

STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS

PROVIDENCE REDEVELOPMENT AGENCY

PUBLIC HEARINGS

MOUNT HOPE PROJECT NO. R. I. R-18

Public hearings held before the Committee on Urban
Redevelopment, Renewal and Planning of the City Council of
the City of Providence, Wednesday evening, January 24, 1968,
City Council Chamber, City Hall, Providence, Rhode Island.

COMMITTEE MEMBERS PRESENT

Councilman Frank Caprio, Chairman
Councilman Raymond J. Devitt, Jr.
Councilman Robert F. Lynch
Councilman Thomas W. Pearlman

WALSH REPORTING SERVICE
Hospital Trust Building
Providence, Rhode Island

CITY CLERK VINCENT VESPIA: Ladies and Gentlemen, may I have your attention, please? This hearing is before the Committee on Urban Redevelopment, Renewal and Planning of the City Council. Seated on the rostrum, in the center is Councilman Frank Caprio who is Chairman of the Committee. To his left is Councilman Raymond J. Devitt, Jr., and to his right is Councilman Robert F. Lynch.

COUNCILMAN CAPRIO: Good evening, Ladies and Gentlemen. We are gathered here tonight for the purpose of having two public hearings, the first of which has been advertised and scheduled for 8 p.m. and the second which has been advertised and scheduled for 9 p.m. There is a possibility that the first public hearing that we have this evening will end rather abruptly and shortly, depending on your participation. I think most of you are here in relation to the second public hearing. If we do finish the first hearing early we will have a short recess and then begin our second hearing at 9 o'clock.

I would like to mention at the outset that originally this public hearing was scheduled for the afternoon at 2 p.m., the 22nd day of January, and at the request of Councilmen Gorodetsky and Kelly, from Ward 3, as Chairman of this Committee I caused these public hearings to be rescheduled at 8 and 9 p.m. so

that we could have greater neighborhood participation. I am very happy to see we do have a larger gathering here this evening.

The first public hearing will be concerned with the designation of certain areas within the city of Providence as redevelopment areas. We will set down certain guidelines as to audience participation in this public hearing.

I will begin the public hearing by calling on the Director of the Department of Planning and Urban Development. He will come forth and make a presentation to you. He will then call on certain members or a member of his staff to explain this plan to you. After the members of the Department of Planning and Urban Development have completed their presentations, you may then ask any questions you are desirous of asking from any member of the planning department or any member of this Committee and if you do not desire to ask any questions, then you may make any comments or any observations or add whatever you feel you would like to to this public hearing. We are certainly in no way desirous of limiting any type of contribution here this evening. However, all questions or all comments will be directed through the Chairman and we will not engage in debate. With that understanding from the outset, I believe we should have a very, very successful hearing. Please keep that in mind. Direct

all of your answers through me so we may maintain some order here.

At this time I wish to call upon Mr. Vincent Pallozzi, Director of the Department of Planning and Urban Development.

MR. PALLOZZI: Mr. Chairman, Members of the Committee, Ladies and Gentlemen --

COUNCILMAN CAPRIO: I do not wish to interrupt you at this time, but maybe it might be better, Mr. Pallozzi, if you would situate yourself in a position where you could face the audience as well as the members of the Committee. I think they are just as interested in hearing what you have to say as we are.

MR. PALLOZZI: Mr. Chairman, Members of the Committee, Ladies and Gentlemen -- My name is Vincent Pallozzi and I am Executive Director of the Providence Redevelopment Agency.

The first hearing noted by the Chairman is in regard to the inclusion of a portion of the Mount Hope project area within a redevelopment area of the city of Providence. Prior to the undertaking of a project area, the project area must be officially included within a redevelopment area by the City Council of the city of Providence. That portion of the Mount Hope project area which is not within an officially designated redevelopment area is bounded by Cypress, Camp, Rochambeau and North Main

Streets.

In order to proceed with the plan for the Mount Hope project area, it is absolutely necessary that this area be within a redevelopment area. It is a technical requirement of the enabling legislation, and I as Executive Director, recommend that this area be officially designated as a redevelopment area by the City Council of the city of Providence.

Thank you, Mr. Chairman.

COUNCILMAN CAPRIO: Would you, Mr. Pallozzi, I was wondering if you read the boundaries.

MR. PALLOZZI: Basically, it is the area described in red on the map which is facing the audience. It is Cypress, Camp, Rochambeau and North Main Streets.

