

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 736

Approved December 6, 1965

WHEREAS, under Title I of the Housing Act of 1949, as amended (herein referred to as "Title I"), the Housing and Home Finance Administrator is authorized to extend financial assistance to local public agencies in the elimination and prevention of the spread of their slums and urban blight through the planning and undertaking of urban renewal projects; and

WHEREAS, it is desirable and in the public interest that the Providence Redevelopment Agency make surveys and prepare plans presently estimated to cost approximately Four Hundred Ninety Thousand Five Hundred (\$490,500.) Dollars in order to undertake and carry out an urban renewal project of the character contemplated by Section 110 (c) of Title I, in that area proposed as an Urban Renewal Area, situated in the City of Providence, County of Providence, and State of Rhode Island, which is described as follows:

Beginning at the most westerly corner of the area herein described at the intersection of the center line of Wood Street and the easterly taking line of the Dennis J. Roberts Expressway;

thence, running generally northerly along said easterly taking line of the Dennis J. Roberts Expressway to its intersection with the easterly taking line of the proposed Route 6 Connector;

thence, running generally northeasterly along said easterly taking line of the proposed Route 6 Connector to its intersection with the center line of Atwells Avenue;

thence, running easterly along said center line of Atwells Avenue to its intersection with the center line of Knight Street;

thence, running southeasterly along said center line of Knight Street to its intersection with the center line of Westminster Street;

thence, running westerly along said center line of Westminster Street to its intersection with the center line of Bridgham Street as formerly located prior to the widening of said street;

thence, running southerly along said former center line of Bridgham Street to its intersection with the center line of Cranston Street;

thence, running southwesterly along said center line of Cranston Street to its intersection with the center line of Messer Street;

thence, running northwesterly and northerly along said center line of Messer Street to its intersection with the center line of Wood Street;

thence, running westerly along said center line of Wood Street to the point and place of beginning.

HHH
II:

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

1. That the proposed Urban Renewal Area described above is a slum, blighted, deteriorated, or deteriorating area appropriate for an urban renewal project and that the undertaking by the Providence Redevelopment Agency of surveys and plans for an urban renewal project of the character contemplated by Section 110 (c) of Title I in the proposed Urban Renewal Area is hereby approved.

2. That the financial assistance available under Title I is needed to enable the Providence Redevelopment Agency to finance the planning and undertaking of the proposed Project.

3. That it is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those relating to (a) the relocation of site occupants, (b) the provision of local grants-in-aid, (c) the prohibition of discrimination because of race, color, creed, or national origin, and (d) the requirement that the locality present to the Housing and Home Finance Administrator, as a prerequisite to approval of the application described below, a workable program for community improvement, as set forth in Section 101 (c) of Title I, for utilizing appropriate public and private resources to eliminate and prevent the development or spread of slums and urban blight.

4. That it is the sense of this body (a) that a feasible method for the relocation of individuals and families displaced from the Urban Renewal Area, in conformity with Title I, can be prepared, and (b) that the local grants-in-aid can and will be provided in an amount which will be not less than one-fourth of the Net Project Cost of the Project and which, together with the Federal capital grant, will be generally equal to the difference between Gross Project Cost and the proceeds or value of project land sold, leased, or retained for use in accordance with the urban renewal plan.

5. That the filing of an application by the Providence Redevelopment Agency for an advance of funds from the United States of America to enable it to defray the cost of the surveys and plans for an urban renewal project in the proposed Urban Renewal Area described above is hereby approved.

6. That this resolution shall take effect immediately.

A true copy,
Attest:

Vincent Vespia

Vincent Vespia
City Clerk

IN CITY
COUNCIL

MAR 2-1955

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

.....
Vincent Vespia, CLERK

RESOLUTION OF THE CITY COUNCIL

No. 743

Approved December 8, 1965

WHEREAS, Section 701 of the Housing Act of 1954 (Public Laws 560 83rd Congress), as amended authorizes the Housing and Home Finance Administration to make planning grants to cities for comprehensive planning purposes, and the preparation of regulating and administrative measures in support of same, and

WHEREAS, the City of Providence was allocated on January 17, 1964 under Section 701 of the Housing Act of 1954, as amended, an Urban Planning Grant to carry out a study to evaluate, establish criteria, and draw up a proposal for a new zoning ordinance as a basic requirement for the effective implementation of the City's General Plan which study was designated as Urban Planning Project No. R. I. P-17 and

WHEREAS, the City Plan Commission which is presently carrying out the Project for the City needs additional funds to effectively complete the Project and

WHEREAS, the City of Providence deems it necessary and in the public interest for the City Plan Commission to effectively complete the Project, and

WHEREAS, the City of Providence desires the City Plan Commission to apply for an urban Planning Grant under Section 701 of the Housing Act of 1954, as amended for the effective completion of the Project and

WHEREAS, Section 701 of the Housing Act of 1954, as amended, provides in part that no grant shall exceed 75 percentum of the estimated cost of such activities or undertaking as determined by the Administrator, and

WHEREAS, the City of Providence, in order to obtain the Urban Planning Grant, must, upon execution of a contract therefore, assume the responsibility for funds, to be supplied by the City to meet the difference between the funds received from the Federal Government on the total

The City of Providence
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Page 2

cost of the study.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Providence as follows:

1. It is hereby found necessary and in the public interest to make an application to the Housing and Home Finance Administrator for an Urban Planning Grant under Section 701 of the Housing Act of 1954 (Public Laws 560, 83rd Congress), to effectively complete Urban Planning Project No. R. I. P-17.

