

CITY COUNCIL FINAL PAPERS

67  
1966

City of Providence, Rhode Island

Application for Demolition Grant  
No. 1 for Upper South Providence

January 17, 1966

Binder No. 8

Application for Demolition Program

for a

Demolition Grant for the City of Providence, R. I. under Section 116 of Title I of the Housing and Urban Development Act of 1965, for the carrying out of a concentrated Demolition Program in the upper South Providence area bounded generally by Broad Street, Interstate 95, Eddy, Oxford and Public Street.

DATE: January 17, 1966

- (1) City of Providence, State of Rhode Island
- (2) Application for Demolition Grant No. 1,  
for upper South Providence
- (3) Date: January 17, 1966
- (4) Binder No. 8

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION  <b>APPLICATION FOR LOAN AND GRANT</b> (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.		
<b>A. CORPORATE NAME OF APPLICANT</b> <b>City of Providence - Department of Building Inspection</b>		
<b>B. TYPE OF APPLICATION</b> <input checked="" type="checkbox"/> <b>Demolition Grant</b> <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]		
<b>C. SUBMISSION</b> <input checked="" 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>		
<b>D. REPAYMENT OF ADVANCES</b> 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
<b>Not applicable.</b>	\$	\$
\$	\$	\$
\$	\$	\$
<b>E. EXISTING FEDERAL AUTHORIZATIONS</b> Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and <b>Not applicable.</b> Planning Budget No. _____, approved by HHFA on _____, 19____: \$ _____		
<b>F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR</b>		
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	\$ <b>60,700.00</b>	( ) \$
<input checked="" type="checkbox"/> RELOCATION GRANT	\$ <b>0</b>	( ) \$
<input type="checkbox"/> REHABILITATION GRANT	\$	( ) \$
<b>G. PROGRAM</b> <input checked="" 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 ELIGIBILITY**Enter 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:** July, 1967<sup>1</sup>

(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	April 1966	July 1967
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 BOUNDARIES**<sup>2</sup>

Demolition

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

City of Providence

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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

[SEAL]

City of Providence

Corporate Name of Applicant

By /s/ Vincent DiMase

Signature

Director, Department of  
Building Inspection

Title

112 Union Street  
City Hall Annex

Address

Providence, Rhode Island

City, State, and ZIP Code

<sup>1</sup> 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.

<sup>2</sup> 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

The objective of the City of Providence, as it is in most cities throughout the nation, is to produce a solution to the problem of increasing residential blight with the realism, progressiveness and the ingenuity that have marked the other sectors of the local community.

The upper South Providence neighborhood has long been recognized by the community as one of its prime problem areas. It is an old district showing evidence of long, slow decline and deterioration. It has an accumulation of buildings of the past generation that demand our immediate attention because they show the wear of time.

The upper South Providence is in the proposed Federal Hill-South Providence GNRP area. The basic objective throughout the GNRP area is to stimulate a program of maximum rehabilitation to the extent where it would be economically feasible. If a Title I project were undertaken in upper South Providence, extensive clearance would be necessary. Numerous houses have been vacated and boarded up. The present owners refuse to either repair them or to sell them to others who would.

It is important, however, that the City, in cooperation with the Federal Government, take immediate steps to reverse the rapid deterioration of the upper South Providence area if the City is to achieve its objective of maximum rehabilitation. The community combined with Mayor Joseph A. Doorley, Jr.'s fine joint enforcement program hopes to (1) remove immediately unsound structures and others that cannot be economically rehabilitated; (2) by removing these selected structures combined with a vigorous enforcement of minimum codes discourage the practice of holding vacant structures; (3) by coordinating the enforcement of property standards and other health, sanitation and police protection encourage individual rehabilitation; and (4) by establishing a field office in conjunction with the Economic Opportunity Program assist private individuals in financing the rehabilitation of their homes.

In order to bring about maximum rehabilitation in a neighborhood experiencing the full force of deterioration, and in order to eliminate the antisocial housing, which constitutes a public nuisance and a serious hazard to the health or welfare, the City of Providence, Rhode Island has selected the upper South Providence neighborhood as its first demolition program under the provisions of Section 116 of Title I of the Housing and Urban Development Act of 1965.

Project No. 1 Upper South Providence  
(See Map Attached)

## CRITERIA FOR SELECTION

The criteria used to delineate the proposed demolition program is:

Criteria One - A designated area in which the municipality is giving special emphasis to an intensive program of enforcement of public codes designed to improve this neighborhood and/or to protect it from the onset of blight as part of the City's overall program of maximum rehabilitation for the entire Federal Hill-South Providence GNRP area.

Criteria Two - An area where active neighborhood associations and block improvement associations are trying to bring about a regeneration of their neighborhood from within.

Criteria Three - Only those structures that have been determined to be structurally unsound and/or unfit for human habitation and/or cannot be economically rehabilitated will be demolished.



## BOUNDARY DESCRIPTION

The upper South Providence demolition program is bounded on the north by the Central-Classical Redevelopment Project and Interstate 95, on the east by Eddy Street, on the south by Oxford, Sayles and Public Streets and on the west by Broad, Burnside and Ocean Streets.