COUNCILMAN CAPRIO: Mr. Pallozzi, the following area is the area which the Department of Planning and Urban Development recommends be approved as a redevelopment area: that area beginning at the southeasterly corner of North Main Street and Cypress Street; thence, running northwesterly along the southeasterly extension of the northeasterly line of Branch Avenue, approximately 100 feet to its intersection with the westerly line of North Main Street; thence running northerly along the westerly side of North Main Street, approximately 1,880 feet to its intersection with the northerly side of Rochambeau Avenue; thence, running easterly along said northerly side of Rochambeau Avenue, approximately

1,280 feet to its intersection with the easterly side of Camp Street; thence, running southerly along the easterly side of Camp Street approximately 1,640 feet to its intersection with the southerly side of Cypress Street; thence, westerly along the southerly side of Cypress Street, approximately 1,350 feet to the point and place of beginning.

That is a technical description of the area. I am sure you are all familiar with it as illustrated here on this map which is before you.

MR. PALLOZZI: Mr. Chairman, I would like to call on Richard Torchia who is the Supervisor of the project planning at this time to give you some justification as to why this area should be included within and considered as a redevelopment area.

MR. TORCHIA: Mr. Chairman, my name is Richard R. Torchia. I am the Supervisor of project planning. The area which Mr. Pallozzi has just described is bounded by the description which you have just given us and it is characterized by, actually, 509 buildings, of which 458 are residential, 49 are non-residential. The number of standard buildings is 355, of which 336 are residential and 17 are non-residential. The number of deficient buildings is 106, of which 92 are residential and 14 are non-residential. The number of substandard buildings total 48, of which 30 are residential and 18 are non-residential.

Basically, the number of substandard and deficient buildings total 154, of which 122 are residential and 32 non-residential.

In further characterization of the deterioration and decline of the area: This area is also characterized by overcrowding of buildings on land, poorly designed, unpaved streets, inadequate provision for open space and recreation. Other health hazards that are contained within the particular area are tuberculosis which is 1.13 times the incidence of tuberculosis for the entire city; the transmission of disease which is 3.12 times the incidence within the city of Providence. Illigitimate births are 6.94 times the incidence of illigitimate births. Public assistance is indicated at 1.80 times the incidence of public assistance throughout the city of Providence.

This, coupled with the deteriorated structures in the area, points up the necessity to increase the D-7 Redevelopment Area in this location.

COUNCILMAN CAPRIO: You have now heard testimony as to why this certain area within the city of Providence should be designated as a redevelopment area. If there is anyone who has any comments or any questions at all, any member of the general public, you may at this time please identify yourselves and attract my attention by raising your hand or standing up and we

will be very happy to call upon you. I do not think this is what you are here for -- to argue that this should not be chosen as a redevelopment area. I think most of you are here to give us your thoughts on what should be done after it is chosen as an area. I think we are all in agreement to this particular area being chosen.

Is there anyone here who wishes to speak?

VOICE FROM THE AUDIENCE: Yes. Those boundary lines you mentioned --

COUNCILMAN CAPRIO: Will you identify yourself?

VOICE FROM THE AUDIENCE: I live in the Mount Hope area. Those boundary lines you mentioned, they are not quite clear to me. Do they include Doyle Avenue - Pleasant Street area? You mentioned Cypress Street, Rochambeau, North Main and Camp.

COUNCILMAN CAPRIO: In reading them, they are not. I agree. Maybe we can get a member of Mr. Pallozzi's staff to come up to the map here and read off the area and point it out on the map also.

MR. PALLOZZI: I think I can do that without referring to the map, Mr. Chairman. The entire Mount Hope Project Area is bounded by Doyle, Camp, Rochambeau and North Main. Now, a portion of that project area is not included within an official redevelopment area in the city of Providence. That area which is not included is the area bounded by Cypress, Camp, Rochambeau and North Main. The

first public hearing is to include that within a redevelopment area. I think that will clarify the question.

COUNCILMAN CAPRIO: Does that answer your question, sir?

VOICE FROM THE AUDIENCE: Yes, it certainly does.

COUNCILMAN CAPRIO: Are there any further questions? I would also like to find out if anyone objects. Does anyone present wish to register an objection to this particular area being designated as a redevelopment area? If so, they may also speak at this time.

MRS. MABRAY: I live in the Pleasant Street area. I would still like clarified the Cypress, Rochambeau, Camp and North Main area. You say it is not designated in this area. What do you mean by that?

COUNCILMAN CAPRIO: Mr. Pallozzi.

MR. PALLOZZI: In order for the city of Providence to undertake a redevelopment project, the area within the redevelopment project must first be officially designated a redevelopment area. There are 17 such areas in the city of Providence, but that area bounded by, again, Cypress, Camp, Rochambeau and North Main has never been designated by the City Council as a redevelopment area and if it was not designated by the City Council as a redevelopment area it would be impossible to undertake a project.

within that particular area. What we are attempting to do now is to include that area in an official redevelopment area so that we can include the entire Mount Hope project in a project area.

VOICE FROM THE AUDIENCE: I live in the Mount Hope area. The question is: is the area bounded by Doyle, Camp, Cypress and North Main already designated an urban renewal area and is this action designed to include the rest of the area which is between Cypress, Camp, Rochambeau and North Main?