2. The City Plan Commission is hereby authorized and designated as the representative of the City for the filing of an application with the Housing and Home Finance Administrator for said Urban Planning Grant, to prepare all requisitions and documents necessary for the receipt of funds from said Housing and Home Finance Administrator under said Urban Planning Grants, and to do all work necessary to carry out the terms of any contract between the City and the Housing and Home Finance Agency arising out of said application for an Urban Planning Grant.

3. The responsibility for the proper use of Urban Planning Grant Funds received from the Housing and Home Finance Administrator shall rest with the City Plan Commission, subject to the approval of the Finance Director of the City of Providence, and the City assumes the responsibility for providing its share of the cost of the project as determined in any Urban Planning contract which may be entered into between the City of Providence and the Housing and Home Finance Agency.

4. This resolution shall take effect upon its passage.

A true copy,
Attest:

Vincent Vespi
Vincent Vespi
City Clerk

IN CITY COUNCIL

MAR 2-1968

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

.....
Vincent Vespia, CLERK

THE CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 157

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.

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No.

Approved

Page 2

5. 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.

A true copy,
Attest:

Vincent Vespia

Vincent Vespia
City Clerk

IN CITY
COUNCIL

APR 11 1966

FIRST READING
DEFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

.....
Vincent J. Jaspis, CLERK

ANNUAL REPORT OF THE ACTIVITIES OF THE ZONING BOARD OF REVIEW
AND THE ZONING OFFICE FOR THE CALENDAR YEAR 1965.

During the year 1965, the Zoning Board of Review held twenty-one meetings which were public hearings on applications for exceptions or variances, and a special executive session. For the year 1965, the Board acted on 169 applications of which 113 were granted, 48 were denied, 7 requested leave to withdraw and 1 was continued for further study. Eight extensions were requested; 6 were granted and 2 were denied. Thirteen requests to file successive petitions were acted upon; 9 granted, 2 denied and 1 continued.

Five decisions of the Board were appealed to the R. I. Supreme Court. Three cases were returned from the Supreme Court; in all these cases the Board was upheld. Ten cases concerning the Zoning Board of Review are still pending in the Supreme Court, one which was quashed in 1964 but was reheard in 1965 because Supreme Court retained jurisdiction.

The following Board changes occurred during the year. Mr. Frank A. DelSesto was appointed by Mayor Joseph A. Doorley, Jr. to a term ending June 1970 succeeding Mr. Edward O. Handy whose term had expired. Mr. Frank A. DelSesto was further appointed Chairman succeeding Mr. Anthony Viola.

New office equipment, including two typewriters, new plastic encased Zoning Plat Maps and a set of Sanborn Maps, provided by the City Administration has resulted in more efficient and faster processing of applications and more prompt processing of grants and denials.

Herewith attached is a summary of the type of cases that came to the attention of the Board during the past year.

Respectfully submitted,

II: NNN

John R. Davis
Secretary

ADDENDA

THE FOLLOWING IS A RESUME OF THE PROBLEMS AND REQUESTS FOR RELIEF PRESENTED TO THE ZONING BOARD OF REVIEW AND MOTIONS TAKEN BY THE BOARD FROM JANUARY 1 TO DECEMBER 31, 1965.

	<u>GRANTED</u>	<u>DENIED</u>	<u>PARTIAL GRANT</u>
Applications pertaining to Sections 23-A-4, 23-4, 23-A-3, 23-A, 23-E, 23-3(a), 23-A-3(b), 23-A-3(c), 23-C-1, 23-A-2, 23-A-3(a), 23-A-1, 23-B-1(a), 23-B-1(b); Continuance of non- conforming uses or buildings, Signs, Repairs and alterations, Additions, enlargements or moving, Continuance of a lawful existing non-conforming use, Continuance and change of use.	22	7	
Applications pertaining to Sections 24-E, 24-C-d, 24-C-2(b), 24-C, 24-C-2(e), 24-C-2(d), 24-C-2, 24-C-2(a); General Use Provisions, Conformance and permits required, Automobile parking space, Parking space for dwellings, Parking space for buildings other than dwellings, Off-street loading, Prohibited uses.	9	1	4
Applications pertaining to Sections 26-A-5, 26-A-4, 26-A, 26-C-5, 26-4, 26-6; General Area Provisions, Area requirements, Reduction of lot area, Recorded lots less than minimum area, Only one main building on a lot, Corner setback, Front yards on a through lot.	4	2	
Applications pertaining to Sections 27-6, 27-7, 27(a) & (b); Special Exceptions, Group Housing, Educational Institutions.	2	1	
Application pertaining to Section 32; Zone Boundaries.			1
Applications pertaining to Sections 41-C-2, 41-C-3, 41-C-4, 41-A, 41-C-1, 41-A-5(b), 41-A-5(a), 41-B-1, 41-C-5, 41-A-4; R-1 One- Family Zone, Permitted uses, Public Parking Area, Special Exceptions, Club or lodge (non- profit), Height, area, front yard, side yard, rear yard, lot coverage.	23	14	12

