Contract for Loan and Grant for project execution activities. Complete Lines 1, 2, and 3, and leave Lines 4, 5, and 6 blank.

² For an Application for Early Land Acquisition Loan, delete the phrase "covered by the Urban Renewal or Redevelopment Plan as approved" and insert "described in the Resolution adopted".

Washington Park
Code Enforcement Project No. 1

1. Estimated Acres by Land Use

Washington Park (Census Tract #1)

<u>Use</u>	<u>Estimated Acres</u>
Residential (including related public and semi-public)	148.88
Nonresidential (including related public and semi-public)	20.57
Streets, alleys, public rights-of-way	63.98
Improved land	233.43
Unimproved land	<u>13.37</u>
TOTAL	246.80

2. Code Enforcement Project Number 1,
Washington Park (Census Tract 1)

3. Major boundaries of the Washington Park area are more easily described by physical boundaries other than streets. To the north lies an industrial area known as Manu-Center; to the east a large industrial area known as Fields Point; running along the southern border of the project is the City line separating Providence from Cranston, and to the west lies Roger Williams Park, a major recreational center serving not only the City of Providence but patronized very heavily by non-residents of Providence. When boundaries do not follow the outside street line, it is because the City line generally follows along the center of a street.

4. Size of area in:*

City blocks 184

Acres 247

5. Character of Area and Condition of Buildings*

Kind of Building	Total No. in Area	No. With Code Violations	% With Violations
Residential	1622	434	27
Nonresidential	76	14	18
Mixed	39	10	25
TOTAL	1737	458	26
Number of Dwelling Units			
In residential buildings	2634	363	14
In mixed buildings	80	15	18
TOTAL	2714	378	14

6. Demolition is not anticipated in this basically "sound" neighborhood where a number of structures have been neglected to the extent that the area is experiencing general blight. Manu-Center, an industrial area, to the north can be buffered through a tree planting program (which is planned, see CE 500) and to the east a natural barrier exists in the nature of a steep embankment which effectively buffers the Fields Point industrial area from the residential area.

* Source: Community Renewal Program, City of Providence
1960-1970 U. S. Census of Housing 1960

8a. School Facilities

Existing school facilities are adequate for the current and immediate future needs of the Washington Park area. However, the School Master Plan does propose future replacement of the Broad Street school with a new 650-capacity classroom building. The new building will be to the north of the existing gymnasium-auditorium building. The original classroom structure can then be cleared and the site converted to playground use.

8b. Recreation Facilities

Present plans call for immediate construction of the Washington Park swimming pool, which will be located in the northeast corner of Roger Williams Park. Another proposal is for a Fields Point playground which will provide a baseball field for Little League play. Both of these facilities will serve the Washington Park area. Additionally, current plans call for the improvement of recreational facilities located in Columbia Park and smaller playlots in the area.

8c. Mixed, Industrial and Commercial Uses

Under the State Redevelopment Act of 1956, the City of Providence has power of eminent domain to acquire properties. However, this authority is limited to those areas officially designated as redevelopment areas for which a formal urban renewal project can be undertaken under the terms of the Housing Act of 1949, as amended.

The legal nonconforming uses in the City of Providence were already in existence when the present Zoning Ordinance was adopted in 1951. The uses in predominantly residential areas are principally neighborhood type facilities; such as, small grocery stores, service facilities and home occupation activities. In the event that such activity is abandoned the prevailing higher zoning would apply and such use would no longer be permitted. However, since these uses generally serve neighborhood needs and do not represent any nuisance value--and in most instances represent a means of livelihood to the occupants--it would not be expedient or prudent to attempt more than a concentrated program of "face lifting," general cleanup and a screening off from neighboring residential uses on a mutual consent basis.

The same principle applies to heavier commercial or industrial uses which exist in areas zoned for a higher (lighter) use.

Emphasis should be placed on the fact that the City can and does make every effort to contain these legal nonconforming uses through application of the Zoning Ordinance and other codes to prohibit any further expansion of such uses.

Only through an aggressive code enforcement and public improvement program can this area be stabilized and its character and integrity restored.

The residents of this area need positive proof that the City intends to protect this area if they are to be induced not to retain only their property but maintain them and make the necessary improvements at a level in keeping with the former character of this area. An official Code Enforcement Program undertaken in cooperation with the Federal government (HHFA) would represent not only a pledge but an actual commitment by the Federal and local governments to maintain the integrity of this area.

As already indicated, the area in question is basically sound, and an intensive code enforcement program coupled with planned public improvements will serve to stabilize the area and eliminate existing code violation conditions. The street improvements, tree planting and street sign programs will provide added incentive to upgrading the area. Also, plans for future school and recreation improvements will serve to create a climate conducive to attracting new people to the areas and stimulate additional home building and improvements. See minutes from City Plan Commission of October 28, 1965 certifying the adoption of the Recreation and School Master Plans filed under CE 500. See also copies of these plans enclosed as separate documents.

9. Estimated Displacement

It is assumed that there will be little, if any, displacement of families, individuals, or business concerns and nonprofit organizations because of the basic nature and intent of the Code Enforcement Program.

Webster Avenue

Code Enforcement Project No. 2

1. Estimated Acres by Land Use

Webster Avenue (Census Tract #16)

<u>Use</u>	<u>Estimated Acres</u>
Residential (including related public and semi-public)	115.60
Nonresidential (including related public and semi-public)	11.00
Streets, alleys, public rights-of-way	57.50
Improved land	184.10
Unimproved land	<u>19.40</u>
TOTAL	203.50

2. Code Enforcement Project Number 2, Webster Avenue (Census Tract 16)

3. Major boundaries of the Webster Avenue area are:
The northerly side of Eastwood Avenue and the Olneyville Expressway to the north; the easterly side of Huntington Expressway to the east; the southerly side of Union Avenue to the south, and the westerly side of Laurel Hill Avenue to the west. Where boundaries do not follow the outside street line, it is because the City line generally follows the center of a street.

4. Size of area in:*

City blocks	<u>143</u>
Acres	<u>204</u>

5. Character of Area and Condition of Buildings*

Kind of Building	Total No. in Area	No. with Code Violations	% With Violations
Residential	1195	349	29
Nonresidential	60	7	12
Mixed	46	5	11
TOTAL	1301	361	28
Number of Dwelling Units	2359	228	10
In residential buildings	113	15	13
In mixed buildings			
TOTAL	2472	343	14

6. It is not anticipated that any demolition will take place since the major premise for entering the area is that it is a "sound" neighborhood where blighting influences have occurred which can be alleviated through a strenuous Code Enforcement Program.

7. Character and Condition of Area

(a) The Land Use Maps of the City Plan Commission were used to determine whether the area is predominantly residential in character, with residential uses distributed throughout the area. These maps were compiled from the land use field survey completed October 1961. Attached, as part of CE 500, are copies of said map for the proposed code enforcement project area, number 2 (Webster Avenue).

Although the land use field survey was completed over three years ago, this area, judging by the number of zoning referrals, has not changed significantly with respect to use to seriously alter the facts represented by the 1961 Land Use Maps.

(b) Condition of Area: The data to rate the condition of the structures was generated under the City of Providence's Community Renewal Program completed in 1964.

*Source: Community Renewal Program, City of Providence 1960-1970. U. S. Census of Housing 1960

8. Cont'd.

local traffic needs, the general appearance of the streets contribute to the blighted atmosphere due partly to a paucity of trees and extensive neglect of streets and sidewalks.

This area is bounded by Huntington Expressway on the east, Olneyville Expressway on the north, and on the west an area where substantial new residential construction is occurring. In brief, this code enforcement project area is buffered by Expressways on the north and east and a fairly good neighborhood on the west. An intensive code enforcement project within this area should not only help to revitalize the blighted area, but should also make a substantial contribution towards improving this whole sector of the city. Removal of general blight within the code enforcement area would be a further inducement for residential construction in the neighboring area, but still relatively undeveloped area to the west. Thus an intensive code enforcement project should achieve the time objectives of elimination of blight with the project area and promote the development of a neighboring "arrested development" area.

A further review of information contained in item 7 will provide further clarification as to the primary reasons for selecting this area as a Code Enforcement Project.

As already indicated, the area in question is basically sound, and an intensive code enforcement program coupled with planned public improvements will serve to stabilize the area and eliminate existing code violation conditions. The street improvements, tree planting and street sign programs will provide added incentive to upgrading the area. Also, plans for future school and recreation improvements will serve to create a climate conducive to attracting new people to the areas and stimulate additional home building and improvements. See minutes from City Plan Commission of October 28, 1965 certifying the adoption of the Recreation and School Master Plans filed under CE 500. See also copies of these plans enclosed as separate documents.

8a. School Facilities

The Webster Avenue School which serves the major portion of Code Enforcement Project No. 2, is currently in the process of modernization. The modernization program is about half completed and will continue to be financed through current bond issues. The program includes: fireproofing, heating plant, new lighting fixtures, plumbing, toilet facilities, classroom equipment and new classroom furniture. This school will eventually be replaced but with its modernization is considered to be adequate for immediate future needs.

8b. Recreation Facilities

The recreation facilities serving the Webster Avenue area are not adequate to serve present needs, especially on a small neighborhood basis for toddler age groups. Plans call for early land acquisition and development of three (3) playlots for this age group. Additionally, the Wallace Street Playground is scheduled for improvement which includes additional play apparatus and installation of softball and court games. Planned improvements in areas adjacent to the code enforcement area are also scheduled--these recreation facilities to a small extent serve the Webster Avenue project in an auxiliary capacity. Also, when the Webster Avenue school is replaced, additional playground facilities will be provided.

8c. Mixed, Industrial and Commercial Uses

Under the State Redevelopment Act of 1956, the City of Providence has power of eminent domain to acquire properties. However, this authority is limited to those areas officially designated as redevelopment areas for which a formal urban renewal project can be undertaken under the terms of the Housing Act of 1949, as amended.

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The same principle applies to heavier commercial or industrial uses, which exist in areas zoned for a higher (lighter) use.

Emphasis should be placed on the fact that the City can and does make every effort to contain these legal nonconforming uses through application of the Zoning Ordinance and other codes to prohibit any further expansion of such uses.

9. Estimated Displacement

It is assumed that there will be little, if any, displacement of families, individuals, or business concerns and nonprofit organization's because of the basic nature and intent of the Code Enforcement Program.

Codes and Ordinances

Reference to the Providence Workable Program for Community Improvement and exhibits on file with the Housing and Home Finance Agency will answer questions concerning local housing codes, zoning regulations and building, plumbing, electrical, fire prevention, and related codes and enforcement powers available to the community.

The results of the review and updating of the various codes, (electrical, plumbing, structural and housing) referred to in the Providence Workable Program for Community Improvement are being prepared and should be ready for reporting with the submission for recertification due in early 1966.

Plan Estimator

Duties will be to study and give advice on drawings submitted for alterations or new construction in Census Tract 16 which are the result of housing code enforcement in said Tract; to ascertain that the proposed construction will conform completely with the Providence Building code and issue necessary permits. He shall conduct all correspondence with the federal agencies which are directly concerned with this phase of the program and will also consult with the Financial Technical Advisors of the Division of Minimum Housing.

Plumbing Inspector I

Duties will be to verify all plumbing violations which have been discovered in the field. He shall study and give advice on applications for permits required to correct said plumbing violations. He shall make a final inspection of all installations to see if they conform to local codes.

Electrical Inspector I

Duties will be to verify all electrical violations which have been discovered in the field. He shall study and give advice on applications for permits required to correct said electrical violations. He shall make a final inspection of all installations to see if they conform to local codes.

At the end of the time period specified in the compliance order, reinspections will be made to determine the degree of compliance that has been accomplished in said census tract. In cases of non-compliance, the necessary legal action will be instigated immediately.

During the reinspection period of all residential property in Census Tract 16 a determination will be made that blighting influences have actually been arrested and that no new blighting conditions have materialized.

Census Tract 1

A detailed and comprehensive inspection of all residential property utilizing both the APHA and Minimum Housing Standards inspectional procedure will be initiated.

Inspections will start in Census Tract 1, starting with Block 1 and progressing numerically through the census tract until it is completed.

Whenever there is a violation of any provision of the codes the owner shall be notified of such violations. Such notice shall be in writing and shall specify the violation and a reasonable time to make the correction. This notice of violation shall inform the person to whom it is directed of his rights to apply for a hearing before a hearing officer of the Minimum Housing Standards Division and the procedure by which application for such a hearing can be made. Ten days after the sending of the notice of violation, if a hearing before a hearing officer has not been requested, a compliance order is sent to the owner. Such orders shall be in writing; shall specify the violation and give a reasonable time in which to make the corrections. It shall inform the person to whom it is directed of his rights to appeal before the Housing Board of Review and the procedure by which such appeal can be made. A record of a hearing before the hearing officer or the Housing Board of Review will be kept.

The services of a Technical Advisor will be made available to all residential property owners in Census Tract 1. Such personnel will personally contact all owners having property who have received compliance orders informing them of the availability of FHA loans and mortgages and aid them in the necessary procedures in applying for such loans and mortgages. These same services will be made available to all property owners whether in violation or not in order that all owners may take advantage of the Federal financial aids if they so desire to achieve maximum rehabilitation or more advantageous financial arrangements which might help to free income for other needed consumer expenditures.

The services of a Plan Estimator, Plumbing Inspector and Electrical Inspector will be made available to all residential property owners in Census Tract 1.

Plan Estimator

Duties will be to study and give advice on drawings submitted for alterations or new construction in Census Tract 1 which are the result of housing code enforcement in said Tract; to ascertain that the proposed construction will conform completely with the Providence Building code and issue necessary permits. He shall conduct all correspondence with the federal agencies which are directly concerned with this phase of the program and will also consult with the Financial Technical Advisors of the Division of Minimum Housing.