MR. PALLOZZI: That is correct. The first portion that you mentioned has been previously designated by the City Council as a redevelopment area. What we are attempting to do now is to extend the boundary of the redevelopment area over to Rochambeau Avenue.

VOICE FROM THE AUDIENCE: Would you please explain to me what's the difference between redevelopment and rehabilitation? I believe that the rehabilitation for the Mount Hope area is from Doyle to Rochambeau and apparently redevelopment is with the rehabilitation, am I right?

MR. PALLOZZI: In order for my department to get involved in a project area, all of the land within the project area must first be officially designated by the City Council of the city of Providence as a redevelopment area.

(Whereupon at this point in the proceedings Councilman Pearlman arrived)

MR. PALLOZZI: The area that I have previously mentioned, that is, Rochambeau, Camp, North Main and Cypress Street, that area never before or not up until this time has been designated as a redevelopment area by the City Council. What we are attempting to do now is to have this area so designated so that when we do have a public hearing at 9 o'clock and do get involved in the Mount Hope area, the Mount Hope area will include that portion and we can discuss the entire redevelopment project area at that time.

MRS. MABRAY: My understanding is that the Mount Hope project for rehabilitation will now include Rochambeau Avenue for redevelopment, can you define that?

MR. PALLOZZI: Under the enabling legislation passed by the state of Rhode Island there has to be an official designation of areas within the city of Providence as general redevelopment areas. This has to be done prior to the department of planning and urban development getting involved in the execution of a project area and you are correct, Mrs. Mabray, when you say the Mount Hope project is a rehabilitation project which includes the bounds of Doyle, Camp, Rochambeau and North Main, but we can't get involved in the relocation project until such time as that area from Cypress to Rochambeau is officially designated by the City Council as a redevelopment area. It is just

a technical requirement of the enabling legislation which must proceed any action by the City Council on the hearing for redevelopment planning for this area.

MRS. MABRAY: One more question: does rehabilitation, as far as according to my understanding is, it is minimum demolition. Now, redevelopment, does that mean it can be maximum?

COUNCILMAN CAPRIO: You are getting over into the second public hearing. I do not think we should get into that at this point. We will go through that public hearing which will begin at 9 o'clock.

MRS. MABRAY: You mean that I can't get an answer to that right now?

COUNCILMAN CAPRIO: I do not think it is properly addressed to the question of this particular area being designated as a redevelopment area. Accordingly, I think we should address ourselves strictly to the point in question. You will have plenty of opportunity to get into this area of discussion later as to whether we should have maximum or minimum demolition.

MRS. MABRAY: Thank you.

COUNCILMAN CAPRIO: We can put that off until 9 o'clock. If we open it up now it would be almost senseless to have a hearing at that time.

At this time might I ask if there is anyone else who desires to address themselves to the question of

whether or not this particular certain area, which has already been pointed out to you, should be designated as a redevelopment area in the city of Providence?

Very well. For the record, I should like to point out at this particular time that there are four members of the Committee present here tonight, Ladies and Gentlemen, which constitutes a quorum. There have been three members present from the time that this meeting was called to order. Now sitting at my extreme right is another member of the Committee who has since joined us, Councilman Thomas Pearlman, from Ward 2.

In the absence of any further comment or questions, Ladies and Gentlemen, this meeting will now stand adjourned and at 9 o'clock we shall begin our second public hearing.

(Short recess)

COUNCILMAN CAPRIO: Ladies and Gentlemen, it is now 9:02 p.m. We will now begin our second public hearing. For the record, I would like to state that there are three members of the Committee present, constituting a quorum. I would like to declare there is a quorum present of this Committee and this public hearing will be concerned with the redevelopment plan for the Mount Hope project number R.I.R-18, as proposed by the Providence Redevelopment

Agency in a report dated December 1967. The agency's proposal with respect to the relocation of families within the proposed project area will be open for discussion at this hearing.

The same rules that we laid out in the first public hearing will also apply to this public hearing.

At this time I would like to call upon Mr. Vincent Pallozzi, the Executive Director of the Department of Planning and Urban Development.

MR. PALLOZZI: Mr. Chairman, Members of the Committee, Ladies and Gentlemen, the first thing I would like to clarify right now is the project boundaries for the Mount Hope project area. The project boundaries are Doyle Avenue, Camp Street, Rochambeau Avenue and North Main Street. This is the project boundary for the Mount Hope project area.