	<u>GRANTED</u>	<u>DENIED</u>	<u>PARTIAL GRANT</u>
Applications pertaining to Sections 42-C-2, 42-C-5, 42-C-6, 42-C-4, 42-C-1, 42-A; Permitted Uses, Area, Lot area per dwell- ing unit, Lot area, Front yard, Side yard, Rear yard, Lot coverage.	5	18	7
Applications pertaining to Sections 43-A 3(e), 43-C-6, 43-C-1, 43-A 3(c), 43-C-5, 43-A, 43-C-3, 43-C-4; Permitted uses, Name plates or signs, Off-street parking, Doctor's or District Nursing Office, Area, Lot area per dwelling unit, Lot area, Front yard, Side yard, Rear yard, Lot coverage.	30	16	18
Applications pertaining to Sections 44-A, 44-C-1, 44-C-4, 44-C-2, 44-C-7, 44-A-1, 44-C-5, 44-C-3; Permitted uses, Area, Lot area per dwelling unit, Lot area, Front yard, Side yard, Rear yard, Lot coverage.	30	13	12
Applications pertaining to Sections 51-A, 51-A 5(b), 51-C-3; Permitted uses, Projecting signs, Area, Rear yard.	3	6	2
Applications pertaining to Sections 52-A, 52-C-3, 52-A-1; Permitted uses, Rear yard.	3	4	3
Applications pertaining to Sections 54-C-1, 54-C-2, 54-A, 54-A-1, 54-A 9(c); Permitted uses, Rear yard.	9		
Applications pertaining to Sections 61-C-2, 61-C-1, 61-A-2(d), 61-C-3, 61-A-2(c), 61-A-2(i); Permitted uses, Area, Front yard, Side yard, Rear yard.	8	2	2
Applications pertaining to Sections 73-F, 73-G, 73-J-5; Area, Side yard waived, Pro- jections into yard, Open porch.	3		
Applications pertaining to Sections 91 & 92; Organization and Procedure and Powers of the Board of Review.	1	1	2

IN CITY COUNCIL

MAR 3-1969

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

.....
Vincent Vespia, CLERK

VII: AAA

EAST SIDE PROJECT CITIZENS COMMITTEE

NOTICE OF MEETING

The East Side Project Citizens Committee will meet with the Providence Redevelopment agency on Wednesday, August 4, 1965 at 3:00 P.M. in the conference room of the Providence Redevelopment Agency office, 410 Howard Building, Providence, R. I.

The purpose of this meeting is to discuss with the Agency the various points raised in Mr. Lippitt's letter, a copy of which was sent to each of you for your comments.

EAST SIDE PROJECT CITIZENS COMMITTEE

By S/Edward O. Handy, Jr.
Secretary

July 30, 1965

EAST SIDE PROJECT CITIZENS COMMITTEE

July 8, 1965

Dear Member:

Enclosed for your comments or approval is a letter to be sent by the Committee to the Providence Redevelopment Agency on Monday, July 19, 1965.

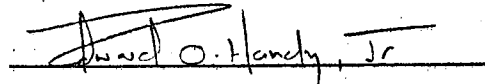
The letter sets forth the position of the Committee with respect to various issues under the proposed Redevelopment Plan. For the most part the questions were raised at our last meeting held on June 14, 1965.

The purpose of the letter is to set forth topics to be discussed at our meeting with the five members of the Redevelopment Agency which will take place shortly after the letter is mailed.

Please review the letter with care. We will assume that you approve its form and substance unless you let Fred Lippitt or me have your comments before July 19.

Thank you for your attention.

Very truly yours,

James O. Handy, Jr.

EOH:emt
Enclosure

EAST SIDE PROJECT CITIZENS COMMITTEE

Providence Redevelopment Agency
410 Howard Building
Providence, Rhode Island

Gentlemen:

At the last meeting of the East Side Project Citizens Committee held on June 14, 1965, at which the proposed Redevelopment Plan for the East Side was explained to us, we were requested by the Project Director to identify by letter those aspects of the Plan with respect to which we had questions or suggestions or to which we took exception. The Citizens Committee recognizes and appreciates the great amount of work that has gone into the preparation of the Plan. We hope, however, that the Agency and its staff will work with us to effect some changes in the Plan as it now stands. The following is intended to define the principal issues which are of immediate concern to members of the East Side Project Citizens Committee.

Recreation

Failure to create more open space both for itself and for recreational purposes seems to us a major weakness in the Plan.

1. Ives Street Parcel. The original concept of the Plan was to use the Ives Street School site as a play lot. This has been changed, and the Plan now calls for residential use. We think, considering the size of the lot and the congested area, that a play lot is far preferable. We do not feel that a corner of the Gano Street Park which has recently been landscaped should be used for play lot purposes.

2. Gano Street Park. This attractively landscaped park provides open space in an otherwise congested area and will be even more important for this purpose if, as seems fairly certain, the Gano Street playground is taken by the State for the connector between the Red Bridge and the Washington Bridge. We think it would spoil this park to put a tot lot in the corner of it and, accordingly, would hope that the tot lot could remain on the site of the Ives Street School.

3. India Point. The failure to discover means to realize the recreational potential of India Point and thereby accomplish one of the longstanding objectives of the City's Master Plan is one of the proposed Plan's most serious deficiencies.