Plumbing Inspector I

Duties will be to verify all plumbing violations which have been discovered in the field. He shall study and give advice on applications for permits required to correct said plumbing violations. He shall make

THREE YEAR PROPOSED BUDGET FOR URBAN RENEWAL HOUSING CODE ENFORCEMENT

PROJECT AREAS BROKEN DOWN FOR CENSUS TRACTS 1 & 16

Position Title	Census Tract 1	Census Tract 16
Director	\$ 1,794	\$ 1,794
Housing Insp. III (Technical Advisor)	20,642	--
Housing Insp. II (Technical Advisor)	--	17,390
Housing Insp. I (6)	46,428	46,428
Housing Insp. I (6 for six months)	7,650	7,650
Clerk-Typist II	4,935	4,935
Clerk-Typist I (2)	8,050	8,050
Clerk-Stenographer III	378	378
Law-Department	330	330
Sub-total	\$90,207	\$86,955
Building Inspection Department		
a. Plan Estimator	\$12,100	\$12,100
b. Plumbing Inspector I	8,000	8,000
c. Electrical Inspector I	8,000	8,000
Sub-total	\$28,100	\$28,100
OTHER COSTS		
A. Car Allowances	\$ 6,480	\$ 6,480
B. Mailing Expenses	1,105	1,105
C. Office Supplies	350	350
D. Tabulation	1,500	1,500
Sub-total	\$ 9,435	\$ 9,435
Total	\$127,742	\$124,490

THREE YEAR PROPOSED BUDGET FOR URBAN RENEWAL HOUSING CODE ENFORCEMENT
PROJECT AREAS BROKEN DOWN ON A YEARLY BASIS FOR CENSUS TRACTS 16 & 1

CENSUS TRACT 16

Position Title	First Year	Second Year	Third Year
Director	\$ 598	\$ 598	\$ 598
Housing Inspector II	5,797	5,797	5,796
Housing Inspector I	15,476	15,476	15,476
Housing Inspector I	7,650	--	--
Clerk-Typist II	1,645	1,645	1,645
Clerk-Typist I	2,684	2,683	2,683
Clerk-Stenographer III	126	126	126
Law-Department	110	110	110
Sub-total	\$34,086	\$26,435	\$26,434

Building Inspection Department

a. Plan Estimator	\$ 4,034	\$ 4,033	\$ 4,033
b. Plumbing Inspector I	2,667	2,667	2,666
c. -Electrical Inspector I	2,667	2,667	2,666
Sub-total	\$ 9,368	\$ 9,367	\$ 9,365

OTHER COSTS

A. Car Allowances	\$ 2,640	\$ 1,920	\$ 1,920
B. Mailing Expenses	850	128	127
C. Office Supplies	250	50	50
D. -Tabulation	500	500	500
Sub-total	\$ 4,240	\$ 2,598	\$ 2,597

Total	\$47,694	\$38,400	\$38,396
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THREE YEAR PROPOSED BUDGET FOR URBAN RENEWAL HOUSING CODE ENFORCEMENT

PROJECT AREAS BROKEN DOWN ON A YEARLY BASIS FOR CENSUS TRACTS 16 & 1

CENSUS TRACT 1

Position Title	First Year	Second Year	Third Year
Director	\$ 598	\$ 598	\$ 598
Housing Inspector III	6,881	6,881	6,880
Housing Inspector I	15,476	15,476	15,476
Housing Inspector I	7,650	--	--
Clerk-Typist II	1,645	1,645	1,645
Clerk-Typist I	2,684	2,683	2,683
Clerk-Stenographer III	126	126	126
Law Department	110	110	110
Sub-total	\$35,170	\$27,519	\$27,518

Building Inspection Department

a. Plan Estimator	\$ 4,034	\$ 4,033	\$ 4,033
b. Plumbing Inspector I	2,667	2,667	2,666
c. Electrical Inspector I	2,667	2,667	2,666
Sub-total	\$ 9,368	\$ 9,367	\$ 9,365

OTHER COSTS

A. Car Allowances	\$ 2,640	\$ 1,920	\$ 1,920
B. Mailing Expenses	350	128	127
C. Office Supplies	250	50	50
D. Tabulation	500	500	500
Sub-total	\$ 4,240	\$ 2,598	\$ 2,597

Total	\$48,778	\$39,484	\$39,480
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CODE ENFORCEMENT PROGRAM BUDGET (Alternate Form)

Checklist Code No. CE 400

Pending the availability of Form H-6171, Code Enforcement Program Budget, the documentation to be submitted with an Application for Code Enforcement Grant as the Code Enforcement Program Budget, Checklist Code No. CE 400, shall include:

A. CODE ENFORCEMENT PROGRAM COST

<u>Line No.</u>	<u>Program Activity</u>	<u>Amount</u>
1	Cost of organizing, supervising, and otherwise administering code compliance program in area	\$ <u>23,344</u>
2	Code enforcement (Inspection, checking plans and specifications, advising owners and builders on code standards, and similar activities)	<u>190,196</u>
3	Court and other legal costs	<u>660</u>
4	Demolition of unsound structures	<u> </u>
5	Related staff services (Staff to provide relocation and financial assistance, coordination with community agencies and citizen organizations, and related services)	<u>38,032</u>
6	Public improvements (Cost of eligible public improvements, as shown in Checklist Code No. CE 500, Item B2b (1), plus any necessary costs for planning the improvements)	<u>532,004</u>
7	Subtotal	<u> </u>
8	Inspection fee <u>1/</u>	<u> </u>
9	TOTAL PROGRAM COST	\$ <u>784,236</u>
B.	FEDERAL CODE ENFORCEMENT GRANT REQUESTED (Indicate whether on 2/3 or 3/4 grant basis and amount)	\$ <u>522,824</u>
C.	RELOCATION GRANT REQUESTED (Include only if the Application and Area Eligibility Data, Checklist Code No. 100, shows the estimated number of persons or businesses to be displaced)	\$ <u> </u>

1/ Pending a determination of the basis for computing the amount of the required fee to compensate the Federal government for its inspections and audits, no entry should be made on Line 8.

See following page for detailed description of costs shown on lines 1, 2, 3, 4 and 5.

DOCUMENTATION IN SUPPORT OF CODE ENFORCEMENT
PROGRAM BUDGET CE 400

Line No.

1	Director	3,588	
	Housing Inspector I (6), 6 mos.	15,500	
	Clerk Steno III	756	
	Office Supplies	700	
	Tabulations	3,000	
	TOTAL		23,344
2	Housing Inspector I(6)	92,856	
	Clerk Typist II	9,870	
	Clerk Typist I (2)	16,100	
	Plan Estimates	24,200	
	Plumbing Inspector I	16,000	
	Electrical Inspector I	16,000	
	Car Allowance	12,960	
	Mailing Expenses	2,210	
	TOTAL		190,196
3	Law Department Staff Time and Services	660	660
4	-		
5	Housing Inspector III	20,642	
	Housing Inspector II	17,390	
	TOTAL		38,032
	Total Lines 1 thru 5		<u>\$252,232</u>

D. ESTIMATED PROPERTY OWNER AND TENANT
APPLICATIONS FOR FEDERAL REHABILITATION *
AIDS:

	<u>NO. OF APPLICATIONS</u>	<u>TOTAL AMOUNT</u>
Direct Federal rehab- ilitation loans (Section 312 loans)	_____	\$ _____
Direct Federal rehab- ilitation grants (Section 115 grants)	_____	\$ _____

E. MUNICIPALITY'S SHARE OF PROGRAM COST

Indicate the methods by which the applicant proposes to meet its share of the Total Code Enforcement Program Cost (for example, cash, staff services, provision of public improvements) and the amount for each method.

1/ Data to be determined at a later date after the Code Enforcement Program is underway and more definite information is available.

Note: See following pages for breakdown of City's share of Code Enforcement Program and method of financing.

Code Enforcement Program
City and Federal Share

City Share

Division of Minimum Housing Force Account	\$ 58,376
Public Improvements Force Account Labor	
Streets	152,194
Street Signs	7,720
Tree Planting	<u>16,664</u>
Total Force Account Labor	234,954
Increased expenditures over two-year base average	<u>26,458</u>
Total City Share (1/3)	\$261,412

Federal Share

Division of Minimum Housing	\$167,398
Public Improvements (Central Equipment and Materials)	
Streets	259,875
Street Signs	18,915
Tree Planting	<u>76,636</u>
Total Federal Share (2/3)	\$522,824
Total City-Federal Cost	\$784,236

Code Enforcement Program for Washington
Park and Webster Avenue

City Agencies Involved	Total Cost \$	Federal Share \$	City Share Force Account \$
Division of Minimum Housing Standards			
Department of Building Inspection and Code Enforcement	252,232	167,398	84,834*
Public Works Department Street Resurfacing	412,069	259,875	152,194
Street Sign Replace- ment	26,635	18,915	7,720
Park Department Division of Forestry Tree Planting Program	<u>93,300</u>	<u>76,636</u>	<u>16,664</u>
Total	\$784,236	\$522,824	\$261,412

* Includes \$26,458 in Force Account represented by increase in expenditures by Minimum Housing and Building Inspection over the average expenditures for the two-year base period.

	<u>1963-64</u>	<u>1964-65</u>	<u>1965-66</u>	<u>Increase</u>
Minimum Housing	\$ 91,785	\$119,032	\$118,727	\$13,319
Building Inspection	\$282,142	\$297,768	\$303,094	\$13,139

A. See Maps Exhibit

B. Public Improvements Program

Continuous planning for public improvements is evidenced by the existence of the Providence Community Renewal Program, the Master Plan, the Workable Program for Community Improvement, the Capital Improvement Program (issued each year) and the various master plans for Schools, Recreation and Circulation which were recently approved by the C-P-C and are currently in the process of reproduction. All of these documents focus on the needs of the entire city rather than on any one given area in order that proposed public improvements meet the needs of all areas within the financial ability of the City to initiate such improvements tempered by actual needs and priorities. Essentially the proposals for public improvements throughout the City are aimed at preserving and/or upgrading the character of all the various neighborhoods.

Additionally, the Public Works Department and the Park Department have furnished plans for proposed improvements and landscaping to be carried out simultaneously with the Code Enforcement Program.

The street improvement program as does other public improvement programs, will be initiated at the very onset of the project. The street improvement program does not carry completion dates for individual streets. However, as Federal funds become available, and as work progresses towards the elimination of code violations and the upgrading of properties, the streets in question will be reconditioned on a basis calculated to improve the circulation pattern and also as an aid to inducing property owners to take voluntary action in bringing their properties into conformance with various codes, and hopefully to improve them beyond local requirements.

In any event, again depending upon the receipt of Federal Funds, these street improvements will be substantially completed during the first year of the Code Enforcement Program, or as soon thereafter as possible. The cost of the street improvement program anticipated is \$412,069. For a detailed listing of the street improvements see map exhibit and listing which follows.

Complimentary to the street improvements under discussion is the street sign improvement program at a cost of approximately \$26,635. This includes new pedestal type 12 foot metal poles with double faced signs. A new street sign program spread over a period of five years has been developed for the entire City. That portion applicable to the two Code Enforcement Areas is reflected on the same map showing street improvements. New street poles and signs will be erected on a periodic basis on those streets which are already considered adequate but on streets scheduled to be improved will of necessity, be dependent upon the timing of the street improvement in order that reconstruction will not necessitate removal of newly placed poles and signs.

As a further means of beautifying the two areas under study, a tree planting program has been planned which will include the planting of approximately 1,800 trees at a cost of \$93,300. Again, the tree planting program will be staged so as to coincide with the street and sign improvement programs designed to result in a coordinated effort to stabilize good blocks and upgrade those experiencing blighting influences. These programs coupled with a vigorously conducted Code Enforcement Program designed to gain maximum compliance with local codes and Federal requirements will create a "new climate" in the two areas selected---Washington Park and Webster Avenue---eliminating the necessity for

future rehabilitation and clearance activity, and hopefully provide impetus to additional voluntary rehabilitation effort in other areas of the City which may have begun to experience signs of gradual or even accelerated deterioration---impetus being provided by "seeing what can be done," by stimulating "pride in one's neighborhood," and through the efforts of active citizen organizations.

SUGGESTED LIST OF STREETS IN CENSUS TRACT NO. 1
WASHINGTON PARK, THAT REQUIRE EITHER RECONSTRUCTION OR RESURFACING

<u>STREET</u>	<u>LIMIT</u>	<u>SQ. YDS.</u>	<u>COST</u>
Aldrich St.	Broad St. to Eddy St.	4700	\$ 4,689
Rugby St.	Cass St. to Broad St.	4000	3,991
Parkview Ave.	Broad St. to Rugby St.	1000	998
Chapman St.	Broad St. to Eddy St.	1900	1,896
Toronto Ave.	Allens Ave. to easterly termination	1751	1,750
Georgia Ave.	Allens Ave. to easterly termination	2152	2,151
Carolina Ave.	Eddy St. to easterly termination	6657	6,639
New York Ave.	Allens Ave. to easterly termination	3245	3,238
Indiana Ave.	Narragansett Blvd. to Michigan Ave.	2400	2,394
California Ave.	Narragansett Blvd. to Michigan Ave.	2700	2,694
Vermont Ave.	Narragansett Blvd. 180 feet easterly	640	635
Massachusetts Ave.	Broad St. to Narragansett Blvd.	6000	5,986
Alabama Ave.	Broad St. to Narragansett Blvd.	5600	5,587
Michigan Ave.	New York Ave. to Alabama Ave.	6200	6,186
*Narragansett Ave.	New York Ave. to City Line	12000	39,480
Virginia Ave.	Carolina Ave. to City Line	6006	5,995
Tennessee Ave.	New York Ave. to Chapman St.	2100	2,095
Miller Ave.	Broad St. to Roger Williams Park	9200	9,179
Verndale Ave.	Broad St. to Roger Williams Park	5900	5,886
Spicer St.	Broad St. to Verndale Ave.	2200	2,195
Calla St.	Broad St. to Roger Williams Park	5600	5,587
Carr St.	Broad St. to Roger Williams Park	4400	4,390
Hancock St.	Verndale Ave. to Calla St.	969	970
*Broad St.	Farragut Ave. to I 95	21900	72,051
*Eddy St.	Ernest St. to Vermont Ave.	13000	42,770
*Allens Ave.	New York Ave. to a pt. 100 feet north of Chapman St.	5922	19,483
Total			\$258,915
*Scarify			

SUGGESTED LIST OF STREETS IN CENSUS TRACT NO. 16
WEBSTER AVENUE, THAT REQUIRE EITHER RECONSTRUCTION OR RESURFACING

<u>STREET</u>	<u>LIMIT</u>	<u>SQ. YDS.</u>	<u>COST</u>
Plainfield St.*	Odd Fellows Sq. to Laban St.	3900	\$ 12,831
Roosevelt St.	Webster Ave. to Bancroft St.	2030	2,023
Wallace St.	Webster Ave. to Cumerford St.	4200	4,190
Progress Ave.*	Terrace Ave. to Whitehall St.	4735	15,578
Elmdale Ave.	Priscilla Ave. to Whitehall St.	1900	1,896
Union Ave.*	Laurel Hill Ave. to Expressway	9000	29,610
Elmdale Ave.	Laurel Hill to City Line City Line to Atwood Ave.	1400	1,397
Ralph St.	Eastwood Ave. to Plainfield St.	1800	1,796
Dewey St.	Eastwood Ave. to Plainfield St.	1700	1,696
Webster Ave.*	Eastwood Ave. to City Line	14700	48,363
Heath St.	Eastwood Ave. to Plainfield St.	2100	2,095
Dunford St.	Plainfield St. to Pocasset Ave.	1200	1,197
Deborah St.	Plainfield St. to Dorchester Ave.	1300	1,297
Judith St.	Magnolia St. to northerly termination	950	952
Kelly St.	Bancroft St. to Magnolia St.	1450	1,451
Bancroft St.	Pocasset Ave. to Sterling Ave.	3100	3,093
Cumerford St.	Sterling Ave. to Wallace St.	1550	1,551
Terrace Ave.*	Laurel Hill Ave. to City Line	5000	16,450
Laurel Hill Ave.	Pocasset Ave. to City Line	5700	<u>5,687</u>
	Total		\$153,153

*Scarify

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 686

Approved November 9, 1965

WHEREAS, Section 117 of the Housing Act of 1949, as amended, authorizes the Housing and Home Finance Administrator to make grants to municipalities and counties to assist them in carrying out programs of concentrated code enforcement in deteriorated or deteriorating areas in which such enforcement, together with certain public improvements to be provided by the locality, may be expected to arrest the decline of the area, and

WHEREAS, it has been found and determined by this body that there exists in this locality certain deteriorated or deteriorating areas for which a program of concentrated code enforcement, combined with certain public improvements, may be expected to arrest the decline of the area, and

WHEREAS, it is recognized that the grant of funds pursuant to Section 117 will impose certain obligations and responsibilities upon the City of Providence, among which is the obligation to assure that any persons who may be displaced as a result of the code enforcement and public improvements programs are relocated into decent, safe, and sanitary housing in accordance with the regulations of the Housing and Home Finance Agency, and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of the Housing and Home Finance Agency effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of any program or activity receiving Federal financial assistance under Title I of the Housing Act of 1949, as amended.