### Size of Area

City blocks 216.14  
Acres 291.74 (including streets)

### Character of the Area

#### Housing Characteristics

Total Housing Units	4587
Total Occupied Units	4012
White	3534
Non White	478
Vacant	575

### RESIDENTIAL STRUCTURE TYPES

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 - family	293	15
2 - family	616	31
3 - family	773	39
4 or more families	291	15
 Total	 1973	 100

### EXISTING LAND USES

<u>Land Use</u>	<u>Area in Acres</u>	<u>Existing</u> <u>Percent Total</u>
Residential*	155.55	71.96
Commercial	22.64	10.47
Industrial	19.90	9.20
Pub. & Instit.	8.83	4.08
Vacant	9.18	4.24
 Sub Total	 216.14	 99.95
Street	<u>75.60</u>	
 Total	 291.74	

\*Includes mixed uses.

Source: Field Survey, City Plan Commission, 1961  
Community Renewal Program, City of Providence

## DESCRIPTION OF AREA

This area includes parts of the industrial and commercial fringes of the downtown area, Rhode Island Hospital, and mixed areas of two and three family and multiple dwellings. When completed, Interstate 95 will bound it on the north and east, and will provide a device for separating residential and nonresidential uses which is essential to preservation of a residential and institutional environment in this area.

Two and three family houses are the most important residential structure types with multiple dwellings scattered throughout. There are very few single family structures.

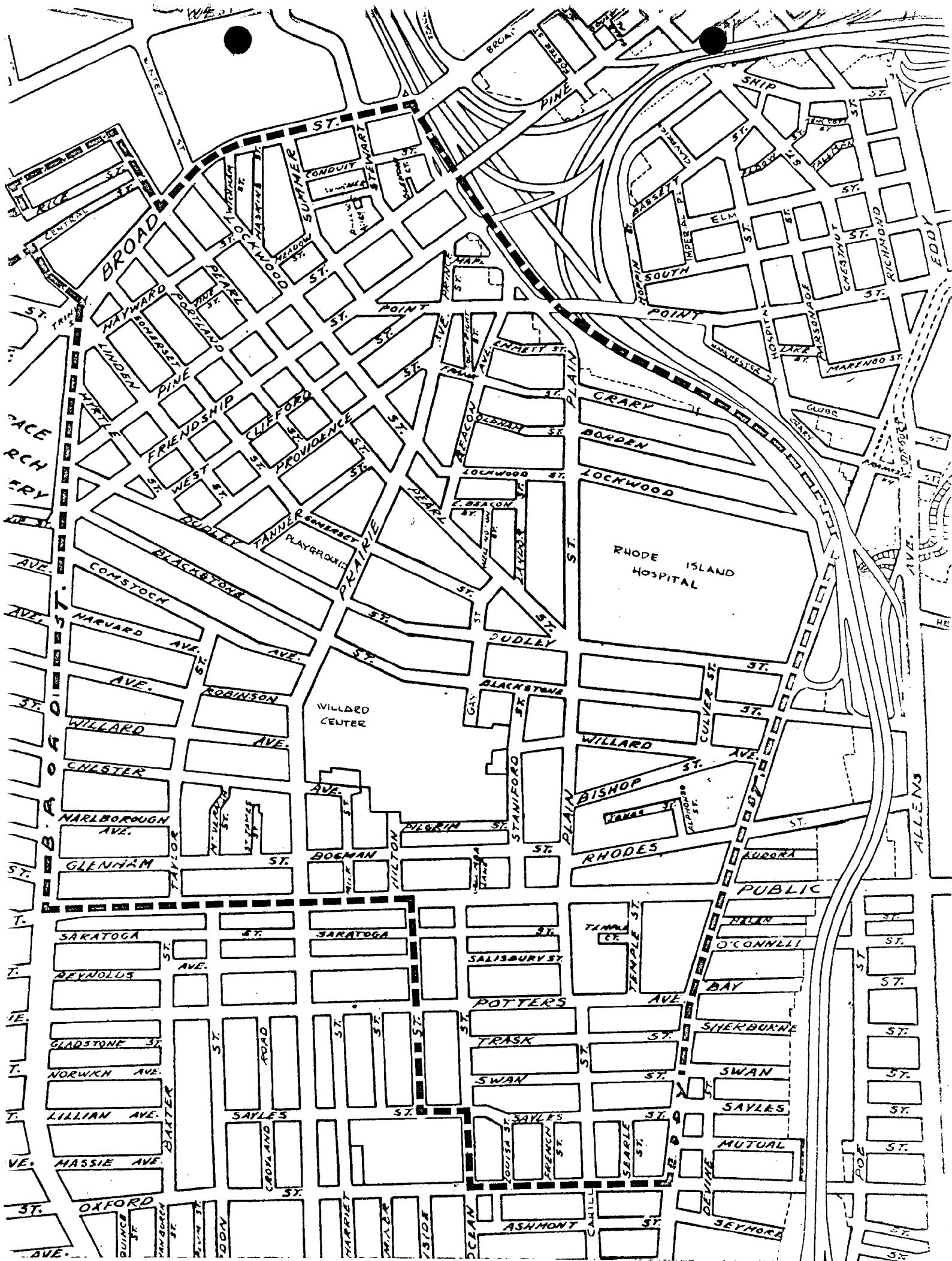
A modern shopping center with adequate off-street parking is located in the Willard Center Redevelopment Project, in the center of the planning area. Strip commercial development occurs along Broad Street, Prairie Avenue, and Plain Street. Many other commercial uses are scattered throughout the area. Industrial uses intrude into the area on the north and around Rhode Island Hospital.

Upper South Providence has no discernible circulation pattern, but exemplifies the problems of using streets laid out prior to automobile transportation for today's traffic. Pine and Friendship Streets form a one-way pair providing access to the downtown area and the completed section of Interstate 195. Point, Public, Pearl, Prairie and Plain Streets criss-cross the area, dividing it into many small sections without providing good traffic service.