The project under consideration today is the first total rehabilitation project to be undertaken in the city of Providence. It is the first project where a field office has been opened immediately upon conception of the suggestion of a redevelopment plan in the area. The basic feature of the Mount Hope area is a rehabilitation program that has as its primary objective the upgrading of existing housing by the present owners of these buildings. One of the developments which has led to the undertaking of

rehabilitation projects is the financial assistance programs of the federal government. These financial assistance programs include both outright grants and loans to property owners in the project area who will make rehabilitation a reality in the Mount Hope project. The basic concept of a rehabilitation program is the total involvement of area residents, because without the involvement of the area residents, no rehabilitation program can be successful. In the Mount Hope project, the area residents have demonstrated their willingness and interest in planning the renewal of their neighborhood when they know they will be there to enjoy the renewal effort once it is completed. We have a very difficult task ahead of us, but I am sure that together we can surmount any obstacles which lay in our path.

Rehabilitation and neighborhood involvement is neither the easiest or the quickest method to execute an urban renewal plan, but both are absolutely essential to effectively complete the project contemplated. From the inception of this project to date, the Providence Redevelopment Agency has attempted to attract the broadest participation on the part of neighborhood residents. Many individuals, organizations and private groups have been contacted and consulted. As you all know, the physical rehabilitation of neighborhoods without a solution to this social problem as contained therein, will not result in a

stable neighborhood which all of us here are desirous of achieving in the Mount Hope area. Physical rehabilitation must by necessity be joined by adequate social programs to make this project a success.

It should be emphasized that the Mount Hope project was planned with definite objectives in mind, and the basic most underlying objective is minimum demolition and displacement of homes and individuals within the area. Other objectives are the maintenance of the present variety of physically adequate housing in residential areas; prevention of the spread and recurrence of blight; renewal of deteriorating areas to a long term sound condition; improvement of structural condition and maintenance throughout the area by providing for the intensification of the enforcement of city code standards and the encouragement of the attainment of higher standards in the rehabilitation of structures.

Demolition of those structures which are beyond rehabilitation; provision of sites for the expansion or development of necessary public and private institutional and recreational facilities; promotion of sound development and redevelopment in the area by the provision and enforcement of controls governing the use and maintenance of land.

I can go on listing objectives for this area, but I am sure each of you is as aware of these objectives as I am. We feel that the attainment of these objectives

will come about with the cooperation of all concerned and we feel confident that this project, when completed, will have transformed and re-established the Mount Hope area of the city of Providence.

Further details of this plan will be made by Richard Torchia, Supervisor of Project Planning of the Department of Planning and Urban Development. Following his presentation will be John Ryan, Supervisor of Relocation, who will explain the relocation aspects of the project.

Thank you very much.

COUNCILMAN CAPRIO: Very well. Mr. Torchia, would you come forward and make your presentation?

We will reserve all questions until all members of the redevelopment staff have had an opportunity to speak to you.

MR. TORCHIA: My name is Richard Torchia. I am Supervisor of the Project Planning for the Mount Hope area as described by Mr. Pallozzi. I shall reiterate the project boundaries once again, indicating here on the plan. Basically, to the north consists of Rochambeau Avenue. To the east is Camp Street and to the south is Doyle Avenue and to the west is North Main Street. The area consists of approximately 90 acres, of which 25 acres are in streets, 54.4 acres are in residential and 9.9 acres are in non-residential, which includes commercial and industrial. There are, basically, 509 buildings in the total project

area, again, which 460 consist of residential and 49 consist of non-residential. The plan proposes to acquire 64 structures, 48 residential and 16 commercial. The area to be acquired would consist of 13 acres, one acre in streets, two in commercial and 10 in residential. The proposed land use for the area would be the retention of the commercial along North Main Street, with some spot clearing to alleviate some of the blight that now exists. This would be used for parking facilities and for expansion of existing commercial in that area.

(Whereupon Mr. Torchia went to map appearing before members of the City Council Committee and the audience and pointed out certain features of the proposed area)

MR. TORCHIA: There also will be spot clearance of some of the residential structures in the area to provide for necessary parking as well as playgrounds, especially in the vicinity of Pleasant Street. There is also provision to provide some institutional facilities and community activities such as a day care center, drop in center for the teenager as well. The Cypress Street playground will be the major recreational activity housing such things as court games, tot lots and also, hopefully, the provision of a pool in that particular area. This is the Cypress Street playground in here. Here is the walkway system in this particular location, here, here and here and one in through here. This is the commercial along North Main Street in here. There

will also be such things as the closing off of dead-end streets, providing for better and more systematic access to the residential houses. The provision in some instances is for new construction on those particular sites where we have made land available by demolition and spot clearing. I believe that is all.

COUNCILMAN CAPRIO: I believe John Ryan will be the next speaker. Mr. Ryan, would you kindly come forward, please?

JOHN RYAN: Mr. Chairman, Honorable Members of the Housing and Urban Renewal Committee, Ladies and Gentlemen: The Family Relocation Service appreciates this opportunity to meet with you to discuss the relocation plan for the proposed Mount Hope Urban Renewal Project. A public hearing offers an excellent opportunity to discuss the aims and objectives of the relocation plan.