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

1. That an application be filed with the Housing and Home Finance Agency on behalf of the City of Providence for a code enforcement grant under Section 117 of the Housing Act of 1949, as amended, of two-thirds of the cost of undertaking and carrying out a code enforcement program, which costs is now estimated to be ^{1,602,958.} ~~\$1,534,319,~~ in an area or areas to be designated and specifically described in such application, and that the Director of the Division of Minimum Housing Standards is hereby authorized and directed to execute and file such application, to provide such additional

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PAGE 2

information and furnish such documents as may be required by the Housing and Home Finance Agency, to execute such contract or contracts as may be necessary for the grant applied for, to execute and file requisitions for funds, and to act as the authorized representative of the City of Providence in the accomplishment of the code enforcement program.

2. That during the period of the contract for the code enforcement grant the City of Providence will maintain a level of expenditures for code enforcement activities, exclusive of expenditures in any federally assisted code enforcement or Title I urban renewal project areas, that is not less than the average yearly expenditure for such activities throughout the locality for the two full fiscal years immediately preceding the filing of the application.

3. That the locality has a program for and will provide in a timely manner all necessary public improvements for the code enforcement area.

4. That there exists in the locality an adequate amount of decent, safe, and sanitary housing which is available to persons displaced as a result of the code enforcement and related public improvements programs, at prices which are within their financial means and which are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families, and it is the sense of this body that such displacees, if any, will be relocated in accordance with applicable regulations of the Housing and Home Finance Agency.

5. That the United States of America and the Housing and Home Finance Administrator, be and they hereby are, assured of full compliance by the City of Providence with regulations of the Housing and Home Finance Agency effectuating Title VI of the Civil Rights Act of 1964.

A true copy,
Attest:



Vincent Vespia
City Clerk

City of Providence, Rhode Island

Application for Code Enforcement
Grant No. 1 for Washington Park
and Webster Avenue
November 29, 1965

Binder No. 6

Application for
Code Enforcement Program

for a

Code Enforcement Grant for the City of Providence,
R. I. under Section 117 of Title I of the Housing
and Urban Development Act of 1965, for the carrying
out of a concentrated Code Enforcement Program and
the provision of needed public improvements in the
designated area.

Date: November 29, 1965

- (1) City of Providence, State of Rhode Island
- (2) Application for Code Enforcement Grant
No. 1, for Areas No. 1 and 2
- (3) Date: November 29, 1965
- (4) Binder No. 6

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION APPLICATION FOR LOAN AND GRANT (Slum Clearance and Urban Renewal Program)		PROJECT LOCALITY PROJECT NAME PROJECT NUMBER DATE RECEIVED (To be filled in by HHFA)
INSTRUCTIONS: Prepare original and 4 conformed copies for HHFA. Place original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5.		
A. CORPORATE NAME OF APPLICANT City of Providence -- Division of Minimum Housing Standards		
B. TYPE OF APPLICATION /x/ Code Enforcement Grant <input type="checkbox"/> Temporary Loan and/or Capital Grant, for project execution [Complete all blocks] <input type="checkbox"/> Temporary Loan, for early land acquisition [Leave Blocks D and E blank]		
C. SUBMISSION <input type="checkbox"/> Initial application <input type="checkbox"/> Revision of previously approved application dated _____, 19____, for purpose of: <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Change in project area boundaries <input type="checkbox"/> Revision in Temporary Loan <input type="checkbox"/> Revision in Project Capital Grant </div> <div> <input type="checkbox"/> Revision in Relocation Grant <input type="checkbox"/> Revision in Rehabilitation Grant <input type="checkbox"/> Other (Explain) </div> </div>		
D. REPAYMENT OF ADVANCES Upon undertaking this project, the Applicant will repay, with interest, Title I advances in the sums indicated and in accordance with the contracts shown below:		
ADVANCE CONTRACT NUMBER	AMOUNT OF CONTRACT	AMOUNT ADVANCED UNDER CONTRACT
	\$	\$
	\$	\$
	\$	\$
E. EXISTING FEDERAL AUTHORIZATIONS Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and Planning Budget No. _____, approved by HHFA on _____, 19____: \$ _____		
F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR		
TYPE (Check applicable items)	TOTAL AMOUNT	COMPLETE ONLY IF REVISION AMOUNT OF CHANGE (+) or (-)
<input type="checkbox"/> TEMPORARY LOAN	\$	() \$
<input type="checkbox"/> PROJECT CAPITAL GRANT <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> 2/3 Basis <input type="checkbox"/> 3/4 Basis </div> <div style="margin-left: 20px;"> <input type="checkbox"/> Limited project costs <input type="checkbox"/> Municipality with population of 50,000 or less <input type="checkbox"/> In Redevelopment Area, municipality with population of more than 50,000 </div>	\$1,068,639	() \$
<input type="checkbox"/> RELOCATION GRANT	\$	() \$
<input type="checkbox"/> REHABILITATION GRANT	\$	() \$
G. PROGRAM <input type="checkbox"/> Title I of the Housing Act of 1949, as amended to date <input type="checkbox"/> Title I of the Housing Act of 1949, as amended prior to the Housing Act of 1954		

H. CATEGORY OF PROJECT ELIGIBILITYEnter Roman numeral designation as checked on Form H-6120, *Summary of Project Data*: _____If project is under "disaster area" provisions of Section 111 of Title I, check here: ☐**I. APPLICATION**

The Applicant hereby applies to the United States of America for the financial assistance indicated in Block F above, under the provisions of Title I as identified in Block G above, to aid in financing the project described in this application.

J. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

K. ESTIMATED COMPLETION DATE OF PROJECT EXECUTION STAGE: _____, 19__¹

(Complete the following estimated time schedule of major steps in executing the project)

PROJECT ACTIVITY	STARTING DATE (Month and Year)	COMPLETION DATE (Month and Year)
1. Land acquisition		
2. Relocation of site occupants		
3. Demolition and site clearance		
4. Site preparation, including installation of project improvements		
5. Disposition of land in project area		
6. Rehabilitation or conservation, to meet project completion requirements		

L. PROJECT AREA BOUNDARIES²

The project area herein described is the identical area covered by the Urban Renewal or Redevelopment Plan as

approved by the governing body of the Local Public Agency on _____, 19__.

(Describe boundaries of project as set forth in such Plan and attach to this application)

M. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed in its name, and its seal to be

hereunto fixed and attested, this 29th day of November, 1965.**[SEAL]**City of Providence

Corporate Name of Applicant

By

Quentin C. Leedy

Signature

Director, Division of Minimum
Housing Standards

Title

City Hall

Address

Providence, Rhode Island

City, State, and ZIP Code

¹ For an Application for Early Land Acquisition Loan, enter estimated effective date of the Contract for Loan and Grant for project execution activities. Complete Lines 1, 2, and 3, and leave Lines 4, 5, and 6 blank.

² For an Application for Early Land Acquisition Loan, delete the phrase "covered by the Urban Renewal or Redevelopment Plan as approved" and insert "described in the Resolution adopted".

Introduction

Based on a technical analysis of available data concerning primarily sound neighborhoods which are beginning to experience deterioration because of various contributing factors; and in order to prevent further deterioration which might result in the necessity of additional rehabilitation and clearance projects, the City of Providence, R. I. has selected two areas as its first undertaking under the provisions of Section 117 of Title I of the Housing and Urban Development Act of 1965. These areas are designated as:

Project No. 1 - Washington Park
Project No. 2 - Webster Avenue
(See Maps Attached)

Criteria for Selection

The criteria used to delineate the proposed code enforcement projects were:

Criteria One - The area must be built-up and predominantly residential in character, with residential uses distributed throughout the area.

Criteria Two - Deficiencies attributed to non-compliance with enforceable provisions of existing codes must exist in not less than 20 percent of the buildings and must be distributed throughout the area.

Criteria Three - The code enforcement project area must be basically sound with no foreseeable need for future clearance or rehabilitation of the area. The two code enforcement projects are described separately in the following sections.

Washington Park

Code Enforcement Project No. 1

2. Code Enforcement Project Number 1, Washington Park (Census Tract 1)
3. Major boundaries of the Washington Park area are more easily described by physical boundaries other than streets. To the north lies an industrial area known as Manu-Center; to the east a large industrial area known as Fields Point; running along the southern border of the project is the City line separating Providence from Cranston, and to the west lies Roger Williams Park, a major recreational center serving not only the City of Providence but patronized very heavily by nonresidents of Providence.
4. Size of area in:*

City blocks 184

Acres 240

5. Character of Area and Condition of Buildings*

Kind of Building	Total No. in Area	No. With Code Violations	% With Violations
Residential	1622	434	27
Nonresidential	76	14	18
Mixed	39	Not tabulated	-
TOTAL	1737		
Number of Dwelling Units			
In residential buildings	2634	363	14
In mixed buildings	80	Not tabulated	-
TOTAL	2714		-

6. Demolition is not anticipated in this basically "sound" neighborhood where a number of structures have been neglected to the extent that the area is experiencing general blight. Manu-Center, an industrial area, to the north can be buffered through a tree planting program (which is planned, see CE 500) and to the east a natural barrier exists in the nature of a steep embankment which effectively buffers the Fields Point industrial area from the residential area.

Source: Community Renewal Program, City of Providence 1960-1970 U. S. Census of Housing 1960

7. Character and Condition of Area

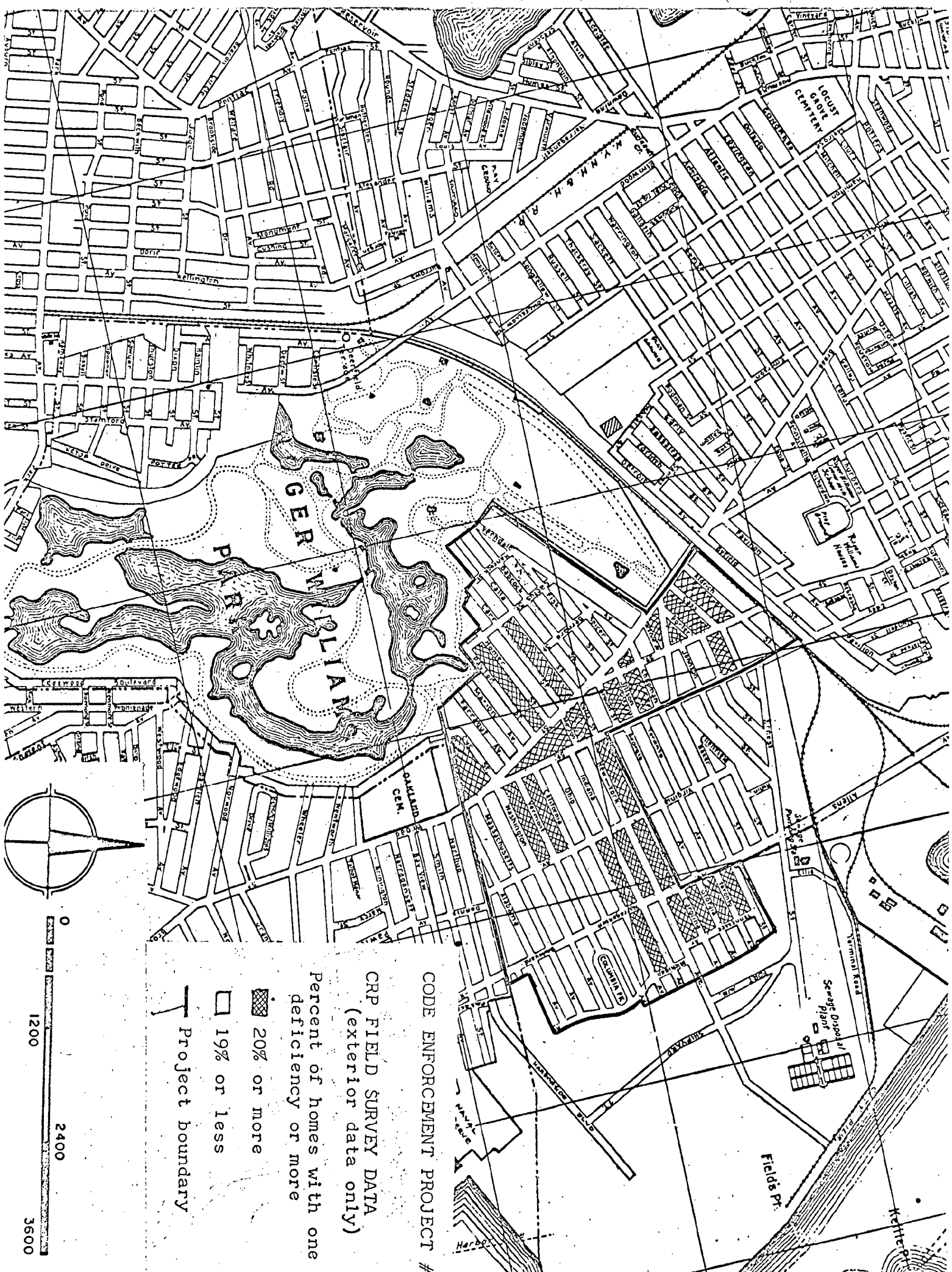
- (a) Character of Area: The Land Use Maps of the City Plan Commission were used to determine whether the area is predominantly residential in character, with residential uses distributed throughout the area. These maps were compiled from the land use field survey completed October 1961. (Attached as part of CE 500 are copies of said map for the proposed code enforcement project area number 1 Washington Park).

Although the land use field survey was completed over three years ago, this area, judging by the number of zoning referrals, has not changed significantly with respect to use to seriously alter the facts represented by the 1961 Land Use Maps.

- (b) Condition of Area: The data used to rate the conditioning of the structure was generated under the City of Providence's Community Renewal Program completed in 1964. The CRP data was derived from two basic series: (1) interior conditions from the Tax Assessor's appraisal cards generated under the re-evaluation study, completed in December 1960; and, (2) the field survey of exterior conditions generated by CRP in the fall of 1962 which was designed to achieve generally 100% coverage. The re-evaluation cards on interior conditions and the CRP Field Survey on exterior conditions are not too comparable with U. S. Census data of Housing 1960 due to differences in categories and weighing of penalty points.