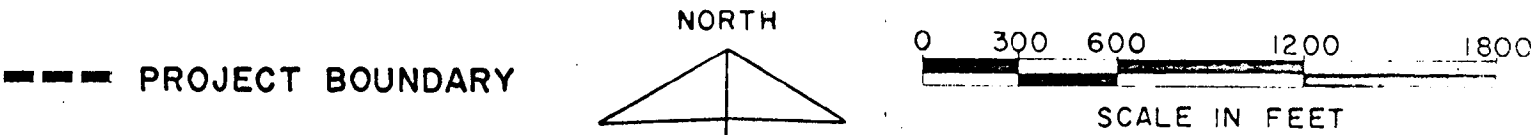
A new elementary school, the Edward W. Flynn School, was constructed in 1958 in the upper South Providence planning area on land made available by the Willard Center Redevelopment Project. The site of 8.1 acres is adequate for the building, landscaping, parking and play areas. The Beacon Avenue School, built in 1891 on an 0.4 acre site, is to be closed in the year 1970 and its pupils transferred to the Flynn School when enrollment permits.

The upper South Providence planning area has benefited from installation of the Willard Center Playfield, an 8.1 acre facility, as part of the Willard Center Redevelopment Project. This area is to be improved by addition of about \$4,000 in equipment. Prairie Avenue Playground, the only other recreation area, is 1.9 acres in size. Play equipment costing about \$2,500 is to be added.

Two tot lots are to be developed. These will cost an estimated \$9,600, and are located so as to serve the area between Prairie Avenue and Broad Street.



UPPER SOUTH PROVIDENCE  
PROPOSED DEMOLITION AREA  
PROJECT NO.1



## REASONS FOR SELECTION

In the proposed GNRP area, South Providence is broken up into two sections. One is upper South Providence and the other is lower South Providence. For financial and rehabilitation reasons, as well as urban renewal strategy reasons designed to reduce the spread of blight, the City of Providence plans to first undertake a Title I urban renewal project in the lower part of South Providence. Renewal proposals of the lower South Providence area call for extensive alterations within the Roger Williams Housing Project. These proposals, which have been discussed with the Providence Housing Authority, call for reduced building and population density in this housing project. The increased space will be used to provide more recreational facilities to be used not only by the people within the projects but also by the people from adjoining neighborhoods.

Since current conditions in the upper South Providence area warrant immediate attention, a program must be developed, not only to assist this area in advance of undertaking an actual formal Title I urban renewal project, but also a program designed to complement the overall objective for the GNRP area. The overall objective in the GNRP area is to maximize rehabilitation. The upper South Providence area should not be written off and the people and their current plight should not be overlooked.

If upper South Providence can be given assistance under the demolition provisions of the "Housing Act of 1965", and in cooperation with the City's intensive program of enforcement of public codes, then perhaps this area can be revitalized so that instead of extensive clearance the City can undertake an extensive rehabilitation program within the South Providence area.

The upper South Providence area has been selected both as an area for the enforcing of public codes and an area for special emphasis.

The enforcement of stiffer Minimum Housing Standards, building and health codes has already been started in the area. The intensive minimum housing inspection program, which will involve the recording of each violation, great or small, with special emphasis on strict compliance and vigorous prosecution, will be undertaken simultaneously with other vigorous public enforcement programs.

The nature of the other special emphasis are: improved garbage and rubbish collection, increased prosecution of landlords and tenants for housing and health code violations, rigid adherence to Zoning regulation, removal of abandoned automobiles, an active antipoverty program and the demolition of unsound structures.

## DESCRIPTION OF PROPOSED PROGRAM

The City's far reaching program to upgrade upper South Providence is a vivid demonstration of the determination on the part of the City to solve the pressing problems besetting its residential neighborhoods.

The responsibilities of the respective City Departments within the upper South Providence area under this intensive program of enforcement of public codes is set forth below:

### Department of Building Inspection

The Department of Building Inspection is charged with the responsibility of enforcing the Building Code, the Zoning Ordinance, and all laws relating to the construction, alteration, repair, and demolition or removal of buildings or structures in the city; and the installation, alteration, repair, use, and operation of all heating, plumbing, lighting, ventilating, refrigerating, electrical, and mechanical appliances and equipment therein.

Building inspectors will be assigned exclusively to the upper South Providence area for thorough inspecting, reporting and prosecuting of the aforementioned building code violations.

### Division of Minimum Housing

There will be increased prosecution of both landlords and tenants for violations of housing and health codes. In the past, the city has not sought to prosecute tenants for these violations.

The Division is employing its entire resources in this project. There are now 11 field inspectors working in the area and the office staff is working solely in this endeavor. The Division will remain at this task until it is completed.

A detailed and comprehensive inspection of all residential property already has been initiated utilizing both the APHA and Minimum Housing Standards inspectional procedures.

Whenever there is a violation of any provision of the minimum housing codes the owner will 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 falling in the purview of the Building Inspection Department will be forwarded to the Building Inspector. This notice of violation to the owner (s) 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 by the Division of Minimum Standards. 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 of the Housing Board of Review will be kept.

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 cases of non-compliance, the necessary legal action will be instigated immediately. All data collected will be computerized.

#### Department of Health

The Providence Health Department will assign 50 percent of its inspectors to the upper South Providence area to investigate and report on health menaces.

During the months of December 1965 and January 1966 the staff of environmental control inspectors have been working in the upper South Providence area in order to bring about greater compliance and improvement of sanitary conditions and to present for prosecution, any and all persistent violators.