The rights of all displaced individuals are protected under Federal, state and local urban renewal regulations. Under these regulations, the community is legally obligated to provide decent, safe and sanitary housing convenient to public utilities, transportation and within the economic reach of all displacees.

The Family Relocation Service has assisted some 5,600 families and individuals who have been displaced by governmental action over a period of 19 years. To date, no family has been forcibly moved from their home in order

to meet projected schedules or deadlines. Also, over this period, we have been able to develop a program which recognizes and attempts to treat the multiple problems of people facing displacement.

According to latest figures available, some 69 families are scheduled to be displaced by clearance within the Mount Hope Project. Although this number is minimal as compared with previous projects, the Relocation Service in no way intends to minimize the seriousness of its task and is fully prepared to uphold the dignity of all relocatees, regardless of race, creed or color.

At this point, it might be well to explain as briefly as possible specific services which are offered by the Relocation Service. Basically, our objective is to provide decent, safe and sanitary housing, located convenient to public utilities and transportation and within the economic reach of displacees. This aspect of the relocation procedure is handled through a central listings program, whereby rental and sales properties are solicited by public appeal through various news media. These listings are then inspected according to both American Public Health Association and local housing code standards. No listings are accepted unless they are offered on an open-occupancy basis, with absolutely no degree of discrimination indicated.

This open-occupancy policy, instituted by Mr. David Joyce, has been in effect since March of 1961. As you

know, this was some time before the federal government made such a policy mandatory.

On a more personal basis, trained social caseworkers will assist all families in utilizing the services of various health, social, welfare and employment agencies, both public and private. In addition, the services of the neighborhood resource unit of the Anti-Poverty Program, working in conjunction with the Relocation Service, will be available to area residents.

In order to insure that minority families and individuals are afforded fair and just treatment during the relocation process, the special services of an Intergroup Specialist are provided. It is our hope that through these services, along with a strict maintenance of the open-occupancy policy and present Fair Housing Laws, all minority families may realize an equal opportunity to obtain decent housing.

Special services are also provided to elderly residents by a trained social caseworker who is qualified to deal with the particular health and economic problems which are naturally common to many of our senior citizens.

For your convenience, a Relocation Site Office will be maintained within the Mount Hope area. This office will be opened as soon as possible and area residents will be duly notified.

Our own study of the Private Housing Market

indicates the availability of some 1,704 standard rental units and 717 standard sales units during a two-year period. In addition, rental turnover in public housing will make some 1,390 units available. The anticipated total of 3,811 housing units to be available as against an estimated 69 families to be displaced would seem to present no insurmountable relocation problems.

The Federal government provides relocation expenses up to \$200 per unit for all eligible displacees. An additional "Relocation Adjustment Payment" is available up to \$500 for eligible families and elderly individuals. This type of payment is intended to minimize the inconvenience and added expense incurred by displaced families and elderly persons. Eligibility rules will be published in advance of the execution date of the Mount Hope Project.

This plan, based on our long experience, attempts to take into consideration every practical contingency. Our goal is to minimize the hardships of displacement, while effecting the successful relocation of the residents involved.

Mr. Chairman, I am pleased to present to you and to the Committee, for your consideration, a copy of this statement.

COUNCILMAN CAPRIO: Do you have any other members of your staff who are desirous to address the Committee and the members of the community involved here?

MR. PALLOZZI: No, Mr. Chairman.

COUNCILMAN CAPRIO: I should like to very briefly explain to those present that the four men you see sitting here are members of the Committee on urban redevelopment, renewal and planning and are members of the City Council and we are happy to present for your consideration and recommendation to the City Council this plan which has been outlined here this evening by Mr. Pallozzi and members of his staff. This plan affects you people in the area. We are interested in your views. If any of your questions are of a technical nature they will be referred to Mr. Pallozzi and members of his staff because we are interested in listening to you and we are also here to be fortified by your suggestions.

With that in mind, I will also tell you that I am going to try, as nearly as possible, to not call on anyone for a second time until everyone has been heard at least once. I am sure there will be some exceptions to this, but I would like to give everyone an opportunity to speak. I do not want anyone dominating the public hearing and so I will try to spread it around.

Also, out of consideration for everyone else, we will be very liberal, but as far as your speaking is concerned, I would appreciate it if you would limit your remarks to a maximum of five minutes and then if you are still desirous of speaking I will call on you for a second

time.

With that thought in mind, we will now entertain any questions or recommendations.