Exterior Data Only and Area Eligibility

The CRP data was relied upon very heavily since the United States Census of Housing 1960 is of extreme limited operational significance. The CRP IBM cards on exterior condition was re-run to reflect the percentage of homes in each block that had one or more deficiencies for the following exterior categories: (1) foundation, (2) exterior walls, (3) windows, (4) roof, and (5) porch and stairs. The deficiencies in these basic categories represent non-compliance with enforceable provisions of existing codes. On a block by block basis in the proposed Code Enforcement project area, 20 percent of the homes in most blocks had one or more basic deficiencies for the above four exterior categories. It should be emphasized that for each basic category, such as roof, is broken down into several categories by the Division of Minimum Housing for code violations. See following Map.



Interior Data and Area Eligibility

If data on interior conditions combined with the data on exterior conditions were taken into consideration, there are deficiencies attributed to non-compliance with enforceable provisions of existing codes in not less than 20 percent of the buildings and distributed throughout the area.

8. Statement Describing Area and Reasons for Its Selection.

The Washington Park area, extending from the Fields Point industrial area on the east to the western edge of Roger Williams Park, is an area of relatively stable population. While the numerical and percentage loss in population has been slight, the greatest loss, more than one-quarter, has been in the 20 to 44 age group, with substantial increase in the 5 to 19 age group. Most of the population is in families, with only a small percentage of unrelated individuals in the area.

With the exception of Roger Williams Park, the area is predominantly single family residential in character, with small numbers of two and three family houses. Just over half of the housing is owner occupied, with the values of owner-occupied houses ranging from \$10,000 to \$15,000.

Three major streets through the area, Broad Street, Eddy Street, and Allens Avenue, serve important functions connecting Washington Park and Cranston with downtown Providence and the rest of the city. A number of secondary streets connect these major radials. Baker Street, New York Avenue, and Washington Avenue, together with several drives through Roger Williams Park, link the major streets and provide cross-town access. These are generally adequate for the purpose.

The Washington Park area used to be not only one of the finest neighborhoods within the City of Providence but one of the finest within the whole metropolitan area. A visual tour of the area will quickly reveal that the area is basically sound with no serious platting and land use problems. The homes in the area show signs of substantial neglect. Streets, while once decorated with huge elms, now appear drab and visually disjointed due to the removal of large quantities of trees under the dutch elm control disease program. The streets and sidewalks are also in need of extensive repair. But perhaps most important, however, is the fact that considerable instability has been introduced into this area due to its proximity to the blighted South Providence area. This area desperately needs reassurance that the City intends to prevent the spread of blight.

Only through an aggressive code enforcement and public improvement program can this area be stabilized and its character and integrity restored. The residents of this area need positive proof that the City intends to protect this area if they are to be induced not to retain only their property but maintain them and make the necessary improvements at a level in keeping with the former character of this area. An official Code Enforcement Program undertaken in cooperation with the Federal government (HHFA) would represent not only a pledge but an actual commitment by the Federal and local governments to maintain the integrity of this area.

9. Estimated Displacement

It is assumed that there will be little, if any, displacement of families, individuals, or business concerns and nonprofit organizations because of the basic nature and intent of the Code Enforcement Program.

Webster Avenue
Code Enforcenent Project No. 2

2. Code Enforcement Project Number 2, Webster Avenue
(Census Tract 16)

3. Major boundaries of the Webster Avenue area are: The northerly side of Eastwood Avenue and the Olneyville Expressway to the north; the easterly side of Huntington Expressway to the east; the southerly side of Union Avenue to the south, and the Westerly side of Laurel Hill Avenue to the south, and the westerly side of Laurel Hill Avenue to the west.

4. Size of area in *

City blocks	<u>143</u>
Acres	<u>204</u>

5. Character of Area and Condition of Buildings*

Kind of Building	Total No. in Area	No. with Code Violations	% With Violations
Residential	1195	349	29
Nonresidential	60	7	12
Mixed	46	Not Tabulated	
TOTAL	1301		
Number of Dwelling Units	2359	228	10
In residential buildings			
In mixed buildings	113	Not Tabulated	
TOTAL	2472		

6. It is not anticipated that any demolition will take place since the major premise for entering the area is that it is a "sound" neighborhood where blighting influences have occurred which can be alleviated through a strenuous Code Enforcement Program.

7. Character and Condition of Area

(a) The Land Use Maps of the City Plan Commission were used to determine whether the area is predominantly residential in character, with residential uses distributed throughout the area. These maps were compiled from the land use field survey completed October 1961. Attached, as part of CE 500, are copies of said map for the proposed code enforcement project area, number 2 (Webster Avenue).

Although the land use field survey was completed over three years ago, this area, judging by the number of zoning referrals, has not changed significantly with respect to use to seriously alter the facts represented by the 1961 Land Use Maps.

(b) Condition of Area: The data to rate the condition of the structures was generated under the City of Providence's Community Renewal Program completed in 1964.

* Source: Community Renewal Program, City of Providence
1960-1970. U. S. Census of Housing 1960

(7: Cont'd.

The CRP data was derived from two basic series: (1) interior conditions from the Tax Assessor's appraisal cards generated under the re-evaluation study completed in December 1960; and (2) the field survey of exterior conditions generated by CRP in the fall of 1962, which was designed to achieve generally 100% coverage. The re-evaluation cards on interior conditions and the CRP Field Survey on exterior conditions are not too comparable with U. S. Census data of Housing 1960 due to differences in categories and weighting of penalty points.

Exterior Data Only and Area Eligibility:

The CRP data was relied upon very heavily since the United State Census of Housing 1960 is of extreme limited operational significance. The CRP IBM cards on exterior condition was re-run to reflect the percentage of homes in each block that had one or more deficiencies for the following exterior categories: (1) foundation, (2) exterior walls, (3) windows, (4) roof, and (5) porch and stairs. The Deficiencies in these categories represent non-compliance with enforceable provisions of existing codes. On a block by block basis in the two proposed Code Enforcement project areas, 20 percent of the homes in most blocks had one or more deficiencies for the above four exterior categories.

It should be emphasized that for each basis category such as roof, is broken into several categories by the Division of Minimum Housing for code violations. See following Map.

Interior Data and Area Eligibility

If data on interior condition combined with the data on exterior conditions were taken into consideration, there are deficiencies attributed to non-compliance with enforceable provisions of existing codes in not less than 20 percent of the buildings and distributed throughout the area.

8. Statement describing area and reasons for its selection

The Webster Avenue area is the oldest and most densely developed in the Annex (a local name used for this section of the city). The Webster Avenue area increased substantially (16.5 percent) in population from 1950 to 1960, but almost the entire increase was in persons under 20 or 65 and older. The 20 to 44 age group remained stable, in contrast to that for the entire Annex, in which this group decreased by more than 11 percent, or the city as a whole, which experienced a one-third loss. This is due in large part to construction of the Manton Heights public housing project of 748 units, which was first occupied in 1953.

Two and three family dwellings predominate in the area, with single family houses intermixed throughout. Rental units are in the majority (50 to 69 percent) on most blocks, but the average is biased towards rentals by the public housing project. Rents are below average (\$30 to \$40) and average values for owner-occupied units are average or below (\$10,000 - \$15,000) contrasting with household income, which approximates the city-wide average (except for public housing residents). Almost 6 percent of all housing units were vacant, or substantially more than for the Annex as a whole, although less than the city-wide rate.


The homes in the area, as the aforementioned map indicates, show signs of substantial neglect. While the area is basically sound with no serious platting and land use problems and the width of the streets generally adequate to meet





CODE ENFORCEMENT PROJECT #2

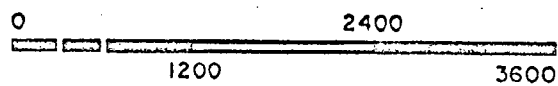
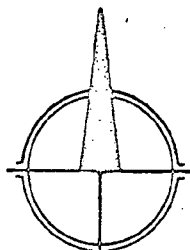
CRP FIELD SURVEY DATA
(exterior data only)

Percent of homes with one
deficiency or more

 20% or more

 19% or less

 Project boundary



8. Cont'd.

local traffic needs, the general appearance of the streets contribute to the blighted atmosphere due partly to a paucity of trees and extensive neglect of streets and sidewalks.

This area is bounded by Huntington Expressway on the east, Olneyville Expressway on the north, and on the west an area where substantial new residential construction is occurring. In brief, this code enforcement project area is buffered by Expressways on the north and east and a fairly good neighborhood on the west. An intensive code enforcement project within this area should not only help to revitalize the blighted area, but should also make a substantial contribution towards improving this whole sector of the city. Removal of general blight within the code enforcement area would be a further inducement for residential construction in the neighboring area, but still relatively undeveloped area to the west. Thus an intensive code enforcement project should achieve the time objectives of elimination of blight with the project area and promote the development of a neighboring "arrested development" area.

A further review of information contained in item 7 will provide further clarification as to the primary reasons for selecting this area as a Code Enforcement Project.

9. Estimated Displacement


It is assumed that there will be little, if any, displacement of families, individuals, or business concerns and nonprofit organization's because of the basic nature and intent of the Code Enforcement Program.

Codes and Ordinances

Codes and Ordinances

Reference to the Providence Workable Program for Community Improvement and exhibits on file with the Housing and Home Finance Agency will answer questions concerning local housing codes, zoning regulations and building, plumbing, electrical, fire prevention, and related codes and enforcement powers available to the community.

Concentrated Code Enforcement Program



CE 300

Description of Proposed Program including:

- (1) Statement generally describing plan and schedule for bringing all properties in area into compliance (to be done separately for each area)

It is planned to complete the project area in 36 months. While the inspectors will start in the Washington Park area, first, this intensive code enforcement program will be carried on simultaneously in both areas.

Census Tract 16

A detailed and comprehensive inspection of all residential property utilizing both the APHA and Minimum Housing Standards inspectional procedure will be initiated.

Inspections will start in Census Tract 16, starting with Block 1 and progressing numerically through the Census Tract until it is completed.

Whenever there is a violation of any provision of the codes the owner shall be notified of such violations. Such notice shall be in writing and shall specify the violation and a reasonable time to make the correction. Copies of violation notices will be forwarded to the Building Inspector. This notice of violation shall inform the person to whom it is directed of his rights to apply for a hearing before a hearing officer of the Minimum Housing Standards Division and the procedure by which application for such a hearing can be made. Ten days after the sending of the notice of violation, if a hearing before a hearing officer has not been requested, a compliance order is sent to the owner. Such orders shall be in writing; shall specify the violation and give a reasonable time in which to make the corrections. It shall inform the person to whom it is directed of his rights to appeal before the Housing Board of Review and the procedure by which such appeal can be made. A record of a hearing before the hearing officer or the Housing Board of Review will be kept.

The services of a Technical Advisor will be made available to all residential property owners in Census Tract 16. Such personnel will personally contact all owners of property who have received compliance orders informing them of the availability of FHA loans and mortgages and aid them in the necessary procedures in applying for such loans and mortgages. These same services will be made available to all property owners whether in violation or not in order that all owners may take advantage of the Federal financial aids if they so desire to achieve maximum rehabilitation or more advantageous financial arrangements which might help to free income for other needed consumer expenditures.

Plan Estimator

Duties will be to study and give advice on drawings submitted for alterations or new construction in Census Tract 16 which are the result of housing code enforcement in said Tract; to ascertain that the proposed construction will conform completely with the Providence Building code. He shall also collect fees and issue permits. He shall conduct all correspondence with the federal agencies which are directly concerned with this phase of the program and will also consult with the Financial Technical Advisors of the Division of Minimum Housing.

Plumbing Inspector I

Duties will be to verify all plumbing violations which have been discovered in the field. He shall study and give advice on applications for permits required to correct said plumbing violations. He shall make a final inspection of all installations to see if they conform to local codes.

Electrical Inspector I

Duties will be to verify all electrical violations which have been discovered in the field. He shall study and give advice on applications for permits required to correct said electrical violations. He shall make a final inspection of all installations to see if they conform to local codes.

At the end of the time period specified in the compliance order, reinspections will be made to determine the degree of compliance that has been accomplished in said census tract. In cases of non-compliance, the necessary legal action will be instigated immediately.

During the reinspection period of all residential property in Census Tract 16 a determination will be made that blighting influences have actually been arrested and that no new blighting conditions have materialized.

Census Tract 1

A detailed and comprehensive inspection of all residential property utilizing both the APHA and Minimum Housing Standards inspectional procedure will be initiated.

Inspections will start in Census Tract 1, starting with Block 1 and progressing numerically through the census tract until it is completed.

Whenever there is a violation of any provision of the codes the owner shall be notified of such violations. Such notice shall be in writing and shall specify the violation and a reasonable time to make the correction. This notice of violation shall inform the person to whom it is directed of his rights to apply for a hearing before a hearing officer of the Minimum Housing Standards Division and the procedure by which application for such a hearing can be made. Ten days after the sending of the notice of violation, if a hearing before a hearing officer has not been requested, a compliance order is sent to the owner. Such orders shall be in writing; shall specify the violation and give a reasonable time in which to make the corrections. It shall inform the person to whom it is directed of his rights to appeal before the Housing Board of Review and the procedure by which such appeal can be made. A record of a hearing before the hearing officer or the Housing Board of Review will be kept.

The services of a Technical Advisor will be made available to all residential property owners in Census Tract 1. Such personnel will personally contact all owners having property who have received compliance orders informing them of the availability of FHA loans and mortgages and aid them in the necessary procedures in applying for such loans and mortgages. These same services will be made available to all property owners whether in violation or not in order that all owners may take advantage of the Federal financial aids if they so desire to achieve maximum rehabilitation or more advantageous financial arrangements which might help to free income for other needed consumer expenditures.

The services of a Plan Estimator, Plumbing Inspector and Electrical Inspector will be made available to all residential property owners in Census Tract 1.

Plan Estimator

Duties will be to study and give advice on drawings submitted for alterations or new construction in Census Tract 1 which are the result of housing code enforcement in said Tract; to ascertain that the proposed construction will conform completely with the Providence Building code. He shall also collect fees and issue permits. He shall conduct all correspondence with the federal agencies which are directly concerned with this phase of the program and will also consult with the Financial Technical Advisors of the Division of Minimum Housing.

Plumbing Inspector I

Duties will be to verify all plumbing violations which have been discovered in the field. He shall study and give advice on applications for permits required to correct said plumbing violations. He shall make

Plumbing Inspector I

a final inspection of all installations to see if they conform to local codes.

Electrical Inspector I

Duties will be to verify all electrical violations which have been discovered in the field. He shall study and give advice on applications for permits required to correct said electrical violations. He shall make a final inspection of all installations to see if they conform to local codes.

At the end of the time period specified in the compliance order, reinspections will be made to determine the degree of compliance that has been accomplished in said census tract. In cases of non-compliance, the necessary legal action will be instigated.

During the reinspection period of all residential property in Census Tract 1 a determination that will be made that blighting influences have actually been arrested and that no new blighting conditions have materialized.

- (2) Number and classification of staff of code enforcement unit and other participating units, including clerical and part-time personnel.

Director

Will devote 10 percent of his time to the whole project; five percent of his time will be devoted to Census Tract 16 and five percent of his time will be devoted to Census Tract 1.

His duties will be to set-up a public relations program that will be carried out for the full life of the project; taking an active part in a training program that is necessary under this program; designing of the necessary forms to be used - and to supervise all activities of the Division under this program and coordinate activities of other Departments whose work directly relates to the achievement of the goals of the Code Enforcement Program.