4. Fox Point Boys' Club. The proposed site for the Boys' Club has the endorsement of this full Committee. It is understood that the Club will more likely than not be forced to move out of Fox Point unless this site is made available.

5. Roger Williams Spring Park. The Committee reiterates that the maximum amount of land available should be utilized for this worthwhile purpose.

6. Proposed Tot Lot Below Prospect Terrace. The greater part of the land below Prospect Terrace and east of Wheaton Street is owned by the City. It is undeveloped and could be developed as an extension of Prospect Terrace itself. It is our understanding that when Prospect Terrace was extended in the 1930's, it was planned to build some steps down to this area to make it more accessible. We question, however, whether a tot lot below the Terrace would receive much use. At our meeting it was also pointed out that the re-use map shown by the staff contemplated condemnation of one or two lots not owned by the City. We were informed that no condemnation was being considered and that this would be corrected.

Upgrading of Zoning

A review of the Plan indicates that no attempt has been made to upgrade zoning in the residential areas between Benefit and Pratt Streets or between Sheldon and Williams Streets on the south and north and Benefit and Brook Streets on the east and west, respectively. It is the recommendation of this Committee that a careful survey be made to determine present uses in each of these areas and that the Plan establish for them the highest appropriate residential zone. Both are fast improving areas that have become increasingly popular for single family uses.

It is the opinion of this Committee that this trend toward voluntary rehabilitation should be encouraged by all means possible. This suggestion stems from the College Hill Report and has the unanimous support of members of the Committee. We also feel that appropriate changes should be made in the area requirements, height requirements, set back requirements, lot coverage requirements and other ancillary requirements of the zoning ordinance with respect to, at least, the historic portions of the Project Area. Our final suggestion with respect to zoning is that a provision be included in the Plan which would require the amortization of nonconforming uses - that is the legality of the uses should be limited to a period certain. The staff has advised us that such a provision, while it could be adopted as an amendment to the Zoning Ordinance, cannot (presumably for legal reasons) be included as a portion of a redevelopment plan. We ask and recommend that the Agency thoroughly investigate this matter and not lose an opportunity to accomplish a desirable purpose.

Enforcement

It was pointed out that the restrictions imposed by the Plan can only be meaningful if adequate provisions are made for enforcement. It is our recommendation that most careful attention be given the means of enforcing continued compliance with the Plan.

Off Street Parking

It is recommended that in the historic district certain nonconforming dwellings (whether or not they are substandard) should be condemned and the land sold under restrictions limiting its re-use to neighborhood parking. We are of the opinion that there would be a ready market for such property. Off street parking is one of the most acute problems in the Project Area, yet it seems to be given little attention in the Plan.

Specific Proposals

1. St. Dunstan's School. The Committee believes that the property running north to Olney Street and east to Pratt should also be devoted to the School. The Benefit Street residences can be preserved as can the Halsey Street residences. Secondly, it is important to the Committee that the end use of this property be specified in the Plan. It is thought that if the property is to be used for other than school purposes certain restrictions are desired and the flexibility now provided is not deemed necessary or, in this situation, appropriate.

2. Additional Sponsor. It is recommended that the Agency seek a sponsor to undertake rehabilitation of the historic buildings on North Main Street and the Recreational Center on Benefit Street.

3. South Main Street. It is observed that the Plan as written would not permit construction of a 16 floor apartment building on the triangle of land bounded by Transit, Benefit and South Main Streets.

4. Sheldon Street. (i) Elimination of the proposed walkway between Sheldon and Transit Streets is one of the most regrettable aspects of the proposed Plan. This walkway could be acquired and constructed at a relatively small cost, would knit together two residential streets making it possible for children to move from one to the other without going onto the more heavily travelled Benefit and Brook Streets, and would make access to the Holy Rosary Church and the proposed shopping center on Wickenden Street more conveniently available to neighborhood residents. (ii) We strongly recommend that the electrical and the plumbing supply companies, as well as the social club, on Sheldon Street be removed as undesirable, nonconforming uses. It is clear to the members of the Committee that these uses are not primarily for the benefit of the immediate residents of the neighborhood. Two petitions in the Agency's file will indicate this clearly.

5. Condemnation for Parochial School. The Committee recommends the property adjoining the Holy Rosary Church be used for a parochial school or that it not be condemned. It is deemed more desirable to allow the existing residential uses to remain than to permit the utilization of this property for any purpose other than as a parochial school.

6. Back Yard Houses. Removal of back yard houses in the historic area would constitute a major improvement in living conditions and one which will be slow to accomplish through reliance on the private sector of the economy. As the area improves, these dwellings and their multiple apartments become more valuable to the owner as rental units but from a neighborhood viewpoint they constitute the seeds of blight and retard development of the full potential of the surrounding properties. Few houses are involved and the cost related to ultimate benefits would be small.

A copy of this letter has been circulated to members of
the East Side Project Citizens Committee and has their approval.

Respectfully submitted,

EAST SIDE PROJECT CITIZENS COMMITTEE

By _____
Chairman

EAST SIDE PROJECT CITIZENS' COMMITTEE
Notice of Meeting

East Side Project Citizens' Committee will meet on Monday, June 14, 1965 at 3:30 in the afternoon in the Conference Room of the Redevelopment Agency, 410 Howard Building, Providence, Rhode Island.