EDWARD LOUGHRAN: Mr. Chairman Caprio, Mr. Lynch, Mr. Devitt, Mr. Pearlman -- I am sorry, Tom, I still can't remember Republicans. Ladies and Gentlemen present here this evening, members of the staff of urban development of the City of Providence, Ladies and Gentlemen: I appear before you tonight as a member of the Holy Name Community Relations Committee, as a member, as a consultant to the Committee. The Committee is here tonight, about 30 strong, with Mrs. Margaret Hetherman as its Chairman. Needless to say, having some experience in this Council, I have been asked to be the first speaker.

The Holy Name Community Relations Committee endorses and supports the Mount Hope rehabilitation plan with some reservations.

Needless to say, the basic concept of this plan is for over 90% of it to be conducted by private people who own their own homes. It will be aided and assisted under various degrees by the federal government and we hope that their efforts, their personal efforts in this will control the blight from extending eastward across Camp Street, northward across Rochambeau Avenue. We believe rehabilitation is necessary.

There is a certain area of this plan which

we do not believe contains the just demands of many of the citizens of this area and the adjacent area. Needless to say, in one case the whole north section of the city of Providence.

I will try tonight, and I hope you have your copies in front of you, to explain to you page by page some of the recommendations that we have. Mr. Chairman, I feel in your good wisdom as members of the Committee that you will seek out the answers before final passage of this plan, but if you will read with me there are various little things that I believe should be corrected by your Committee in an amendment.

On page 11, item 6, at the end of the paragraph it mentions "see map number 8, site improvements." If you look for map number 8, I don't think you will find it. I hope that your Committee in your good wisdom will make it available to you. We thought so much of making this statement that it is pertinent for us to know site improvements because this document was advertised as being available for the public and map number 8 is not available. Am I right, have you got map 8?

COUNCILMAN CAPRIO: No, I do not, Mr.

Loughran.

MR. LOUGHRAN: Thank you.

COUNCILMAN CAPRIO: I do not think we should take the time now to make a search of our books for the map

mentioned. I will assure you, Mr. Loughran, you and the members of the community will have access to map number 8. I am sure this was an oversight in the mechanics of putting this booklet together.

MR. LOUGHRAN: On page 16 under 2 it says, "C-4 Heavy Commercial Zone." I find that in all of our renewal projects in the history of the city I feel that the control of business in this particular C-4 area goes beyond comprehension of any human being. I find that it is a conglomeration of C-1 permitted uses and in C-1's, 2 and some C-4's. I find that there are four gas stations, not all doing as well as they expected, one not even open, perhaps it will be non-conforming uses in relation to creating a C-4 zone. You know in your knowledge that the only place you can place a gasoline station in the whole city of Providence is in a C-4 zone. In the previous hearing or public hearing before an urban renewal committee we in the City Council, and I speak as a member at that time, that we only allowed one gasoline station to be put back in the East Side Renewal Area and that would be somewhere at the Haymarket Street on Canal. If you realized you were running out of gas at Market Square you would have to go to Hope and Rochambeau Avenue eventually. After a control of this plan is put into effect I believe in your good wisdom you should look at the exempted uses here. They are positive statements in the plan. You have to know the

knowledge of the zoning ordinance under C-4 to realize what is not permitted here, if you follow me.

COUNCILMAN CAPRIO: Before you pass from that particular subject, am I to believe from your remarks that you are in favor of expanded uses for this particular area?

MR. LOUGHRAN: No, if anything, we ought to keep the present use C-4. I have no objection to C-4 use with the various services granted to the neighborhood and also the commuting trade on North Main Street which is Route 1, United States Route 1, as you know.

On page 21, item C, in regards to the cliché we have seen over the years in all redevelopment plans, and I didn't have time to check whether or not it was in the state act, in order to implement the activities of this plan, I would ask you as Chairman and members of the Committee to look up the "40 years thereafter" situation and reduce it to, say, 20 years thereafter.

Further along, I believe in the discretion of the agency, on another page, I have a little request of you that you have all repairs done as immediately as possible, six months, or in the discretion of the redevelopment agency. Now, in another page there appears "in the redevelopment agency's opinion." As you well know, over the years we see some delay for many, many reasons in the activity of urban renewal in the city and to expedite it if this would be one way to expedite the plan I think it would be favorable and

incumbent upon the Committee to see if we could not expedite this action by reducing the 40 years to 20 years and if it could be done by your Committee we would like to see it activated as soon as possible.

The next page is under "5" and is the question I stated and that is to begin and complete the building improvements within 12 months, I say subject to any provision which may be made for the extension of the time limit with the approval of the agency. I think it now says "period of time" which is an indefinite time and gives no restrictions and no speed-up of the plan. I believe this particular action could speed the activity of the urban renewal agency in their activity.