Housing Insps. II & III

Will be trained as Technical Advisors (Financial). These advisors will be trained through the local FHA office. This training will include a thorough understanding of all phases of loans and mortgages that will be available to persons who

Housing Insp. II & III

are affected by this program. In the event that the training period of the FHA does not take up all the required time, that has been estimated for this activity, the remaining time will be utilized in collecting the field survey information that is necessary to this program.

Plan Estimator

Will devote 100 percent of his time for the project on the duties that have been explained above.

Census Tract 16

Three Housing Insp. I (Trained and Experienced)

Will undertake a field survey that is necessary before actual inspections can be made. During the first three weeks of this period - they will train the three inexperienced Housing Inspectors I in this phase of the Operation. Housing Inspectors II and III will also take part in this phase of the work depending on the amount of time required to train them as Technical Advisors.

This operation consists of a block by block survey of Census Tract 16 and it will determine the number, location, type of construction, and the number of dwelling units of all residential structures in said Census Tracts.

Census Tract 1

Three Housing Insp. I (Trained and Experienced)

Will undertake a field survey that is necessary before actual inspections can be made. During the first three weeks of this period they will train the three inexperienced Housing Inspectors I in this phase of the operation. Housing Inspectors II and III will also take part in this phase of the work depending on the amount of time required to train them as Technical Advisors.

This operation consists of a block by block survey of Census Tract 1 and it will

Three Housing Insps. I

(Trained and Experienced)

determine the number, location, type of construction, and the number of dwelling units of all residential structures in said Census Tracts.

Census Tract 16

Three Housing Insps. I

(Inexperienced)

For the first three weeks these members will be trained in the field survey procedure. For the next five weeks they will be trained in the APHA method of appraisal of residential property. In addition, this training will include a detailed and comprehensive program so that they will become thoroughly familiar with the inspection procedure used by the local code enforcement agency.

Census Tract 1

Three Housing Insps. I

(Inexperienced)

For the first three weeks these staff members will be trained in the field survey procedure. For the next five weeks they will be trained in the APHA method of appraisal of residential property. In addition, this training will include a detailed and comprehensive program so that they will become thoroughly familiar with the inspection procedure used by the local code enforcement agency.

Electrical Inspector I

Will devote 100 percent of his time for the project on the duties that have been explained previously.

Plumbing Inspector I

Will devote 100 percent of his time for the project on the duties that have been explained previously.

Clerk-Typist II

Will be trained in the necessary procedures pertaining to her particular operation. (Preparation of inspection forms, typing of notices of violation and compliance orders)

Two Clerk-Typists I

Will be trained in the necessary procedure pertaining to their particular operations. (Title search, mailings, tabulations and filing)

Clerk-Stenographer III

Will devote six percent of her time to the project. Her duties will be as follows: taking notes at all hearings before the Director and preparing warrants for court procedure.

Legal Advisor

Will devote three percent of his time to the project. His duties will be the complete supervision of all preparation and execution of prosecution.

- (2)
- a. Indicate length of time to be assigned to area
36 months in Census Tract 16 and Census Tract 1.
 - b. For part-time personnel, indicate percentage of time to be assigned to program in area
No part-time personnel.

- (3) Copies of notice, inspection and other forms to be used and statement outlining code compliance records to be maintained

Field inspection and all other necessary forms will be designed for this project if it is found that existing forms are not adequate for Federal record keeping requirements. These elements will include a field inspection form for both structural and dwelling units, permit applications, progress reports, violation notices, compliance orders, appeal applications, and time sheets. (See current forms attached)

In connection with the recorded information on the inspection jackets, violation notices and compliance orders, the data will be programmed through the data processing division on existing IBM equipment. This data will be up-dated on a periodic basis, its frequency depending on the volume of work. IBM run-offs will be available at all times and will reflect the number of residences inspected, the number of violations which have been corrected. This, in turn, will provide the Minimum Housing Division with the ready information as to the actual information on progress at any given time.

- (4) For each of the following, statement outlining the procedure to be used to:
- (a) Obtain close coordination among all units of local government responsible for compliance action.

Close liaison will be maintained with all municipal

departments in meeting the objectives of the code enforcement program inasmuch as it concerns compliance of minimum property standards and or building, health, and zoning codes. Also, close cooperation will be maintained with the Public Works Department, the Park Department and the Division of Building Inspection concerning public improvements in the areas which are necessary as a pre-requisite to arresting blighted conditions. These improvements basically would involve street, gutter and curb improvements as well as the planting of trees and the erection of new street signs.

This phase of the program will be carried out on a systematic, sequential basis following actual rehabilitation inspections. The neighborhood improvement phase of this program shall move simultaneously with the housing inspection schedule.

- (b) Secure prompt and equitable handling of non-compliance and appeal cases.

After the time limit has expired on the compliance order, a reinspection will be made to determine the progress which has been made in each piece of property. If no effort has been made to correct the violations, a vigorous prosecution will commence.

- (c) Obtain understanding and support of project area residents and property owners and builders for the program.

Extensive coverage by the press, radio and television to explain the purpose, scope and functions of this operation in Census Tract 16 and in Census Tract 1 will be undertaken. Contacting fraternal, civic, religious or social groups or agencies to familiarize them with this undertaking for the purpose of having a better understanding of the program to discuss, explain and advise them in the various aspects of the program.

Through this educational process, it is anticipated that the support of these active neighborhood, civic, fraternal and other groups will be obtained. Once their support has been obtained these organizations will help to supply the impetus in their particular neighborhoods to gain over-all neighborhood support and stimulate much voluntary rehabilitation.

- (d) Provide technical and financial advisory services to property owners and builders.

Four field inspectors will be able to advise property owners on the technical aspects concerning plans for bringing their property up to minimum standards. Two of these inspectors will be especially trained in the financial aspects of applications for FHA loans or other property loans that may be available for this project. One of these inspectors, Housing Inspector II, will work in Census Tract 16 and one Housing Inspector III, will work in Census Tract 1. Also on the staff will be three Technical Advisors who will be experts in their respective fields: structural, electrical

and plumbing. Also, the Director of Minimum Housing Standards, who is a Registered Professional Engineer and a Registered Architect, will be available to advise owners on any technicalities that may arise.

(e) Resolve hardship cases.

The Director and Technical Advisors will personally investigate and make a field inspection of each and every hardship case to determine the degree of advice and financial assistance which can be given. The extremely difficult cases will be referred to the Housing Board of Review.

(f) Coordinate with public and private agencies having related programs for community improvement in the area and with local urban renewal or other agency staff designated to provide relocation assistance to persons displaced as a result of the concentrated code enforcement and related public improvements programs.

Close cooperation will be maintained with any public or private agency having related programs for community improvements in the project areas. This would involve primarily active neighborhood or citizens groups.

The areas in question do not appear to require any demolition which would cause relocation or displacement of any persons as the result of the code enforcement program. However, liaison will be maintained with the Family Relocation Service in the event that any relocation is necessary as a result of other circumstances. Additionally, it is believed that there will be no other related public improvements to be undertaken in the area which will cause any displacement.

THREE YEAR PROPOSED BUDGET FOR URBAN RENEWAL HOUSING CODE ENFORCEMENT

PROJECT AREAS BROKEN DOWN FOR CENSUS TRACTS 1 & 16

Position Title	Census Tract 1	Census Tract 16
Director	\$ 1,794	\$ 1,794
Housing Insp. III (Technical Advisor)	20,642	--
Housing Insp. II (Technical Advisor)	--	17,390
Housing Insp. I (6)	48,928	46,928
Housing Insp. I (6 for six months)	7,150	7,150
Clerk-Typist II	4,935	4,935
Clerk-Typist I (2)	8,050	8,050
Clerk-Stenographer III	378	378
Law Department	330	330
Sub-total	\$90,207	\$86,955

Building Inspection Department		
a. Plan Estimator	\$12,100	\$12,100
b. Plumbing Inspector I	8,000	8,000
c. Electrical Inspector I	8,000	8,000
Sub-total	\$28,100	\$28,100

OTHER COSTS

A. Car Allowances	\$ 6,480	\$ 6,480
B. Mailing Expenses	1,105	1,105
C. Office Supplies	350	350
D. Tabulation	1,500	1,500
Sub-total	\$ 9,435	\$ 9,435

Total	\$129,242	\$125,990
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THREE YEAR PROPOSED BUDGET FOR URBAN RENEWAL HOUSING CODE ENFORCEMENT

PROJECT AREAS BROKEN DOWN ON A YEARLY BASIS FOR CENSUS TRACTS 16 & 1

CENSUS TRACT 16

Position Title	First Year	Second Year	Third Year
Director	\$ 598	\$ 598	\$ 598
Housing Inspector II	5,797	5,797	5,796
Housing Inspector I	15,476	15,476	15,476
Housing Inspector I	7,650	--	--
Clerk-Typist II	1,645	1,645	1,645
Clerk-Typist I	2,634	2,633	2,683
Clerk-Stenographer III	126	126	126
Law Department	110	110	110
Sub-total	\$34,136	\$26,463	\$26,436

Building Inspection Department

a. Plan Estimator	\$ 4,034	\$ 4,033	\$ 4,033
b. Plumbing Inspector I	2,666	2,666	2,666
c. Electrical Inspector I	2,666	2,666	2,666
Sub-total	\$ 9,366	\$ 9,365	\$ 9,365

OTHER COSTS

A. Car Allowances	\$ 2,640	\$ 1,920	\$ 1,920
B. Mailing Expenses	850	127	127
C. Office Supplies	250	50	50
D. Tabulation	500	500	500
Sub-total	\$ 4,240	\$ 2,597	\$ 2,597

Total	\$48,192	\$38,893	\$38,900
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THREE YEAR PROPOSED BUDGET FOR URBAN RENEWAL HOUSING CODE ENFORCEMENT
PROJECT AREAS BROKEN DOWN ON A YEARLY BASIS FOR CENSUS TRACTS 16 & 1

CENSUS TRACT 1

Position Title	First Year	Second Year	Third Year
Director	\$ 598	\$ 598	\$ 598
Housing Inspector III	6,881	6,881	6,880
Housing Inspector I	15,476	15,476	15,476
Housing Inspector I	7,650	--	--
Clerk-Typist II	1,645	1,645	1,645
Clerk-Typist I	2,684	2,683	2,683
Clerk-Stenographer III	126	126	126
Law Department	110	110	110
Sub-total	\$35,170	\$27,520	\$19,518

Building Inspection Department			
a. Plan Estimator	\$ 4,034	\$ 4,033	\$ 4,033
b. Plumbing Inspector I	2,667	2,667	2,666
c. Electrical Inspector I	2,667	2,667	2,666
Sub-total	\$ 9,368	\$ 9,367	\$ 9,365

OTHER COSTS

A. Car Allowances	\$ 2,640	\$ 1,920	\$ 1,920
B. Mailing Expenses	350	127	127
C. Office Supplies	250	50	50
D. Tabulation	500	500	500
Sub-total	\$ 4,240	\$ 2,597	\$ 2,597

Total	\$49,278	\$39,984	\$39,980
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Code Enforcement Program Budget



CE 400

CODE ENFORCEMENT PROGRAM BUDGET (Alternate Form)

Checklist Code No. CE 400

Pending the availability of Form H-6171, Code Enforcement Program Budget, the documentation to be submitted with an Application for Code Enforcement Grant as the Code Enforcement Program Budget, Checklist Code No. CE 400, shall include:

A. CODE ENFORCEMENT PROGRAM COST

<u>Line No.</u>	<u>Program Activity</u>	<u>Amount</u>
1	Cost of organizing, supervising, and otherwise administering code compliance program in area	\$ 117,684
2	Code enforcement (Inspections, checking plans and specifications, advising owners and builders on code standards, and similar activities)	95,856
3	Court and other legal costs	660
4	Demolition of unsound structures	
5	Related staff services (Staff to provide relocation and financial assistance, coordination with community agencies and citizen organizations, and related services)	38,032
6	Public improvements (Cost of eligible public improvements, as shown in Checklist Code No. CE 500, Item 22b (1), plus any necessary costs for planning the improvements)	1,348,073
7	Subtotal	
8	Inspection fee ^{1/}	
9	TOTAL PROGRAM COST	\$ 1,602,958

B. FEDERAL CODE ENFORCEMENT GRANT REQUESTED (Indicate whether on 2/3 or 3/4 grant basis and amount) \$ 1,068,639

C. RELOCATION GRANT REQUESTED (Include only if the Application and Area Eligibility Data, Checklist Code No. 100, shows the estimated number of persons or businesses to be displaced) \$

^{1/} Pending a determination of the basis for computing the amount of the required fee to compensate the Federal government for its inspections and audits, no entry should be made on Line 8.

D. TENANTED PROPERTY OWNER AND TENANT
APPLICATIONS FOR FEDERAL REHABILITATION *
LINES:

	No. of Applications	Total Amount
Direct Federal rehabilitation loans (Section 312 loans)	<u> </u>	\$ <u> </u>
Direct Federal rehabilitation grants (Section 115 grants)	<u> </u>	\$ <u> </u>

E. MUNICIPALITY'S SHARE OF PROGRAM COST

Indicate the methods by which the applicant proposes to meet its share of the Total Code Enforcement Program Cost (for example, cash, staff services, provision of public improvements) and the amount for each method.

* Not available

Public Improvements Program

CE 500



CE 500

A. See Maps Exhibit

B. Public Improvements Program

Continuous planning for public improvements is evidenced by the existence of the Providence Community Renewal Program, the Master Plan, the Workable Program for Community Improvement, the Capital Improvement Program (issued each year) and the various master plans for Schools, Recreation and Circulation which were recently approved by the C-P-C and are currently in the process of reproduction. All of these documents focus on the needs of the entire city rather than on any one given area in order that proposed public improvements meet the needs of all areas within the financial ability of City to initiate such improvements tempered by actual needs and priorities. Essentially the proposals for public improvements throughout the city are aimed at preserving and/or upgrading the character of all the various neighborhoods.

Additionally, the Public Works Department and the Park Department have furnished plans for proposed improvements in the two Code Enforcement areas for street improvements and landscaping to be carried out simultaneously with the Code Enforcement Program.

The street improvement program as does other public improvement programs, will be initiated at the very onset of the project. The street improvement program does not carry completion dates for individual streets. However, as Federal funds become available, and as work progresses towards the elimination of code violations and the upgrading of properties, the streets in question will be reconditioned on a basis calculated to improve the circulation pattern and also as an aid to inducing property owners to take voluntary action in bringing their properties into conformance with various codes, and hopefully to improve them beyond local requirements.

In any event, again depending upon the receipt of Federal Funds, these street improvements will be substantially completed during the first year of the Code Enforcement Program, or as soon thereafter as possible. The cost of the street improvement program anticipated is \$1,238,275. For a detailed listing of the street improvements see map exhibit.