The purpose of the meeting is to consider the proposed Redevelopment Plan for the East Side Project Area, a copy of which has been sent to each of you.

Members of the Agency staff, including Messrs. Bernstein, Feldman and counsel for the Agency will be present to describe and answer questions concerning the proposed Plan.

It is our understanding that this meeting will be followed by a joint meeting between our group and the Agency at which time our comments to the Plan will be heard.

Your attendance at this and the next meeting is respectfully requested.

EAST SIDE PROJECT CITIZENS' COMMITTEE

By


Secretary

June 3, 1965

IN CITY COUNCIL

MAY 17-1965

FIRST READING

REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
.....RENEWAL & PLANNING

Vincent Vespier, CLERK

State of Rhode Island and Providence Plantations

DUPLICATE ARTICLES OF ASSOCIATION
(NON-BUSINESS CORPORATION)

Know all Men by these Presents, That we..... Andrew J. Bell, Jr.
..... George A. Freeman, Charles J. McCabe, Ray B. Owen,
..... Walter Coupe

all of lawful age, hereby agree to and with each other:

FIRST. To associate ourselves together with the intention of forming a corporation under and by virtue of the powers conferred by Chapter 7-6 of the General Laws of Rhode Island.

SECOND. Said corporation shall be known by the name of.....
..... HOMES, Inc.

THIRD. Said corporation is constituted for the purpose of receiving.....
.....
.....
.....
.....
.....
.....
.....

In addition to the foregoing, said corporation shall have the following powers and authority, viz:—(See §§ 7-6-7, 7-6-8 of the General Laws.)

To do any lawful act which is necessary or proper to accomplish the purposes of its incorporation. Without limiting or enlarging the effect of this general grant of authority, it is hereby specifically provided that every such corporation shall have power:

- (a) to have perpetual succession in its corporate name unless a period for its duration is limited in its articles of association or charter;
- (b) to sue and be sued in its corporate name;
- (c) to have and use a common seal and alter the same at pleasure;
- (d) to elect such officers and appoint such agents as its purposes require, and to fix their compensation and define their duties;
- (e) to make by-laws not inconsistent with the Constitution or laws of the United States or of this state, or with the corporation's charter or articles of association, determining the time and place of holding and the manner of calling and of conducting meetings of its members and directors, the manner of electing its officers and directors, the mode of voting by proxy, and the number, qualifications, powers, duties and term of office of its officers and directors, and containing any other provisions, whether of the same or of a different nature, for the management of the corporation's property and the regulation and government of its affairs;
- (f) to make contracts, incur liabilities and borrow money.

Said corporation shall be entitled to take, hold, transmit and convey real and personal estate to an amount not exceeding in all one hundred fifty thousand dollars (\$150,000); provided, however, that the foregoing limitation shall not apply to corporations organized for the purposes of fostering, encouraging and assisting the physical location, settlement or resettlement of industrial and manufacturing enterprises within the state, and to whose members no profit shall ensue. If any corporation subject to the foregoing limitation desires to take and hold property to an amount exceeding one hundred fifty thousand dollars (\$150,000) either originally or by amendment, such privilege shall be granted only by the general assembly on petition thereto

(Over)

and administering funds exclusively for scientific, educational and charitable purposes, and to that end to take and hold, by bequest, devise, gift, purchase or otherwise any property, real, personal, tangible, or intangible; to sell, convey, and dispose of any such property and to invest and re-invest the principal thereof, and to deal with and expend any such property or the income therefrom for any of the before mentioned purposes, without limitation, except such limitations, if any, as may be contained in the instrument under which such property is received, the by-laws of the Corporation or any laws applicable thereto; and to do any and all things necessary or proper in connection with or incidental to such purposes, within such limitations as are prescribed by law.

Without limiting the generality of the foregoing, one of the principal purposes of the Corporation shall be to improve housing conditions in Rhode Island by making and promulgating studies of conditions and factors which affect the housing of people, by preparing a comprehensive public and private housing program, by encouraging and assisting in developing a comprehensive planning approach to conservation, rehabilitation and slum clearance, by encouraging citizen participation in housing and neighborhood improvement programs, by disseminating information to the general public concerning the objectives of the Corporation and by securing the adoption of such features of community planning or of such other lawful measures as may bear upon the welfare of the home.

The fundamental purpose of the corporation is to provide a charitable organization through which public spirited citizens can, with the aid of existing governmental facilities, work toward the elimination of slums and blighted areas in the City of Providence (and in other municipalities in Rhode Island) and in the redevelopment, renewal and rehabilitation of these areas.

To carry out the purposes stated above, the corporation will have the following powers:

- a) to apply to a lender approved by the Federal Housing Administration for mortgage insurance under any and all appropriate provisions of the National Housing Act, and subsequent amendments thereto to aid in the construction and/or rehabilitation of housing for low and middle income families and
- b) to execute a Regulatory Agreement with the Federal Housing Commissioner, and such other instruments and undertakings as may be necessary to enable the Corporation to secure the benefits of financing with the assistance of mortgage insurance under the National Housing Act, as amended, and subsequent amendments thereto. Upon execution, such Regulatory Agreement and other instruments and undertakings shall

be binding upon the Corporation, its successors and assigns, so long as a mortgage on the Corporations' property is insured or held by the Federal Housing Commissioner.