On page 25, item 2, this particular section contains some very controversial sections. I say "controversial" because since this plan appeared before us at Holy Name School back in March of 1967 there hasn't been much change in the plan, a couple of zoning changes, and a wiggly line on North Main Street which is changed from a straight line on the former ordinance, and I say to you that at the time in March of 1967 agencies of the community expressed themselves as desirous of participating in the plan, in obtaining land to build a capital improvement on that land. In the meantime, and over the months that

have come, we find that perhaps three of them are unable to obtain money for capital improvements and one went so far as to say they withdrew on their own in relation to their activity. The map which shows you proposed site use depicts land for the YMCA agency and in trying the past two weeks to come up with a definite understanding of this problem we find that the YMCA is entertaining the thought of developing its own site on Hope Street which is without the area involved.

The Holy Name Committee does approve of having a day care nursery center in this area, no question about it, but the corporation formed to develop this idea in a capital vein has not succeeded in obtaining funds for the proposition. The opportunities in an industrial center, as you all know, is progressive and progressing in a very positive manner in the South Providence area. It is needed greater in South Providence than here. I do not say the need here is not needed, but I do say that the need is greater in South Providence than in this area. Therefore, the area that has been set aside for O.I.C., in a capital vein, I know of no approach to obtain monies at this date in a regard to a capital investment of any structure for O.I.C.

In regards to "e" under this particular issue, the Cypress Street playground, we are unable or we hate to understand or believe what is proposed here because there's

some \$90,000. allotted as costs to the city's share of the project pertaining to public improvements, namely, Cypress Street playground. I think it is some \$92,000. I remember only a short time ago the administration of this city was willing to spend \$120,000. for an improvement in this area. This is some \$30,000. less. Our Committee is of the understanding that the community center, namely, what the "Y" wanted to build, an indoor gymnasium, indoor pool, provisions for housing of a day care center, and whatever other community activity may be available in the development of a site cost could be available. We understand under the federal government that the Department of Housing and Urban Affairs under Mr. Weaver, Gentlemen, there is a so-called neighborhood facilities grant application. I mention it here tonight not because it has a relation to the plan but it adds to the success of the plan. This, as I speak to you, is not monies within the plan. It is not a capital improvement within the plan that the city will get credit for. These are federal grants to the community, asking for them for the development of facilities like a community center. It could be administered by Progress for Providence or the Recreation Department or any other way you want, but the history of the North section of the city of Providence is one which I have taken the stand in this chamber more than once in voting in the negative against give-away programs for recreation facilities. It was only in my last three

months of office that I voted no on a give-away of the Sessions Street playground. The public, the community, the city, the citizens lost the use of the Sessions Street playground at that time.

I say this is a demand on the part of the people in this area that we get the supervision and leadership for a federally-financed community center, for a gymnasium, for an indoor swimming pool, such a building set aside for a day care center and for whatever other development the city administration feels is necessary for this community.

Now, I say this community should be built not only for the people between North Main and Camp, but for the citizens of the north section of the city of Providence because we have been cut away from the environment of recreation and I might add that at this moment, even in the East Side Renewal Plan, the only city-operated gymnasium prior to the super swimming pools that we built was the Benefit Street recreation area which was acquired in a deal and that has been set aside as a non-cash grant in aid in support of the East Side Renewal, in other words, in the not too distant future this particular site will not be available, meaning one other less recreational facility for the people on the north and east side of the city of Providence and I believe tonight anyone that speaks should reiterate that we demand this type of building to satisfy

the needs of the entire north end of the city of Providence.

Needless to say, in regards to housing, we know that the plan provides a sufficient room for some new housing. It is the opinion of the Holy Name Committee that this is a good step forward, that low-cost, privately-owned housing, and as much of it as this urban development can provide, would be a step in the right direction. At the present time -- I mean, within the past week there was a great activity on the part of outside organizations who may ask for some amendments to this plan, namely, for land for housing. It might be housing for the elderly or it may be housing for low-income groups, under non-profit organizations or what have you. I hope that you will not be in too great a haste in passing this because I think the committee may even hear within a week some activity in this regard, in the request for some land to be set aside.

The city of Providence could do a great thing here in building homes for the elderly or some new low-cost income housing. We understand it is almost impossible at today's prices and today's money market, but if a non-profit group should come forward financially and be able to handle these problems I think the committee should give some consideration to it and it is for this reason if you look at the map or have any understanding of the area we do not have very much livable property in

the Pleasant, Jenkins Street area. The rest of the land area is pretty well filled up. The lots are small sizes due to being built before we had any zoning in this area. We could have an integrated housing program which would be everlasting in the area and bring the program or bring this area up to more people living on the land which would give Providence the opportunity to have more of its citizens stay here and develop this particular area where you would have better shopping available and you have streetcars nearby and so forth.

At this time I thank the committee and the people for listening to me and I hope that you do take under consideration some of the remarks.

COUNCILMAN CAPRIO: Thank you for your knowledgable remarks, Mr. Loughran.