The following public health services and code enforcement activities are being provided by the Department of Health:

##### A. Environmental Control Codes

- a. Rat Control
- b. Animal and Fowl Control
- c. Garbage, Weed, Dead Animal and Trash Control
- d. Mosquito Control

##### B. Food and Food Products Codes

- a. Food Establishment Sanitation Code
- b. Frozen Dessert Quality Control
- c. Milk and Milk Products Quality Control
- d. Meat Adulteration Control

#### Department of Public Works--Special Emphasis of Continuing Program

The Department of Public Works has assigned extra trucks, loaders, sweepers and manpower to collect and haul away the rubbish and debris on a street by street basis. The Department of Sanitation will continue to collect garbage and rubbish on schedule. The use and policy regulating the size of containers will be correctly explained to each tenant personally.

Residents have been asked through the radio, television and newspaper media: to participate in a general neighborhood cleanup campaign by setting out all disposable material on their curbs, with material separated into burnable and nonburnable piles.

Progress for Providence (Chief Coordinator of all Economic Opportunity Programs)

Progress for Providence has instituted several anti-poverty programs affecting the South Providence neighborhood.

In late spring of last year, 120 children from low-income families were enrolled in Providence's first preschool program. This was followed up by a city-wide preschool program during the summer (Headstart), in which another 150 children from the South Providence area participated out of a total enrollment of 662 for the whole city.

Two community schools were also opened in South Providence this summer, and they provided remedial and extracurricular education for about 1000 young people, and jobs as teachers' aides for about 50 neighborhood nonprofessional people in the poverty category. The community schools were reopened in the fall to operate from 3-9 p.m. each day, for adults as well as children. Each school has a Neighborhood Advisory Council attached to it which participates in planning the program for the school to assure that it is responsive to community needs and interests.

A credit union organizer has been employed to help organize credit unions in low areas, and has been active in South Providence.

A Home and Block Improvement Program is also underway, and will seek to provide technical assistance to residents of South Providence, as well as other areas in the inner city, in improving their homes and their neighborhoods.

Other programs that will have an impact in South Providence have been planned and submitted to the Office of Economic Opportunity for funding and are expected to be funded shortly. They cover the fields of employment, health and social services.

Other Special Programs

1. The City Council has adopted a junk car ordinance which permits the city to tow away and dispose of vehicles which are unserviceable, discarded, worn out or junked. This action will be actively put into effect to clean up these neighborhood eyesores.
2. The City Collector has been requested not to sell tax sale property to any purchaser until the purchaser has agreed to bring the property up to minimum standards.

## DEMOLITION PROGRAM

The City of Providence under 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" - gives the municipality adequate authority to demolish structures of the kind authorized by Section 116 of Title I of the Housing and Urban Development Act of 1965 and covered by the application for grant. (See addendum)

### Number of Structures to be Demolished

The total number of structures that have been determined to require demolition because they are (1) structurally unsound and (2) unfit for human habitation are 100. Of these, 81 are residential and 19 are nonresidential.

### Legal Activity (Criminally processed under police court powers)

Of the total number of structures above --

Legal action taken on 28 residential structures;  
Legal action pending on 5 residential structures;  
Legal action contemplated on 67 structures.

### Estimated Cost

The estimated total cost for the demolition program is \$60,700.00 and the requested Federal grant is \$40,467.00. The share to be borne by the municipality is \$20,233.00. The City's share would be financed from a \$25,000.00 demolition fund already allocated.

No salvage credit is anticipated based on past experience.

There are many variables pertaining to the cost estimate, as some buildings would require more than the estimate if telephone, electric wires would have to be removed, etc. and the distance of travel to dispose of the material. However, in the overall, this may be a reasonably accurate estimate. (See listing of demolition estimated cost on following page.)



Estimated cost to demolish structures as follows:

<u>Residential Buildings</u>					<u>Cost Estimate</u>
1	1 Story	at	\$300	=	\$ 300.00
5	1 Story (Masonry)		400	=	2,000.00
7	1½ Story	at	500	=	3,500.00
2	2 Story	"	550	=	1,100.00
38	2½ Story	"	600	=	22,800.00
20	3 Story	"	700	=	14,000.00
<u>8</u>	<u>3½ Story</u>	<u>"</u>	<u>900</u>	<u>=</u>	<u>7,200.00</u>
TOTAL 81	TOTAL Residential Demolition				\$50,900.00

<u>Non-Residential Buildings</u>					<u>Cost Estimate</u>
4	1 Story	at	\$400	=	1,600.00
6	1½ Story	"	500	=	3,000.00
6	2 Story	"	550	=	3,300.00
2	2½ Story	"	600	=	1,200.00
<u>1</u>	<u>3 Story</u>	<u>"</u>	<u>700</u>	<u>=</u>	<u>700.00</u>
TOTAL 19	TOTAL Nonresidential Demolition				<u>9,800.00</u>

+ 50,900.00  
TOTAL Demolition Cost \$60,700.00

Note: Unless otherwise identified all other structures are of frame construction.

As to the time it would take to demolish these structures, it would be at least 12 to 15 months. Here again, everything being equal, it is fairly accurate but would depend on weather conditions, strikes, etc.

Enclosed is a blank copy of specifications for demolishing buildings in the City of Providence. The contracts between the building wrecker and the City of Providence will be prepared by the City Solicitor and will incorporate all Federal legal requirements. (See addendum)

#### Estimated Displacement

All the above-mentioned buildings are boarded or are in the process of being boarded; therefore, there would be no families displaced in this demolition program. However, if any does occur, a statement identifying the local agency which will provide relocation follows.