Complimentary to the street improvements under discussion is the street sign improvement program at a cost of approximately \$20,000. This includes new pedestal type 12 foot metal poles with double faced signs. A new street sign program spread over a period of five years has been developed for the entire city. That portion applicable to the two Code Enforcement Areas is reflected on the same map showing street improvements. New street poles and signs will be erected on a periodic basis on those streets which are already considered adequate but on streets scheduled to be improved will of necessity, be dependent upon the timing of the street improvement in order that reconstruction will not necessitate removal of newly placed poles and signs.

As a further means of beautifying the two areas under study, a tree planting program has been planned which will include the planting of approximately 1,800 trees at a cost of \$90,000. Again, the tree planting program will be staged so as to coincide with the street and sign improvement programs designed to result in a coordinated effort to stabilize good blocks and upgrade those experiencing blighting influences. These programs coupled with a vigorously conducted Code Enforcement Program designed to gain maximum compliance with local codes and Federal requirements will create a "new climate" in the two areas selected--Washington Park and Webster Avenue--

eliminating the necessity for future rehabilitation and clearance activity, and hopefully provide impetus to additional voluntary rehabilitation efforts in other areas of the city which may have begun to experience signs of gradual or even accelerated deterioration---impetus being provided by "seeing what can be done," by stimulating "pride in ones neighborhood," and through the efforts of active citizen organizations.

SUGGESTED LIST OF STREETS IN CENSUS TRACT NO. 1
WASHINGTON PARK, THAT REQUIRE EITHER RECONSTRUCTION OR RESURFACING

<u>STREET</u>	<u>LIMIT</u>	<u>SQ. YDS.</u>	<u>COST</u>
Aldrich St.	Broad St. to Eddy St.	4700	\$11,750.00
Cass St.	Broad St. to Rugby St.	1800	4,500.00
Porter St.	Baker St. to Rugby St.	1200	3,000.00
Parkview Ave.	Broad St. to Rugby St.	1000	2,500.00
Miller St.	Broad St. to Roger Williams Park	9200	23,000 . 00
Verndale Ave.	" " " "	5900	14,750 . 00
Chapman St.	" " to Eddy St.	1900	4,750 . 00
Spicer St.	Broad St. to Verndale Ave.	2200	5,500 . 00
Jillson St.	Broad St. to Eddy St.	1600	4,000.00
Fisk St.	Broad St. to Verndale Ave.	4100	10,250.00
Calla St.	Broad St. to Roger Williams Park	5600	14,000.00
Carr St.	Broad St. to Roger Williams Park	4400	11,000.00
Toronto Ave.	Allens Ave. to Tennessee Avenue	1300	3,250.00
Georgia Ave.	" " "	1300	3,250.00
*New York Ave.	Eddy St. to Fort Ave.	13000	110,500.00
Carolina Ave.	Eddy St. to Tennessee Ave.	6000	15,000.00
Indiana Ave.	Narragansett Blvd to Michigan Ave.	2400	6,000.00
Ohio Ave.	Eddy St. to Michigan Ave.	7000	17,500.00
California Ave.	Narragansett Blvd. to Michigan Ave.	2700	6,750.00
Vermont Ave.	Eddy St. to Narragansett Blvd.	5800	14,500.00
Washington Ave.	Eddy St. to Narragansett Blvd.	6000	15,000.00

CE 500

October 1, 1965

Page 2

STREET	LIMIT	SQ. YDS.	COST
Massachusetts Ave.	Broad St. to Narragansett Blvd.	6000	15,000.00
Alabama Ave.	Montgomery Ave. to Narragansett Blvd.	5600	14,000.00
Michigan Ave.	New York Ave. to Alabama Avenue	6200	15,500.00
Tennessee Ave.	New York Ave. to Chapman Street	2100	5,250.00
*Narragansett Blvd.	New York Ave. to City Line	12000	102,000.00
*Allens Ave.	New York Ave. to Chapman Street	5300	45,050.00
Virginia Ave.	Carolina Ave. to Montgomery Avenue	6000	15,000.00
*Eddy St.	Ernest St. to Vermont Ave.	13000	110,500.00
Rugby St.	Broad St. to Cass St.	4000	10,000.00
*Broad St.	Farragut Ave. to I-95	21900	186,150.00
Bernard St.	Verndale Ave. to Calla Street	1800	4,500.00
Hancock St.	Babcock St. to Calla St.	500	1,250.00
TOTAL		173,500	\$824,950.00

*DENOTES STREETS RECOMMENDED FOR RECONSTRUCTION

CE 500

SUGGESTED LIST OF STREETS IN CENSUS TRACT NO. 16
WEBSTER AVENUE, THAT REQUIRE EITHER RECONSTRUCTION OR RESURFACING

<u>STREET</u>	<u>LIMITS</u>	<u>SQ. YDS.</u>	<u>COST</u>
Laban St.	Heath St. to Gifford St.	1200	\$3,000.00
Whittier Ave.	Gifford St. to termination	7700	19,250.00
Plainfield St.	Expressway to Laurel Hill Avenue	7650	19,125.00
Dorchester Ave.	Webster Ave. to Laurel Hill Avenue	5000	12,500.00
Pocasset Ave.	Plainfield St. to Webster Avenue	4600	11,500.00
*Pocasset Ave.	Webster Ave. to Laurel Hill Avenue	6500	55,250.00
Roosevelt St.	Laurel Hill Ave. to Bancroft Street	5200	13,000.00
Sterling Ave.	Terrace Ave. to Judith St.	8000	20,000.00
Wallace St.	Terrace Ave. to Cumerford Street	7500	18,750.00
Progress Ave.	Webster Ave. to Whitehall St.	2400	6,000.00
Elmdale Ave.	Whitehall St. to Priscilla Avenue	1900	4,750.00
" "	Terrace Ave. to Laurel Hill Avenue	1400	3,500.00
Union Ave.	Laurel Hill Ave. to Expressway	9000	22,500.00
Cumerford St.	Wallace St. to Sterling Ave.	1550	3,875.00
Kelly St.	Bancroft St. to Magnolia St.	1450	3,625.00
Bancroft St.	Pocasset Ave. to Sterling Avenue	3100	7,750.00
*Webster Ave.	Eastwood Ave. to City Line	14700	124,950.00
Terrace Ave.	Laurel Hill Ave. to City Line	5000	12,500.00
Laurel Hill Ave.	Pocasset Ave. to City Line	5700	14,250.00
Ralph St.	Eastwood Ave. to Dorchester Avenue	3500	8,750.00

CE 500

STREET	LIMITS	SQ. YDS.	COST
Dewey St.	Plainfield St. to Eastwood Avenue	1700	4,250.00
Deborah St.	Plainfield St. to Dorchester Avenue	1300	3,250.00
Dunford St.	Plainfield St. to Pocasset Avenue	1200	3,000.00
Heath St.	Eastwood Ave. to Plainfield Street	2100	5,250.00
Eastwood Ave.	Laurel Hill Ave. to Heath Street	5100	12,750.00
TOTAL		114,450	\$413,325.00

*DENOTES STREETS RECOMMENDED FOR RECONSTRUCTION

CE 500

Resolution of the City Council

Addendum

Forms currently used by the Division of Minimum
Housing Standards in its Code Enforcement Program.

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.

CITY OF PROVIDENCE — MINIMUM HOUSING STANDARDS

DWELLING INSPECTION

K - Kitchen
T - Toilet
B - Bathroom
D - Dining
L - Living
S - Sleeping
C - Cellar
O - Others

Address _____ C. T. _____ Block _____

Occupant _____ Tenant ☐ Owner ☐

Floor _____ Part of _____ Number of _____ Yes ☐
Floor _____ Floor _____ Rooms _____ Vacant _____ No ☐

No. of Occupants _____ Inspected by _____ Date _____

K	T	B	D	L	S	C	O		K	T	B	D	L	S	C	O
								I. FACILITIES								
x						x		6.1 Kitchen Sink								
	x	x						6.2 Flush Toilet and Lavatory Basin								
	x	x						6.3 Bathtub and/or Shower Bath								
x	x	x				x		6.4 Hot Water (120°)								
	x	x						6.5 Impervious Flooring								
x						x		6.7 Rubbish Disposal, Storage								
x						x		6.8 Garbage Disposal, Storage								
x	x	x	x	x	x		x	7.1 Heating (67°)								
x	x	x				x		7.2 Water-Heating Facilities								
x	x	x	x	x	x	x	x	7.3 Heating Equipment — properly installed								
x								7.4 Refrigerated Storage Space								
x						x		7.5 Cooking Equipment — properly installed								
x	x	x	x	x	x	x	x	8.7 Electrical Fixtures								
								II. LIGHTING AND VENTILATION								
x	x	x	x	x	x	x	x	8.1 Window Area								
x	x	x	x	x	x	x	x	8.2 Daylight Obstruction								
x	x	x	x	x	x		x	8.3 Openable Window Area								
	x	x						8.4 Bathroom and Toilet Ventilation								
x	x	x	x	x	x	x	x	8.5 Screening of Vents or Openings								
						x		8.6 Basement Ventilation								
								III. DWELLING SPACE AND USE AND ACCESS								
x			x	x	x		x	9.1 Floor Space Per Person								
x			x	x	x		x	9.2 Sleeping Space Per Person								
x			x	x	x		x	9.3 Ceiling Height								
						x		9.4 Cellar and Basement Occupancy								
x			x	x	x		x	9.5 Means of Egress								
								IV. DETERIORATION — DWELLING UNIT								
x	x	x	x	x	x		x	10.1 Interior Walls, Ceiling, Floors								
x	x	x	x	x	x	x	x	10.2 Windows								
						x	x	10.3 Inside Stairway								
								V. SAFE AND SANITARY MAINTENANCE OF FACILITIES, PREMISES								
x	x	x	x	x	x	x	x	10.4 Supplied facilities, heating, cooking, electric, refrigeration								
x	x	x	x	x	x	x	x	10.5 Plumbing facilities								
x	x	x	x	x	x	x	x	10.6 Infestation, rats, mice, roaches, mosquitoes, flies, others								
x	x	x	x	x	x	x	x	10.7 Dwelling Premises								

(over)

I. FACILITIES

II. LIGHTING AND VENTILATION

III. DWELLING SPACE AND USE AND ACCESS

IV. DETERIORATION — DWELLING UNIT

V. SAFE AND SANITARY MAINTENANCE OF FACILITIES, PREMISES

WHAT CAN YOU DO?

Here are a few suggestions as to some of the steps you can take to make your home more comfortable and livable. We suggest that you check the condition of the following features of your property.

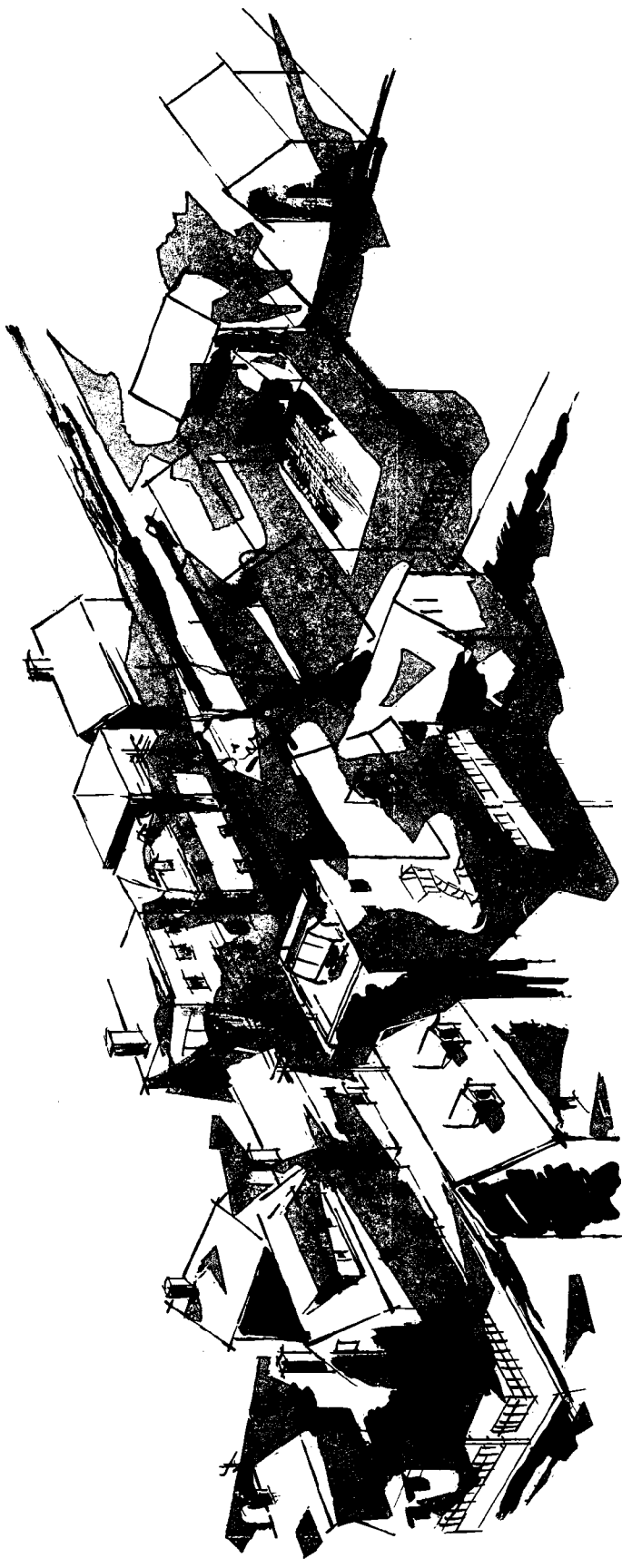
- ROOF
- SIDING
- PORCH
- STAIRWAYS
- PLUMBING
- HEATING
- ELECTRICAL SERVICE

Any improvement in your home is one of the finest investments you can make.

PREVENT

... has been selected for Housing and Neighborhood Improvement. This means that you live in a good neighborhood which can be made better through the co-operation of property owners, tenants, and the City Government.

BLIGHT

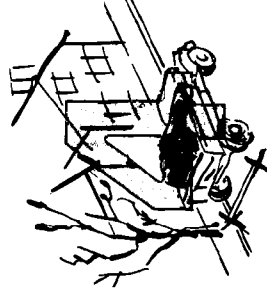
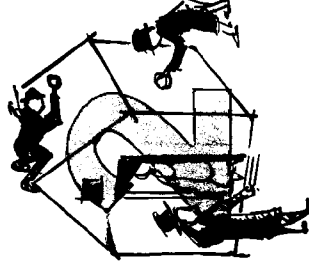
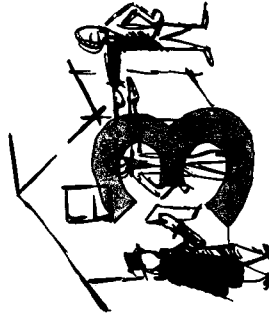
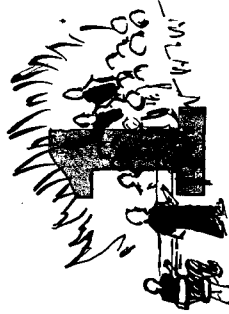


WHY THIS AREA?

There are isolated instances of neglected and dilapidated housing in the neighborhood. Unless corrective action is taken, these properties will have a blighting effect on the entire area.