- c) To solicit and raise funds, through voluntary contributions, borrowing and other available means.
- d) To cooperate with agencies and instrumentalities of the federal, state and municipal governments, acting under statutes designed to effect the clearance of slums and the redevelopment and renewal of urban areas.
- e) To provide facilities, personnel and funds for studies, surveys and plans designed to furnish the basis for clearance and redevelopment of blighted areas.
- f) To borrow money and to issue bonds, notes, debentures and other obligations secured or unsecured, and otherwise to acquire, hold, own, pledge or dispose of funds, money, stock and securities of other corporations and other property, real or personal, tangible or intangible, to the extent necessary for the financing of its operations as a non-profit charitable organization.
- g) To make outright grants, or loans of its funds or property at adequate interest, and to enter into contracts in connection therewith, for the purpose of assisting in slum clearance and redevelopment of blighted areas, and not for purposes of private gain.
- h) To conduct activities to advise and acquaint the general public with the nature of the problems involved in the redevelopment of blighted areas, and the activities of the corporation and other public and charitable organizations in meeting such problems.
- i) To buy, sell and deal with real and personal property, and to carry on any activity for the purposes above stated, either directly or as an agent for or with other persons, partnerships, firms or corporations, or in whole or in part through or by means of any other persons, partnerships, firms or corporations, and generally to do any and all further and other things which may be necessary or incidental to the purposes above stated.
- j) To operate exclusively as a non-profit charitable organization, the net income and assets of which shall be used only for the charitable purposes

above stated, and no part of the net income of which shall inure wholly or in part to the benefit of any individual, whether members or directors of the corporation or otherwise.

- k) To devote no more than an insubstantial part of its activities to attempt to influence legislation by propaganda or otherwise.
- l) Upon dissolution all assets shall be distributed under the direction of the Superior Court of Rhode Island for one or more exempt public purposes specified above.

IN CITY COUNCIL

MAR 8 - 1966

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

Vincent Vespia, CLERK

BY-LAWS
of
HOMES, Inc.

ARTICLE I
Membership

Section 1. Number. The membership of the corporation shall consist of not more than 50 trustees. Trustees shall be residents of, or representatives of organizations doing business in the State of Rhode Island.

Section 2. Election of Trustees. Trustees shall be elected to the corporation from time to time by the trustees at the annual meeting or at any special meetings.

Section 3. Termination. Any trustee may resign at any time by written notice to the secretary of the corporation, or may be removed by majority vote of the remaining trustees.

Section 4. Meetings. There shall be an annual meeting of trustees in each calendar year on the first Thursday of March, unless such day falls on a legal holiday in which event it shall be the following business day. Not less than twenty days' written notice of such meetings shall be given by the secretary. Special meetings may be held on ten days' notice at any time on call of the president, or the board

of directors, or at least ten trustees. Meetings shall be held at such time and place as specified in the call.

Section 5. Voting. At all meetings of trustees each trustee shall be entitled to one vote in person or by proxy. One third of the trustees of the corporation shall constitute a quorum at any meeting of the trustees, but less than a quorum may adjourn such meeting from time to time without notice until a quorum is present. Action shall be by affirmative vote of those present at any meeting at which a quorum is present.

ARTICLE II

Board of Directors

Section 1. Number, Election, and Term of Office. The property, business, and affairs of the corporation shall be managed by a board of directors of not less than six nor more than twenty-one elected persons as fixed, in multiples of three, by the members of the corporation at each annual meeting for the succeeding year. At the meeting of the incorporators at which these by-laws are adopted, and following such adoption, one third of the elected members of the Board of directors shall be elected for one year, one third for two years, and one third for three years; and at each annual meeting thereafter one third of the elected members of the board shall be elected for a three-year term. Subject to the foregoing limitations, the board, by

action of a majority of the directors, may increase or decrease the number of directors and fill any vacancies resulting from an increase. If, pursuant to this provision, the number of directors is decreased, such decrease shall not become effective until the next annual meeting of the corporation.

Directors may be re-elected. Each director, unless sooner removed for cause by a two-thirds vote of the remaining members of the board, shall hold office for a term of three years, and until his successor is elected and qualified.

All directors shall be trustees of the corporation. The directors shall have and exercise the general management and control of the business and affairs of the corporation.

Section 2. Vacancies. If the office of any director becomes vacant, the remaining directors by majority vote may elect a successor to serve for the unexpired term.

Section 3. Meetings. Stated meetings of the board may be held at such times and places as may from time to time be fixed by it, and the secretary shall give written notice of such meetings five days in advance thereof. Special meetings may be called at any time upon like notice directed by the president or, in his absence, the vice-president. A majority of the board shall constitute a quorum for the transaction of business.

Section 4. Indemnification. Each director and officer (his heirs, executors, and administrators) shall be indemnified by the corporation against any claims or judgments and any expenses reasonably incurred in defending against such claims or defending any action, suit or proceeding in which he may be involved by reason of his having been a director, trustee or officer of the corporation, whether or not he continues to be such director, trustee or officer at the time of incurring such expenses. However, the corporation shall not indemnify such director, trustee or officer with respect to matters as to which he shall be adjudged in any such action, suit or proceeding to be liable for misconduct in the performance of his duty as such director, trustee or officer. The foregoing right of indemnification shall be in addition to any other rights to which any director, trustee or officer may be entitled as a matter of law.