SEE MAP UNDER SEPARATE COVER  
(Project Location Map)

STATEMENT IDENTIFYING THE LOCAL AGENCY THAT WILL PROVIDE RELOCATION

STATEMENT ON SUPPORTING DOCUMENTATION OF RELOCATION ACTIVITIES FOR  
DEMOLITION GRANT PROGRAM BY DAVID JOYCE, ADMINISTRATOR, PROVIDENCE  
FAMILY AND BUSINESS RELOCATION SERVICE

1. Purpose

The Family and Business Relocation Service shall assume full responsibility for all relocation activity related to the local public letter No. 343 on "Policies for Demolition Grant Program."

In keeping with the requirements of the Demolition Grant Program, the Family and Business Relocation Service hereby states that any individuals or families who are displaced as a result of a Federally Assisted Demolition Program shall be relocated into decent, safe and sanitary housing within their economic means. Furthermore, the Family and Business Relocation Service will make authorization of relocation payments as required in accordance with the URA regulations to eligible displacees to assist in meeting the costs of relocation.

It is our understanding that the municipality will be reimbursed through a Federal Relocation Grant.

2. Background

The Family and Business Relocation Service was instituted in 1949 as a centralized relocation program responsible for all displacement resulting from governmental action. To date, we have relocated in excess of 5,700 families and individuals located in federal programs such as urban renewal, federal aid, highways, public housing sites and city capital improvement programs.

The Relocation Service staff consists of 20 members as follows: Administrator, Assistant Administrator, Casework Supervisor, Inter Group Specialist, six social case workers, five housing inspectors and five clerical assistants.

3. Specialized Programs

All non-white families and individuals will receive specialized services through the efforts of a full-time Inter Group Specialist. This specialized program has been functioning since 1960 and has proven to be extremely helpful in meeting the difficulties encountered in relocating non-white occupants.

All elderly residents located in buildings to be demolished will also receive the specialized treatment from our social worker elderly specialist in meeting the various social, health and economic problems involved in the relocation process.

Our staff of six social case workers will augment any social assistance which may be required in carrying out the relocation program relative to the Demolition Grant Activities.

4. Housing Standards

All housing referred to any family or individual under this program shall meet the requirements of the American Public Health Association Standards Scoring System and the Local Minimum Housing Codes. In addition to these guarantees careful consideration shall be administered in meeting the needs of the displacees.

5. Housing Resources

The Relocation Service will utilize the following resources in making available decent, safe and sanitary housing within the means of all displacees. Basically, there are three categories to be utilized as resources. They are as follows: private housing market, annual availability, 1,212 units; low-rent public housing, 885 units; new construction, 174 units.

Based on the total annual resources of 2,271 number of housing units, an adequate supply of housing shall be made available in keeping with the objectives of the Program.

No undue hardships are anticipated in carrying out the responsibility of the relocation activities as related to the Demolition Grant Program.

SUGGESTED RESOLUTION

## SUGGESTED RESOLUTION

WHEREAS, under Section 116 of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to make grants to municipalities and counties to assist in financing the cost of demolishing structures which under State or local law have been determined to be structurally unsound or unfit for human habitation; and

WHEREAS, by reason of the existence in the locality of structures which constitute a public nuisance and a serious hazard to the public health, it is in the public interest to carry out a program of demolition of such structures on a planned neighborhood basis with grant funds authorized under Section 116; and

WHEREAS, it is recognized that the grant of funds pursuant to Section 116 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 demolition activities are relocated into decent, safe, and sanitary housing, in accordance with the regulations of the Housing and Home Finance Administrator; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of the Housing and Home Finance Administrator 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 CITY COUNCIL OF THE CITY OF PROVIDENCE, RHODE ISLAND:

1. That an application be filed on behalf of the City of Providence for a grant under Section 116 of the Housing Act of 1949, as amended, of two-thirds of the cost of undertaking and carrying out a program of demolition in an area or areas to be designated in such application, which cost is now estimated to be \$60,700.00, and that the Director of the Department of Building Inspection is hereby authorized and directed to execute and file such application, to execute such commitments as may be necessary for the grant applied for, to execute and file requisitions for funds, to approve all claims for relocation payments made in accordance with the applicable regulations of the Housing and Home Finance Administrator, to provide such information and furnish such documents as may be required by the Housing and Home Finance Agency, and to act as the authorized representative of the City of Providence in the accomplishment of the demolition program.

2. 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.

3. That there exists in the locality decent, safe and sanitary housing which is available to persons displaced as a result of the demolition activities to be performed with the Federal grant, 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.



## WORKABLE PROGRAM

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 buildings, 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.

**ADDENDUM**

**An Ordinance in Amendment of the Building Code  
Copy of Specification for Demolition**

# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## 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

*Be it ordained by the City of Providence:*

Section 1. That the Building Code of the City of Providence, Chapter 1079, approved December 21, 1956, as amended, be and the same is hereby further amended by amending Sections 124.0, 124.1, 124.2, 124.3, 124.4, 124.5 and 124.6 thereof, and by adding two new sections to be known as Section 124.7 and 124.8, to read as follows:

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.

*The City of Providence*  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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Sec. 124.5. When the whole or any part of any building, sign, or other structure shall appear to be in a dangerous or unsafe condition, the Director shall issue a notice of the dangerous and unsafe conditions to the owner of record to appear at a hearing before said Director and show cause why the building, sign or structure should not be demolished or otherwise made safe. All notices shall be in writing and shall be delivered by an agent of the department or shall be sent by registered or certified mail to the last known address of such owner or owners. If none of these parties can be found after diligent search, the notice shall be posted upon a conspicuous part of the building or structure.