Your property is probably the largest single investment you have ever made. You can protect it from many unforeseen events, but can you protect it from the inroads of neighboring blight?

Yes, you can, by taking corrective measures in the immediate future.

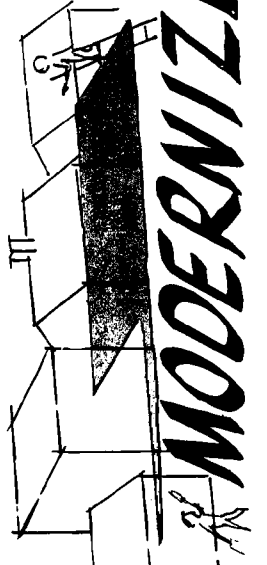
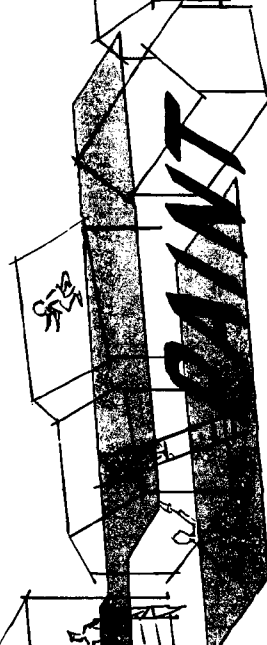
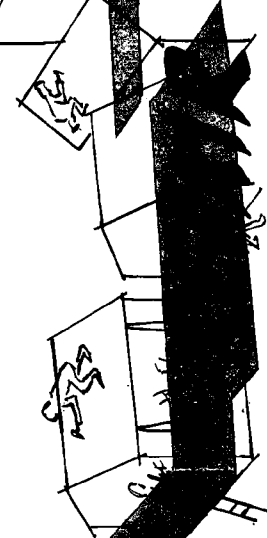
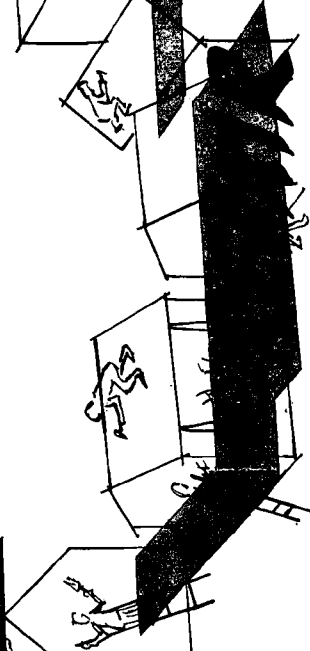
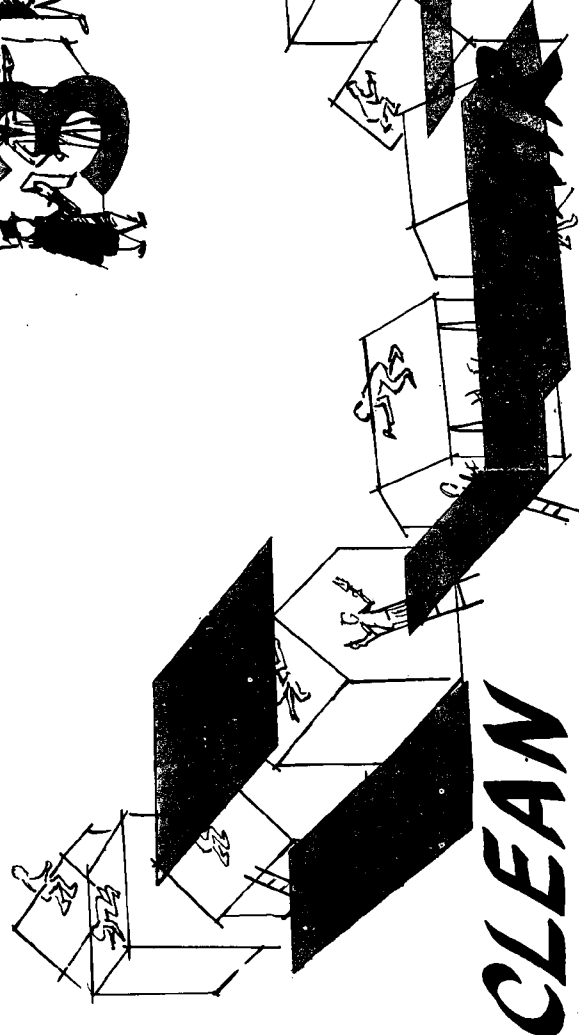


IT IS THE RIGHT OF EVERY AMERICAN to live in decent, safe, and sanitary housing.

NOTICES WILL BE ISSUED to owners and/or tenants, depending upon who is responsible to correct any substandard conditions.

Men from THE DIVISION OF MINIMUM HOUSING STANDARDS will soon be inspecting ALL dwelling units in the neighborhood.

EVERY DWELLING in the City of Providence is required by law to have certain facilities and to be in an acceptable condition.



CLEAN

PAINT

MODERNIZE

✓ ✓ HOME IMPROVEMENT CHECKLIST ✓ ✓

Suggested by Your Better Business Bureau

Most home building, maintenance and improvement contractors are honest in their advertising and selling, but there are a few unscrupulous "bait" advertisers and high-pressure sellers against whom you must constantly be on guard. To protect yourself and family . . . CHECK the following:

- **Don't deal with the "bait" advertiser** who offers an unbelievably low price — then tries to add on "extras" or "switch" you to something much more expensive. Don't fall for the "Model Home" sales pitch (the promise of commissions for use of your home as a "display model"). Watch out for fly-by-night roofing or chimney repair operators who "just happen to be in your neighborhood" and who offer you a "special deal."
- **Beware of imposters** falsely claiming to be "sent out by the city." Remember — inspectors or other employees of governmental agencies must display credentials on request . . . will **not** try to **sell** you anything . . . and cannot recommend any particular company or product.
- **Doublecheck on zoning**, housing and legal occupancy requirements and on possible city plans for the area, before buying or building a home or making any substantial expenditure for alterations or improvements.
- **Deal with an established contractor.** If in doubt as to his reputation, ask him for a list of previous customers whose satisfaction you can determine. Also check with the Better Business Bureau.
- **Don't hesitate to get estimates** from several contractors (based upon the same specifications) to make sure you will not be overcharged. Find out the exact financing terms, as interest rates vary. Remember that the FHA and lending agencies do **not** inspect or guarantee the job for materials and workmanship.
- **Never sign a contract in blank! READ BEFORE YOU SIGN — AND KEEP A COPY.** Insist that all promises and guarantees be confirmed in writing. Check the contract with an attorney before signing for major purchases.
- **Make sure that any plumbing, electrical or sidewalk contractor or arborist is properly licensed**, and that any necessary city permits have been obtained. Don't forget that whenever a permit is required, the work must be inspected by the city.
- **Remember that you — the homeowner — are held responsible** for the proper correction of violations and you must also make sure that any alterations or improvements are in conformance with housing and building regulations. Don't give the work your final "Okay" until it has passed city inspection.
- **Don't sign a "Completion Certificate"** before the job is finished to your satisfaction and required city inspections have been made. If you do, the contractor may collect his money from the financing agency, but fail to complete the work.

There are various governmental departments ready and willing to serve you.

These are listed on the other side.

THIS FOLDER CAN SAVE YOU MONEY—SAVE IT FOR FUTURE REFERENCE

"Before You Invest --- Investigate!"

(These agencies are as close to you as your phone — be sure to use them)

- **Department of Building Inspection — 831-6500**
For information on Zoning Ordinance and Building Code, including air pollution, plumbing, electrical, gas and oil burner regulations, and how to obtain certificates of occupancy and building permits.
- **Health Department — 331-7510**
For information on the prevention of housing violations in older areas, and about sanitation requirements, rat proofing and waste receptacles.
- **Division of Minimum Housing Standards — 421-7740 ext. 357**
For information on housing code requirements and any code violations that may have been found.
- **City Plan Commission — 421-7740 ext. 307**
For off-street parking information, present and possible future zoning and city plans for your area.
- **Department of Public Works — 421-7740 ext. 259**
For information on sidewalk construction regulations and licensed sidewalk contractors; garbage and trash (ext. 295) collection schedules and containers required.
- **City Forester — 467-7950 ext. 28**
For information on how you may obtain and care for street trees.
- **R. I. Division of Entomology and Plant Industry — 521-7100 ext. 781**
For information on licensed arborists, termite control methods and insecticides.
- **R. I. Department of Business Regulation — 521-7100 ext. 246**
For information on fraudulent or misleading advertising, banking, insurance and licensed real estate brokers and salesmen.
- **Federal Housing Administration — 528-4391**
For information on FHA mortgage insurance and modernization loan requirements, and whether a house in a particular area is eligible for FHA mortgage insurance under special terms applicable to an urban renewal project.
- **State Boards of Examiners — 521-7100**
For information on licensed contractors in these building trades: electricians (ext. 644) and plumbers (ext. 502).
- **Providence Redevelopment Agency — 831-6550**
For general information on urban renewal programs and neighborhood organization for housing rehabilitation.
- **Better Business Bureau — 421-8390**
For information on the customer experience record of business operators. Inquiry Hours: 8:45 A.M. to 4:30 P.M. Complaints involving deceptive advertising, misrepresentation or unfair practices should be made *in writing*.

Distributed as a public service by city and state authorities and by cooperating business in the home building, maintenance, improvement and alterations field. This material inspired by a Detroit B.B.B. folder and prepared in cooperation with the Better Business Bureau of Rhode Island.

THIS FOLDER CAN SAVE YOU MONEY—SAVE IT FOR FUTURE REFERENCE

C.T. BLOCK

[illegible]



Austin C. Daley
Director

CITY OF PROVIDENCE - RHODE ISLAND

Division of Minimum Housing Standards

City Hall, Providence, R. I. 02903

Dear Sir:

Inspectors from the City of Providence Division of Minimum Housing Standards will soon be visiting your neighborhood. It will be their duty to make a survey of both the inside and outside of all homes in the community.

The inspectors will be looking for defects in housing that are often a menace to health and in other cases simply cause the neighborhood to become run down.

No matter how well you maintain your home, it will lose some of its value if the house next door is badly deteriorated. Therefore, if a sub-standard house on your street is repaired, it helps you and everyone who lives on the street.

The inspectors will come to your home as friends, hoping that they can help you improve living conditions in Providence. Eventually, every home in this city will be visited.

We ask your cooperation when the inspectors visit your home. If you have any questions, please call the Division of Minimum Housing Standards in the City Hall. Telephone GASpee 1-7740, Extension 357.

Very truly yours,

A handwritten signature in cursive script, reading "Austin C. Daley", is written over a horizontal line.

Austin C. Daley
Director

CITY OF PROVIDENCE — MINIMUM HOUSING STANDARDS

ROOMING HOUSE INSPECTION

Address _____ C. T. _____ Block _____

Name of Operator or Owner _____

 Part of _____ Number of _____ Yes ☐
 Floor _____ Floor _____ Rooms _____ Vacant _____ No ☐

Number of Occupants _____ Inspected By _____ Date _____

SEC. 12

12.2 Type of Unit A, B, C

12.3 Room Number

12.9 Heating Facilities

A) Central Heating

B) Adequate

12.11 Lacking Shades

12.12 Lacking Screens

12.14 Clean and Sanitary Maintenance

12.15 Infestation, rats, mice, roaches, mosquitoes, flies, others

12.17 Occupancy Type A Unit

12.18 Sleeping Space Per Person

12.19 Floor Space Type A Unit

12.21 Notices Posted in Type B, C, Units

SEC. 8

8.1 Window Area

8.2 Daylight Obstruction

8.3 Openable Window Area

8.7 Electrical Fixtures

SEC. 9

9.3 Ceiling Height

9.4 Cellar and Basement Occupants

9.5 Means of Egress

SEC. 10

10.1 Deterioration — Walls, floor, ceiling

10.7 Dwelling Premises — Good repair, sanitary condition

12.4 FLUSH TOILET AND LAVATORY BASIN

Yes No

A) 1 for each 8 persons

☐ ☐

B) Accessible to all units

☐ ☐

C) Located in cellar

☐ ☐D) Adequate shades, screening, lighting
fixtures, ventilation, heated☐ ☐

E) Impervious Flooring

Dry, clean, sanitary condition

☐ ☐

12.5 BATHTUB AND/OR SHOWER

Yes No

A) 1 for each 8 persons

☐ ☐

B) Accessible to all units

☐ ☐

C) Located in cellar

☐ ☐D) Adequate shades, screening, lighting
fixtures, ventilation, heated☐ ☐

E) Impervious Flooring

Dry, clean, sanitary condition

☐ ☐12.19 ITEM APPLICABLE YES ☐ NO ☐

KITCHEN FACILITY TYPE A ROOMING UNIT

Yes No

1) Installed sink

☐ ☐

2) Installed Cooking Stove

☐ ☐

3) Refrigerator

☐ ☐12.20 ITEM APPLICABLE YES ☐ NO ☐

COMMUNAL KITCHEN TYPE B ROOMING UNIT

1) Approved and adequate floor space

☐ ☐

2) Accessible to each unit

☐ ☐

3) 1 installed range for each (8) rooming units

☐ ☐

4) 1 installed sink for each (8) rooming units

☐ ☐

5) Refrigerated storage for each rooming unit

☐ ☐

6) 1 kitchen table for each cooking range

☐ ☐

7) 1 insect and vermin proof cabinet for each rooming unit

☐ ☐

12.1 OPERATION AND MAINTENANCE OF PLUMBING AND FACILITIES

A) Plumbing Leakage

☐ ☐

B) Plumbing Obstruction

☐ ☐

C) Heater or cooking stove hazardous

☐ ☐

D) Wiring hazardous

☐ ☐

E) Rubbish and garbage storage disposal

☐ ☐

12.10 ADEQUATE LIGHTING OF PUBLIC SPACE

☐ ☐

12.6 HOT WATER

☐ ☐

12.13 BED LINENS AND TOWELS

☐ ☐

7.2 WATER HEATING FACILITIES (YEAR ROUND)

☐ ☐

Remarks Over

CITY OF PROVIDENCE
DIVISION OF MINIMUM
HOUSING STANDARDS



Address				
Census Tract			Block	
Bldg.		Fire	Health	Others
Issued				
Expires				

Dear Sir:
On _____ an examination was made of the premises located at _____

Non-compliance with the Providence Minimum Housing Standards Ordinance was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects within the time limit allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Director at this office, Telephone 421-7740, Extension 357. Kindly notify this office as soon as all corrections have been completed.

YOU MAY REQUEST A HEARING BEFORE THE DIRECTOR. The procedure for requesting such a hearing is set forth in Section 3.7 of the Ordinance; a copy of which is attached to and is a part of this notice.

Very truly yours,
Austin C. Daley
Director

VIOLATIONS

Corrections of violations of codes other than the Housing Code may be required in a lesser amount of time than above noted at the discretion of the Department responsible therefor.

To: Division of Minimum Housing Standards
From _____ Date _____

This is to inform you that deficiencies of which this Department has been notified, have been corrected to our satisfaction.