ARTICLE III

Officers

Section 1. Officers. The officers of the corporation shall consist of a president, a vice-president, a secretary, a treasurer, and an executive vice-president, and such other officers as may from time to time be designated by the board of directors. Officers shall be elected from among the directors and shall be elected by the directors at their meeting immediately following the annual meeting of the trustees and shall serve at the pleasure of the board. At the meeting of the incorporators at which these by-laws are adopted, and following such adoption, officers shall be elected by the incorporators.

Section 2. President. The president shall be the chief executive officer of the corporation and shall possess all the powers and authority usually vested in the office of president and such other duties as may from time to time be required of him by the board of directors.

Section 3. Vice-President. The vice-president, in the absence or inability of the president, shall perform the duties of that office.

Section 4. Secretary. The secretary shall have custody of the corporate seal and shall affix the same to all instruments when appropriate to do so. He shall record the minutes of all meetings of the trustees and of the directors, but in his absence or disability the chairman of any such meeting shall designate some person to act as secretary of the meeting.

Section 5. Treasurer. The treasurer shall have custody of the funds of the corporation and shall deposit them in such banks and/or trust companies as he may from time to time be directed by the board of directors. He shall keep all accounts and financial records of the corporation and shall present at each annual meeting of the trustees of the corporation, and when requested by the board of directors, financial statements of the affairs of the corporation. The treasurer shall be bonded in such amount as the board of directors may from time to time determine. Books of the corporation shall be audited annually.

Section 6. Executive Vice-President. The executive vice-president shall be employed by the board of directors. He shall devote his fulltime to the business of the corporation. The board of directors shall define the scope of his authority and responsibility.

Section 7. Vacancies. In the event that any officer provided for in this Article shall cease to serve as such by reasons of death, resignation or for any other cause, his successor may be elected by the board of directors to serve for the unexpired term.

ARTICLE IV

Committees

Section 1. Number. The board of directors shall appoint the following standing committees from among the trustees, viz., budget and finance, nominating committee, and an executive committee. The board may also appoint such other standing and special committees from among the trustees as it may from time to time determine and assign to such committees such duties as it may deem appropriate. The president may appoint from time to time such special committees from among the directors for such purposes as he may deem advisable. The chairmen of the standing committees, other than the nominating committee, shall be members of the board of directors. The president shall be ex-officio a member of all committees.

Section 2. Budget and Finance Committee. It shall be the duty of this committee, in collaboration with the treasurer of the corporation, to prepare and submit to the board of directors for its approval quarterly budgets covering the general and administrative expenses of the corporation, as well as estimates of expenses to be incurred in connection with any project proposed to be sponsored or approved by the trustees of the corporation. It shall also be the duty of this committee to make recommendations from time to time to the board of directors for ways and means of providing the corporation with sufficient funds to cover its budgetary requirements.

Section 3. Nominating Committee. At least thirty days prior to the annual meeting of the trustees the board of directors shall select not less than three nor more than seven trustees to serve as a nominating committee. Said committee shall, at least fifteen days in advance of the next annual meeting of the trustees, give written notice to each trustee of its nominees for the board of directors for the succeeding year, and for new trustees; and present its nominations for officers to the first meeting of the board of directors following such annual meeting.

Section 4. Executive Committee. It shall be the duty of this committee to initiate and supervise all projects which may be proposed for sponsorship by the corporation.

The Committee, shall, during the intervals between meetings of the Board,

possess and exercise all of the powers of the Board in the management of the affairs and property of the Corporation except as otherwise provided by law, the by-laws, or by resolution of the Board. The presence of one-third of the members of the Committee shall be necessary and sufficient to constitute a quorum and the act of a majority of the members of the Committee present shall be the act of the Committee. The Committee shall keep full and fair records and accounts of its proceedings and transactions. All actions by the Committee shall be reported to the Board at its next meeting succeeding such action and shall be subject to revision and alteration by the Board, provided that no rights of third persons shall be affected by any revision or alteration.

ARTICLE V

Sponsorship of Projects

No project shall be sponsored or approved by the corporation unless such sponsorship or approval shall have been first approved in writing by a majority of the trustees or at a meeting of the trustees duly called.

ARTICLE VI

Staff

A paid staff as determined by the board of directors shall be retained by the executive vice-president.

ARTICLE VII

Checks, Contracts, Etc.

Contracts and agreements in writing and checks or orders for payment of the funds of the corporation shall be valid when signed by such officers as may from time to time be authorized by resolution of the board of directors.

ARTICLE VIII

Seal

The seal of the corporation shall be in such form as may be adopted by the board of directors.

ARTICLE IX

The fiscal year of the corporation shall be the calendar year.

ARTICLE X

Amendment of By-Laws

These by-laws may be amended and additional by-laws may be adopted at any annual or special meeting of the trustees by two-thirds vote of the trustees present, provided due notice of the nature of the proposed amendment or additional by-laws be stated in the notice of the meeting.