Sec. 124.6. Should the owner fail to appear at the hearing, the Director shall make such determination as may be found to be necessary or warranted by the evidence in his file.

Sec. 124.7. When it is determined at the hearing that the building or structure should be demolished or otherwise made safe, and the owner fails to appear or neglects to act, the Director shall file a report of his findings with the Building Board of Review and request that the building or structure be either demolished or otherwise made safe. A copy of the findings shall be mailed to the last known address of the owner or owners of record. The Board of Review shall hold a hearing where it will either approve, disapprove, or modify the request for the demolition of or otherwise making the building, sign, or structure safe. The owner or owners of record shall be notified of the date of hearing before the Board of Review where they shall be given the opportunity to show cause why their building should not be demolished or otherwise made safe. The cost of demolition or otherwise making the building, sign, or structure safe shall be reported to the City Collector who shall assess the cost against the property in question. The Director of the Department of Building Inspection shall place a lien against the real property in accordance with the provisions of this ordinance.

**The City of Providence**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Page 3

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.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. This ordinance shall take effect upon its passage.

A true copy,  
Attest:

*Vincent Vespia*

Vincent Vespia  
City Clerk

COPY OF SPECIFICATION FOR DEMOLITION

# CITY OF PROVIDENCE, RHODE ISLAND

## *Board of Contract and Supply*

### TERMS AND REQUIREMENTS FOR BIDDING ON

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All bids must be submitted in sealed envelopes or wrappers with the title of the work, material or equipment to which they relate endorsed thereon and addressed to Board of Contract and Supply, City Clerk's Office, City Hall, Providence, R. I., and will be received by said Board at its meeting to be held on \_\_\_\_\_ at two (2) o'clock p.m., in the OFFICE OF THE CITY CLERK, City Hall, until 2:15 o'clock p.m. Prior to said meeting bids may be filed with the City Clerk AT HIS OFFICE. At said 2:15 o'clock p.m., all bids will be publicly opened and read.

The bids must be in accordance with the accompanying specifications.

The price or prices proposed should be stated both in WRITING and in FIGURES and any proposal not so stated may be rejected.

Each bidder is required to state in his proposal his full name and place of residence; and should state the names of all persons interested with him.

No proposal will be accepted if made in collusion with any other bidder.

No bid will be considered unless the same is accompanied by a CERTIFIED check or bid bond for \$ \_\_\_\_\_, to be deposited as a guarantee that the contract will be signed and delivered by the bidder, and the required bond executed and delivered, within ten days of the acceptance of the bid; and in default thereof, the amount of such check or bid bond shall be retained for the use of the City as liquidated damages on account of such default.

A bond with a satisfactory surety company as surety will be required of the successful bidder in a sum equal to one hundred per centum (100%) of the accepted proposal.

Said Board reserves the right to reject any or all bids.

SPECIFICATION  
for the  
DEMOLITION OF STRUCTURES  
located at



Contractor is to furnish all labor, materials, transportation, scaffoldings, equipment, utensils, and protection of the work and of the public, necessary for the demolition of various buildings located in the City of Providence, Rhode Island; all in accordance with this specification.

Each bidder shall be held to have visited each of the buildings, checked all conditions, and to have satisfied himself as to the work involved before the delivery of his proposal.

Before any work on the contract is performed, contractor must show evidence to the Director of the Department of Building Inspection that he carries Workmens' Compensation, Public Liability and Personal Property Insurance, in amounts, in the opinion of the Director of the Department of Building Inspection adequate to cover and save harmless the City of Providence, and its agents, from all suits, claims or actions of every class and nature for or on account of any injuries or loss of life to any person or persons or property damage caused or claimed to be caused, directly or indirectly by the conduct of the work embraced in this specification.

FOREMAN:

The contractor shall keep a competent foreman on the work at all times.

PERMITS:

The contractor shall execute his work in accordance with all State and City Laws and Requirements. He shall obtain any and all permits; make applications for inspections where required; and pay all fees necessary for same.

It shall be the responsibility of the contractor to arrange with the proper utilities companies to have the water, gas, and

electricity shut off at the street, and their equipment, wiring and piping removed.

Contractor shall cut off and plug water entrance at property line.

WAGES:

The contractor shall certify that he complies with the regulations of the Department of Labor of the State of Rhode Island.

PAYMENT:

Upon completion of demolition of all buildings and acceptance of the sites by the Director of the Department of Building Inspection, the contractor shall be paid eighty (80%) per cent of the amount of this contract. The final twenty (20%) per cent will be paid within thirty days thereafter.

The work will not be considered complete nor acceptance given unless the work taken up under this specification is left in a manner satisfactory to the Director of the Department of Building Inspection.

Before any payment is made, the Director of the Department of Building Inspection shall be entitled to evidence that all bills for services and labor have been paid by the contractor, and in case such evidence is not forthcoming, payment may be withheld until all liens or other claims have been adjusted.

USE OF PREMISES:

At no time shall the contractor allow accumulation of rubbish to cause unsightly or hazardous conditions to exist at the various sites.

During the process of demolition the contractor shall use sufficient water on nonsalvagable materials to prevent flying dust.

#### REMOVALS:

The contractor shall remove all accumulation of rubbish or debris, found on the site together with any debris caused by him during the execution of his work. He shall do all cutting of concrete, masonry and other materials to a point 18 inches below grade, at the foundations.