Remarks: _____

Address				
Census Tract			Block	
Bldg.		Fire	Health	Others
Issued				
Expires				

Signature _____

(Please return to Division of Minimum Housing Standards when corrections are completed)

CITY OF PROVIDENCE
DIVISION OF MINIMUM
HOUSING STANDARDS



Address				
Census Tract			Block	
Bldg.	Fire		Health	Others
Issued				
Expires				

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at _____
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Very truly yours,
Austin C. Daley
Director

V I O L A T I O N S

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To: Division of Minimum Housing Standards
From _____ Date _____
This is to inform you that deficiencies of which this Department has been notified, have been corrected to our satisfaction.
Remarks: _____

Address				
Census Tract			Block	
Bldg.	Fire		Health	Others
Issued				
Expires				

Signature _____

(Please return to Division of Minimum Housing Standards when corrections are completed)

CITY OF PROVIDENCE
DIVISION OF MINIMUM
HOUSING STANDARDS



Address				
Census Tract			Block	
Bldg.	Fire		Health	Others
Issued				
Expires				

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From _____ Date _____
This is to inform you that deficiencies of which this Department has been notified, have been corrected to our satisfaction.
Remarks: _____

Address				
Census Tract			Block	
Bldg.	Fire		Health	Others
Issued				
Expires				

Signature _____

(Please return to Division of Minimum Housing Standards when corrections are completed)

CITY OF PROVIDENCE
DIVISION OF MINIMUM
HOUSING STANDARDS



Address				
Census Tract			Block	
Bldg.	Fire		Health	Others
Issued				
Expires				

Dear Sir:

On _____ an examination was made of the premises located at _____

Non-compliance with the Providence Minimum Housing Standards Ordinance was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects within the time limit allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Director at this office, Telephone 421-7740, Extension 357. Kindly notify this office as soon as all corrections have been completed.

YOU MAY REQUEST A HEARING BEFORE THE DIRECTOR. The procedure for requesting such a hearing is set forth in Section 3.7 of the Ordinance; a copy of which is attached to and is a part of this notice.

Very truly yours,
Austin C. Daley
Director

VIOLATIONS

Corrections of violations of codes other than the Housing Code may be required in a lesser amount of time than above noted at the discretion of the Department responsible therefor.

To: Division of Minimum Housing Standards

From _____

Date _____

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Remarks: _____

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HOUSING STANDARDS



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HOUSING STANDARDS



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Signature _____

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DEPARTMENT OF BUILDING INSPECTION
112 Union St., Prov., R.I.

Vincent DiMase, Director

CHAPTER 1643

No. 548 AN ORDINANCE in amendment of the Building Code, Chapter 1079, Approved December 21, 1956, as amended, by amending Sections 124.0, 124.1, 124.2, 124.3, 124.4, 124.5 and 124.6 thereof, and adding Sections 124.7 and 124.8.

Approved September 8, 1964

Sec. 124.0 - Dangerous Structures

Sec. 124.1. All buildings, signs, structures and every part thereof shall be kept and maintained in a safe and sound condition by the owner or his designated agent.

Sec. 124.2. Whenever any building shall become vacant and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers, such building shall be deemed to be dangerous and unsafe.

Sec. 124.3. When a vacant building has been damaged, vandalized, or deteriorated to such an extent as to be unfit or unsuitable for occupancy such building shall be restored and rehabilitated within ninety (90) days after notice, or thereafter it shall be deemed to be a dangerous and unsafe building.

Sec. 124.4. Any building or structure which becomes hazardous to the safety, health, or welfare of the public, by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, shall be deemed to be dangerous and unsafe.

Sec. 124.8. Any building which is boarded for any reason shall comply with the following specifications:

All openings (including doors and windows) from cellar to second floor inclusive, and all windows above the second floor leading to fire escapes, porches, or structural appurtenances on all floors must be covered from the exterior with one-half (1/2") inch thick plywood secured with screws of a minimum length of 1 1/2 inch-- placed 12 inches on center, or spikes. ALL OTHER WINDOWS MUST BE SECURED FROM THE EXTERIOR WITH EITHER PLYWOOD OR 7/8 INCH MATCHED BOARDS.

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.

MINIMUM HOUSING DIVISION PROVIDENCE

COMPLAINT

Date _____

Location _____

Complainant _____

Owner-Lessee-Agent _____

Tenant _____

Nature of Complaint _____

Inspector _____ Date _____



Austin C. Daley
Director

CITY OF PROVIDENCE . MAYOR JOSEPH A. DOORLEY, JR.

Division of Minimum Housing Standards

City Hall, Providence, R. I. 02903

COMPLIANCE ORDER

Dear Sir:

A notice of violation was sent to you (copy enclosed)
on concerning the property on
..... which was found, after examination,
to be in violation of the Providence Minimum Housing Standards Ordinance.

You are hereby directed to correct these conditions within the time
limit set forth in the notice previously sent to you. This order applies to
all violations except those that have been properly corrected since the date
of the original inspection.

YOU MAY REQUEST A HEARING BEFORE THE HOUSING BOARD OF REVIEW.
The procedure for requesting such a hearing, set forth in Sections 5.1 to 5.5
inclusive of the Ordinance, is attached to, and is made a part of this Order.

Application for a hearing before the Housing Board of Review should be
made to:

Secretary
Housing Board of Review
112 Union St.
Providence, R. I. 02903
Telephone TE 1-6500 Ext. 11

If additional information is required regarding an appeal to the
Housing Board of Review, you may contact the Secretary of the Board.

Very truly yours,

Austin C. Daley

Austin C. Daley
Director

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.

AFFIDAVIT

I, _____, of the City of the County of
Providence, State of Rhode Island, duly depose on oath, make
affidavit and say that I will not rent the _____ floor of
the premises located at _____, Providence, Rhode
Island, presently vacant, until all existing violations contained
in a notice from the Division of Minimum Housing Standards have
been corrected to the satisfaction of the Director of said Division.

Subscribed and sworn to before me in Providence this
day of _____ 19____

Notary Public



Austin C. Daley
Director

CITY OF PROVIDENCE - RHODE ISLAND - Walter H. Reynolds, Mayor

Division of Minimum Housing Standards

City Hall, Providence, 02903

Dear Sir:

Our inspectors have completed a final survey of your property at and have reported that all violations of the Providence Minimum Housing Standards Ordinance have been corrected.

We realize that this work has cost you both time and money, but we are convinced that these improvements will result in increased safety, comfort and convenience, and will protect the investment which you have in these premises. Meanwhile, by improving your house, you are also improving your neighborhood by making it a better place in which to live.

Please accept our congratulations upon the fine present condition of your property.

Very truly yours,

Austin C. Daley

Austin C. Daley
Director



Austin C. Daley
Director

CITY OF PROVIDENCE - RHODE ISLAND - Walter H. Reynolds, Mayor

Division of Minimum Housing Standards

City Hall, Providence 3, R. I.

Re:

On a recent re-inspection of your property at
it was found that although some of the Minimum
Housing Standards code violations were corrected there are others
outstanding.

We request that you or your representative appear in this office
at to discuss this sub-
ject.

If this date and time are impossible for you, kindly call this
office at GA 1-7740, Ext. 357 within five days for an alternate
appointment.

This message is sent to you as a courtesy to avoid the un-
pleasantry of possible litigation. Your failure to appear on
this date and time set, or failure to make an alternate appoint-
ment within the prescribed time will require the Division to seek
a warrant for your appearance in Police Court.

Very truly yours,

A handwritten signature in cursive script that reads "Austin C. Daley".

Austin C. Daley
Director



Austin C. Daley
Director

CITY OF PROVIDENCE - RHODE ISLAND

Division of Minimum Housing Standards

City Hall, Providence, R. I. 02903

Your case has been continued and you have been ordered by the Judge to appear again in this court at 8:30 a.m. on Tuesday,

In order to expedite the conclusion of your case we suggest that you make sure that inspectors from the Minimum Housing Division are given an opportunity to survey your property for all outstanding housing code violations, exterior and interior. The inspectors will visit the house on the Friday immediately before your Tuesday court re-appearance.

If you would like to make an appointment for that Friday survey by the inspectors, please telephone 421-7740, Ext. 357 and it will be arranged.

Please remember that all housing code violations should be corrected before your case is concluded. This cannot be done until the inspectors can confirm the corrections.

DIVISION OF MINIMUM HOUSING STANDARDS

6

INSPECTOR'S DAILY REPORT

Name _____ Date _____

Number of Structures Inspected.

Number of Dwelling Units Inspected.

Number of Rooming Housing Units Inspected.

Number of Complaints Investigated: Dwelling Units . . .

Rooming Units.

Number of Reinvestigations: Dwelling Units

Rooming Units.

REMARKS

This image shows a single page of white paper with horizontal black ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears slightly aged or off-white. There is no handwriting or other markings on the page.

Providence Division of Minimum Housing Standards
Monthly Progress Report From 5/13/57 To

[illegible]

ANNUAL REPORT

DIVISION OF MINIMUM HOUSING STANDARDS
CITY OF PROVIDENCE

January 1, to December 31, 1964

Austin C. Daley
Director



Austin C. Daley
Director

CITY OF PROVIDENCE • MAYOR JOSEPH A. DOORLEY, JR.

Division of Minimum Housing Standards

City Hall
Providence, R. I. 02903

January 8, 1965

The Honorable Joseph A. Doorley, Jr., Mayor
The Honorable City Council
of the City of Providence
City Hall
Providence, Rhode Island

Gentlemen:

In accordance with the provisions of Chapter 3715,
Public Laws of 1956; Section 2.8 of Chapter 1040, Ordinances
of 1956, the Division of Minimum Housing Standards submits
herewith its Annual Report.

Respectfully yours,

Austin C. Daley
Director

ACD/jc

During the year work was completed on tracts Nos. 23, 24, 27 and 28 and work was started on Tract No. 33. The Division trained the inspection staffs of Cranston and West Warwick.

The year began with the Division under attack by a New York City lawyer retained by the Ministers Alliance of Providence. This attorney claimed that the city was not enforcing the housing code and by failure to do so was violating the rights of Negroes under the 14th Amendment of the Constitution. He announced that because of this he was preparing to institute legal action in the federal courts to suspend federal payments for Urban Renewal in Providence.

This Division has always maintained that housing is a human problem, above the category of race, and we have striven to achieve good housing for every citizen regardless of ancestry or creed. The New York attorney's statements were challenged and an offer was made to debate him publicly on the subject. Unfortunately, he left town without reply and the Director has never had the opportunity of discussing the charges with him. The facts are that the City of Providence proportionately is spending more money annually on housing code enforcement than any city in the country and, on the same population basis, has the most vigorous prosecution program in the nation. In addition, unlike many other cities, housing code staff strength is never siphoned off for any other activities such as the inspection of new construction. The prosecution program will be discussed in detail later.

In April, Mayor Walter H. Reynolds was the main speaker at the annual Housing Codes Conference of the National Association of Housing and Redevelopment Officials at St. Louis, Missouri. His subject was, "How We Did It In Providence." Considering that Providence was selected above all the cities in the country this was a singular honor. In his speech Mayor Reynolds made a plea for federal assistance for housing code enforcement under Urban Renewal.

During the summer session of Congress the Rhode Island Senators introduced the Pell-Pastore bill which would grant direct federal assistance for housing code enforcement for cities participating in Urban Renewal. This bill didn't pass but, as a direct result of their efforts, the 1964 Housing Act featured a clause enabling cities to institute Urban Renewal housing code project areas with the federal government providing two-thirds of the required funds.

On October first the Division increased its field strength from eight to 11 inspectors and its clerical staff by one. This resulted in an increase of budget allocation of \$27,000. On the basis of this increase the City of Providence has applied for and is now processing an application for a federal grant of \$54,000, which would finance a housing code enforcement project area with six field inspectors and two required additions to the clerical staff. This is the first such Urban Renewal housing code project area application in the country.

If this grant is approved, the Division in 1965 will be able to put 17 inspectors in the field, backed by a clerical staff of

eight, which would be close to the strength required to wage a successful war against all housing blight.

During the year the Division started prosecution of violations on 509 houses, many of which had more than one owner, a 72 percent increase over the 1963 prosecution pace. Continuances of these arraignments necessitated 1966 reappearances in court for these cases; a total 2475 court appearances not including trials or appearances in Superior Court.

This Division does not believe in prosecution for prosecution's sake and the docket total for Police Court varied greatly. For example, on June 16 the court processed appearances on 116 houses. Other scheduled court days saw only three or four appearances. This disparity was caused by the condition of housing in certain areas. Where housing is bad and the violations of long duration more warrants are issued.

The first prosecution sweep was made in the critical census Tract No. 7, which has a high percentage of Negro residents. Tract No. 7 was one of the neighborhoods cited in criticism of this Division. During 1964 prosecution was started against the owners of 118 houses in Tract No. 7 alone or 13 percent of all the houses in this tract and better than a fifth of all the cases brought into court! It is hoped that from these figures that the impression will not be gained that this tract had been neglected. Through the years Tract No. 7 has had always the highest percentage of prosecutions. Our contention that housing is a human problem, higher than the level of race, can be further proved by the fact that the group of defendants in court is well-integrated.

The Division continues to appreciate the administration of the two Police Court justices. The policy of compliance rather than punishment is still maintained. However, in a few cases, it has been necessary to level penalties. After 16 trials fines totaling \$1050 were levied and one jail sentence was imposed. All of these decisions resulted in appeals.

Prosecution in itself is an unpleasant but necessary task. As late as last October handbills were being circulated on the East Side criticizing this Division for not "living up to its pledge" to aid minorities suffering in bad housing. A successful candidate for public office decried what he termed the, "unholy alliance between slumlords and the Minimum Housing Division"; this despite the fact that one defendant made 92 court appearances on 31 houses in 1964. On the other hand the Division has received severe censure for being far too vigorous in its prosecution. In selecting cases for court the Division has made a genuine effort to employ honesty and integrity. Unfortunately, these efforts have resulted in a shower of brickbats from both extremities of our citizen groups.

Because of the amount of detailed work required to conduct a prosecution program, such as repeated inspections, clerical work etc., it is estimated that a fifth of our time is spent in this activity. In 1965 the inspection staff will be moving through some areas fairly free from heavy deterioration. This should reduce the volume of court work.

The Division is hopeful that data processing research, begun in 1964 in the preparation of our Urban Renewal housing code

area project application, will soon be completed with forthcoming federal acceptance in early 1965. With this enlarged staff (a prospective increase of 55 percent) real progress will be made in our efforts to give every citizen a decent home.

For years this Division has enjoyed a reputation as a national pacesetter in the fight against housing blight. It is our aspiration to become the world's first city to wipe out bad housing completely.

MINIMUM HOUSING DIVISION FIELD INSPECTIONS

January 1, 1964 to December 31, 1964

Dwelling Units	10,527
Reinvestigations	20,713
Complaint Investigations	1,152
TOTAL	32,392

BUDGET EXPENDITURE

<u>PURPOSE</u>	<u>1964-1965</u>
ITEM O Personal Serv	105,425.32
ITEM I Services other than personal	11,285.00
ITEM II Materials and supplies	1,175.00
ITEM V Equipment	1,147.00
TOTAL	<u>119,032.32</u>