IN CITY COUNCIL

1957-1958

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

.....
Therese Despain, CLERK

VII: DDD

February 7, 1966

Dr. William C. Gaige, Chairman
Citizens' Advisory Committee for Urban Renewal
c/o Rhode Island College
Providence, Rhode Island

Dear Dr. Gaige:

The By-laws and Articles of Association have been prepared for the proposed corporation HOMES, Inc.

Application to the U.S. Treasury Department, Internal Revenue Service, Washington, D. C. has been made for qualification for exemption under Section 501 (c) (3) of the code.

It has been thought advisable to postpone the formation of the corporation pending approval of Internal Revenue exemption and pending the start of renovation of properties.

A review of the purpose of the corporation was held on January 19, 1966, with Mr. Robert C. Smith, Executive Director of the Providence Redevelopment Agency. The objectives of HOMES, Inc. are considered by P.R.A. as complementary to their efforts and a means of furnishing rehabilitated housing which they are not permitted to do. A question has been raised by the Urban Renewal Agency Office, New York, about the need for the write down provision which is a necessary part of our plan. I am sure that the P.R.A. office is in sympathy with this. At Mr. Smith's request I addressed a letter to him stating the objectives of HOMES, Inc. and stressing the importance of the write down provisions which we have always contemplated as being the means of success or failure of the project.

The P.R.A. office indicated that the East Side redevelopment area should be able to provide properties for renovation about December 1, 1966. It is felt that by September 1966, properties in question should be able to be designated as eligible for

February 7, 1966

renovation. This would give us about two to three months for early planning and preparation time.

The U.R.A. office is studying write down provisions and we will be informed of their decision.

On January 12, 1966, a letter was sent to Mr. Charles McCabe, Director of the Providence Office of the Federal Housing Administration concerning the "Rent Supplement Program." At present, regulations do not allow coverage for eligible tenants in projects similar to ours. This correspondence requested that the R.S.P. be broadened and be applicable to other owners of real estate. Copies of both letters are attached hereto.

The Sub-committee on Finance held a meeting on February 3, 1966. Five members were present and two members were on vacation.

A general review of the above mentioned matters was held. The following recommendations were made:

It is the opinion of the Sub-committee that unless favorable decision concerning write down provisions is received from the U.R.A. it would be impractical to attempt the project.

The corporation should be formed within the near future; the Board of Directors should be representative of influential interests but should be a small working board.

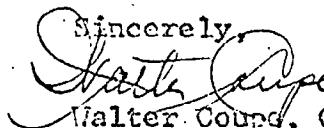
Capital should be raised and early commitments for capital contributions should be solicited.

An executive director, architect and contractor/s will be required. The committee feels that we should be looking for candidates. It may be that until we get started a considerable amount of volunteer help can be received.

There should be an understanding and arrangement with the offices of P.R.A. and F.H.A.

This project should be complemented with the Community Education Program discussed with Mr. Rego previously.

Sincerely,



Walter Coupe, Chairman
Sub-committee on Housing Financing of the
Citizens' Advisory Committee on Urban Renewal

WC:MD
Encls.

IN CITY
COUNCIL

MAY 3 - 1966

FIRST READING
DEFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

.....
Vincent Vespia, CLERK

PROVIDENCE HUMAN RELATIONS COMMISSION
87 Weybosset Street
Providence 3, Rhode Island
421-3708

List of Commissioners as of January 1966

Rabbi William G. Braude, D.D.
Temple Beth-El
70 Orchard Ave.
JA 1-3020 (bus.)
PL 1-3739 (res.)

Rt. Rev. John S. Higgins, D.D.
Episcopal Bishop of R.I.
10 Brown St. (res.)
Mail Add. 271 N. Main St.
GA 1-2876 (off.)
GA 1-2223

Harry Kizirian, Postmaster
Providence Post Office
Prov., R.I. 02904 - 528-2201
Res. 134 Chad Brown St. DE 1-5166

Judge Frank Licht
R.I. Superior Court DE 1-6300
Res. 640 Elmgrove Ave. - PL 1-5287

Dr. Renato E. Leonelli
71 Sharon St. TE 1-2813
R.I. College - TE 1-6600

Rev. John A. Limberakis, B.D., Pastor
Greek Orthodox Church
266 Pine Street - PL 1-1263
Res. ST 1-5155

John A. McConnell
Res: 78 Chace Ave. - TE 1-6885

Most Rev. Russell J. McVinney, D.D.
Bishop of the Diocese of Prov.
30 Fenner St.
DE 1-2434

Mrs. Isadore W. Miller (Eleanor L.)
24 Buffalo Court
TE 1-7256
Bus. GA 1-7716

Honorable Dennis J. Roberts
405 Industrial Bank Bldg.
JA 1-7000 Bus.
PL 1-3784 Res.

Frank Tabela
47 Trask St.
Providence
res. 941-3770
bus. GA 1-4600

Rev. Paul F. Thompson
Olney St. Baptist Church
100 Olney St.
Providence, R.I. 521-4199 (study)
Res. 51 Mt. Hope Ave. - 351-8920

Frederick C. Williamson
214 Bellevue Ave.
Res. PL 1-5979
Bus. Quonset Pt. Cypress 4-4511,
Ext. 3481

VII: EEE

**IN CITY
COUNCIL**

DECEMBER 1966

FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

.....
Wigbert Despain, CLERK