Present excavations filled with debris from the building shall be free of combustible materials.

Present foundation walls may be used as fill in the excavations, but shall be thoroughly broken up, watered and rolled.

Present excavated portions shall be brought to grade using clean bank gravel at least 18 inches in depth.

This material to be watered and rolled in a manner satisfactory to the Director of the Department of Building Inspection.

#### RESPONSIBILITY:

The contractor shall be held responsible for the protection or safety of all materials not intended to be disturbed at this time. Any damage done to same during the execution of the work shall be made good at this contractor's expense.

#### FINALLY:

Contractor for this work shall remove from the premises all his equipment and debris caused by him in the execution of the work, leaving the sites completely finished according to these specifications; and to the complete satisfaction of the Director of the Department of Building Inspection.

The following memoranda are State laws and shall apply on this contract:

1. The general prevailing rate of per diem wages and general prevailing rate for regular, holiday, overtime and other working conditions existing in Providence for each craft, mechanic, teamster, laborer or type of workmen needed to execute the work covered by this contract is as follows:

<u>Classification</u>	<u>Rate per Hour</u>
Asbestos Worker (Journeyman) . . . . .	\$4.15
Bricklayer, Journeyman (Providence Area) . . . .	4.10
Building Wrecker Laborer . . . . .	2.95
Carpenter, Journeyman (Providence) . . . . .	3.80
Cement Finisher . . . . .	3.90
Electrician, Foreman . . . . .	4.20
Electrician, Journeyman . . . . .	4.00
Iron Worker (Structural, Bridge, Ornamental, including Bronze) . . . . .	4.31
Iron Worker (Foreman) . . . . .	4.66
Jack Hammer Operator (Heavy & Highway Construction)	3.05
Lather (Metal or Wood) . . . . .	4.00
Plasterer . . . . .	4.075
Plasterer's Tender . . . . .	3.05
Plumber . . . . .	4.20
(Common Laborer carrying Rods) on Buildings . .	2.95

<u>Classification</u>	<u>Rate per Hour</u>
Roofer (Damp & Water Proofers Workers) . . . . .	\$3.70
Sheet Metal Worker . . . . .	3.75
Steamfitter . . . . .	4.05

2. The contractor or subcontractor shall, as a penalty to the City of Providence, forfeit \$10.00 for each calendar day or portion thereof for each workman paid less than the foregoing prevailing rate.
3. The following sections of Chapter 290 of the 1938 General Laws of the State of Rhode Island as amended by Chapter 3580 of the 1955 Public Laws are hereby included and made a part of this contract:

"Section 1. All contractors on public works who have been awarded contracts by the contract awarding authority of the state or of any city, town, committee or agency or by any person or persons therein, in which state or municipal funds are used and the contract price shall be in excess of one thousand dollars (\$1,000.00) and their sub-contractors on such public work shall pay their employees at weekly intervals and shall comply with the provisions set forth in this chapter.

"Sec. 2. 'Public works' as used in this chapter shall mean any public work consisting of grading, clearing, demolition, improvement, completion, repair, alteration or construction of any public road or any bridge, or portion thereof, or any public building or portion thereof.

"Sec. 3. All contracts for public works shall be done by contract, subject to the same provisions of law relating thereto and to the letting thereof, which are applicable to similar contracts of the community and not contrary to the provisions of this chapter. Each contractor shall submit to the contract awarding authority having supervision or control of such public works, hereinafter called the proper authority, a list of any subcontractors of any work, and the names of the persons holding such subcontracts. Such list shall be submitted in such manner or form as the proper authority shall demand.

"Sec. 4. A contractor or sub-contractor on public works authorized by the proper authority shall pay any obligations or charges for trucking and material furnished for the use of such contractor or sub-contractor, in connection with the work being performed by him, within ninety (90) days after making such obligation or charge. When it is brought to the notice of the proper authority in a city or town, or the proper authority in the state having supervision of such contract, that such obligations or charges have not been paid by the contractor or sub-contractor, said proper authority may deduct and hold for a period not exceeding sixty (60) days, from sums of money due to the contractor or sub-contractor, the equivalent amount of such sums certified by any creditor as due him for work performed or materials furnished upon such public work.

"Sec. 5. Before awarding any contract for such work to be done the proper authority shall ascertain from the director of labor the general prevailing rate of per diem wages in the locality in which the work is to be performed, for each craft, mechanic, teamster, laborer or type of workman needed to execute the contract or work, and shall specify in the call for bids for the contract and in the contract itself the general prevailing rate for regular, holiday, overtime and other working conditions existing in the locality for each craft, mechanic, teamster, laborer or type of workman needed to execute the contract of work. The contractor to whom the contract is awarded and any sub-contractor under him shall have ordinarily paid the prevailing rate of per diem wages and shall continue to pay the prevailing rate of per diem wages and the general prevailing rate for regular, holiday, overtime and other working conditions to all workmen needed to execute the contract or work.

"Sec. 6. The department of labor shall investigate the wages paid in the trade or occupation in the cities or towns of the state and keep a schedule on file in its office of such customary prevailing rate of wages and other working conditions which shall be open to public inspection. A contractor or sub-contractor shall as a penalty to the contract awarding agency forfeit ten (\$10.00) dollars for each calendar day or portion thereof for each workman paid less than the stipulated prevailing rate for any public work done under the contract by him. The contract awarding agency shall cause to be inserted in the contract a stipulation to this effect.

4. In the proposal of the bidder the following paragraph should appear:

"The bidder hereby declares and certifies that he is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on the contract or work".

5. The type of performance bond should be substantially in accordance with the attached draft.

# CONTRACT BOND

KNOW ALL MEN BY THESE PRESENTS: THAT

hereinafter

called the PRINCIPAL, and  
called the SURETY, a corporation authorized to execute surety  
bonds under the laws of the State of Rhode Island and Providence  
Plantations, are held and firmly bounden unto the CITY OF  
PROVIDENCE, a municipal corporation established by the General  
Assembly of the State of Rhode Island, hereinafter called the CITY  
in the sum of                                  Dollars (\$         ) lawful  
money of the United States of America, to the payment of which sum,  
well and truly to be made, the principal and surety herein firmly  
bind themselves and their respective heirs, executors,  
administrators, successors and assigns, jointly and severally,  
firmly by these presents.

WHEREAS the principal has by means of a written agreement dated 195 entered into a contract with the CITY for in accordance with the specifications thereof, and a copy of which agreement is by reference made a part hereof.

NOW, THEREFORE, the condition of this obligation is such

That if the Principal, his or its executors, administrators or successors, shall in all things well and truly keep and perform the covenants, conditions and agreements in the Contract and in any alterations thereof made as therein provided, on his or its



part to be kept and performed, at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City and all of its officers, agents, employees, as therein stipulated, and shall also promptly pay for all such labor performed or furnished and for all such materials and equipment furnished, (which as to equipment shall mean payment of the reasonable rental value, as determined by said City through its representative department head for its use during the period of its use), as shall be performed or furnished for, and used in, the carrying on of the work covered by the contract, or shall see that they are promptly paid for, whether or not said labor is directly performed for or furnished to the Principal or is even directly performed upon the work covered by the Contract, and whether or not said materials are furnished to the Principal or become component parts of said work, and whether or not said equipment is furnished to the Principal or even directly used upon said work; and shall also pay for all Workmens' Compensation, Public Liability, Federal and State Unemployment, Social Security and Compensation Taxes; then this obligation shall become and be null and void; otherwise it shall be and remain in full force and virtue.

This bond is subject to all such rights and powers of said City and such other provisions as are set forth in the Contract and the Plans, Specifications and Proposal incorporated by reference in the Contract: and is subject also to all the rights

of the City and others which are set forth with respect to such a bond in Chapter 79 of the General Laws of the State of Rhode Island 1938 as amended; and is subject to the provisions that no extension of the time of performance of the Contract or delay in the completion of the work thereunder or any alterations thereof, made as therein provided, shall invalidate this Bond or release the liability of the Surety hereunder.

SIGNED and SEALED this            day of            A. D. 19

In the presence of:

BIDDER'S BLANK

Honorable Joseph A. Doorley, Jr.  
Chairman, Board of Contract and Supply  
Providence, Rhode Island

Dear Mayor:

\_\_\_\_\_ hereby  
agrees to contract and furnish all labor and equipment  
necessary for the demolition of structures at the following  
locations, all in accordance with this specification and in a  
manner and upon conditions herein provided, for the sum of  
Dollars (\$\_\_\_\_\_).

For accounting purposes submit individual bids for the  
following buildings:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date\_\_\_\_\_

Street\_\_\_\_\_

City\_\_\_\_\_

Name of Surety Company to be written in on the Bond.

\_\_\_\_\_

# RESOLUTION OF THE CITY COUNCIL

No. 67

Approved January 22, 1966

WHEREAS, under Section 116 of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to make grants to municipalities and counties to assist in financing the cost of demolishing structures which under State or local law have been determined to be structurally unsound or unfit for human habitation; and

WHEREAS, by reason of the existence in the locality of structures which constitute a public nuisance and a serious hazard to the public health, it is in the public interest to carry out a program of demolition of such structures on a planned neighborhood basis with grant funds authorized under Section 116; and

WHEREAS, it is recognized that the grant of funds pursuant to Section 116 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 demolition activities are relocated into decent, safe, and sanitary housing, in accordance with the regulations of the Housing and Home Finance Administrator; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of the Housing and Home Finance Administrator 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 CITY COUNCIL OF THE CITY OF PROVIDENCE, RHODE ISLAND:

1. That an application be filed on behalf of the City of Providence for a grant under Section 116 of the Housing Act of 1949, as amended of two-thirds of the cost of undertaking and carrying out a program of demolition in an area or areas to be designated in such application, which cost is now estimated to be \$60,700.00, and that the Director of the Department of Building Inspection is hereby authorized and directed to execute and file such application, to execute such commitments as may be necessary for the grant applied for, to execute and file requisitions for funds, to approve all claims for relocation payments made in accordance with the applicable regulations of the Housing and Home Finance Administrator, to provide such information and furnish such documents as may be required by the Housing and Home Finance Agency, and to act as the authorized representative of the City of Providence in the accomplishment of the demolition program.
2. 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.

RESOLUTION  
OF THE  
CITY COUNCIL

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No.

Approved

Page 2

3. That there exists in the locality decent, safe and sanitary housing which is available to persons displaced as a result of the demolition activities to be performed with the Federal grant, 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.

IN CITY COUNCIL

JAN 2 0 1966

READ and PASSED

*Samuel H. Royall*  
President  
*Winnifred Desoria*  
Clerk

APPROVED

JAN 2 2 1966

*Joseph A. Pawley Jr.*  
MAYOR

RESOLUTION  
OF THE  
CITY COUNCIL

*Mr. McCosker, by request*