RON JANEY: Ron Janey, I represent the Mount Hope Citizens Committee. May I ask the Chairman if I may use this one and face the audience?

Mr. Chairman, Members of the Committee, Ladies and Gentlemen: My name is Ron Janey. I am the Chairman of the Mount Hope Citizens Committee that has been doing some real work. We have a little history about our committee. We have been organized since May of 1967 and have been working with the people that represent the Mount Hope Development Association with a field office at 69 Doyle Avenue. We meet on a monthly basis. Presently we are meeting at the Lippitt

Hill Grammar School. We have even met at our homes, each other's homes, and anyplace that was available and we have discussed many of the areas Mr. Loughran has just mentioned and we agree and disagree in some of them. We have discussed the area at our general meetings and have had our block-to-block meetings. By that I mean we have not only organized for a general group, we have organized this particular community from Doyle Avenue to Rochambeau and from Camp to North Main on a block-by-block basis to know from the inside how people feel and what they want. So it isn't just an outside observation. It is the observation of the people who actually live and work in the area which is a very important point, Mr. Chairman.

We have discussed areas with the redevelopment people such as the community recreation center, swimming pool, street lights, cans not picked up, unpaved streets, a number of things. We have had the fortunate experience of having both of our Councilmen at most of our meetings and they are quite aware of this. We have had many other community groups that have helped participate such as the East Side Neighborhood Council, the East Side Neighborhood Advisory Committee. Many other groups have helped to try to organize us. We have discussed O.I.C. as proposed in the area for people that would like to work regularly who don't have the source. This is a captured audience. We have also looked and discussed on a door-to-door basis as

to why or should it really be an area of rehabilitation, should it be an area of demolition. We sent out flyers. We discussed this at meetings. I have a poll with me and if you wish, Mr. Chairman, I would be more than glad to read you the poll of that at a later time, if I may speak again. I have a poll of what demolition is and what it isn't and what the people think about it. This is the people that live and work in the area, not an outside observation. This is an inside observation.

COUNCILMAN CAPRIO: Do you have a statement to that effect?

MR. JANEY: I would rather hold it until some of the --

COUNCILMAN CAPRIO: We would appreciate it if you would hold that until a later time and now go into your extemporaneous remarks.

MR. JANEY: Some of the remarks you speak of, sir, are the direct reflections of the people that live in the area such as myself and I can see possibly approximately 60 to 70 people that live in the area that attend our meetings. Our meetings have averaged about approximately 70 to 80 people. Again, I would like to say we have had the ability of having our Councilmen present.

We would like to know specifics regarding the redevelopment plan such as the grants. How do they come about, when do they come about? We would like to ask for

a qualifying plan for a recreational facility in the area, possibly at the Cypress Street area. That seems to be the ideal spot. We would like to talk about a community facility, a day care center, which has been worked upon long before we came in existence. These are the things we had talked about. These persons would like to know when this can come about and how it may come about and to whom do we contact? Why is there a delay? Why wasn't it explained to us before that Cypress to Rochambeau was not an official part of the Mount Hope area? We were under the impression it was. We found out this evening it wasn't. We would like to know about the small booklets that have been passed around through the City Council. I don't know if this is public information or not.

COUNCILMAN CAPRIO: No, it is not. It will be.

MR. PALLOZZI: May I interrupt you? The booklets regarding the proposed redevelopment plan are public information. We are having about 50 more brought over right now. I think there are about 30 here.

MR. JANEY: The reason I asked that, sir, is that we have been the only organized community group in this particular community. The people live in the community that have not got this book and it has not been made available to us. It really does not show the responsibilities you looked for and that you expressed in your opening statements through the chair.

We basically agree that the Mount Hope plan,

as explained by Mr. Torchia, should receive acceptance, but we would like to qualify, namely, with the day care center and the multi-purpose recreational facility which we give full endorsement to.

Now, while this plan is under your consideration, there are small problems in some places and large problems in others such as proper street lighting and these kind of things, street plowing, streets in the area had not been plowed, and we get a number of reasons. Why wait till such time as urban development comes through? These are the problems we face. We live there. We want to know how and why it hasn't been taken care of, not 20 years ago, today. We have other areas, especially O.I.C. Some of the people that have attended the meetings would like to know more about this.

The area of the day care center, I am repeating, I know it has been very, very strongly stressed that we take this under consideration now and have your officials look into this to find out whether if this is a real possibility or if this is just in the talking stages.

These are some of the questions. Again, I say I have a pulse from the community and this evening I would like to hold that and ask to be called upon again to quote you some exact figures.

The people know we are having a public meeting this evening and we would like to know something about

maximum and minimum demolition. I have figures to this effect this evening and I would like to know them in abeyance.

COUNCILMAN CAPRIO: Mr. Janey, your group, from what you tell us, has had an opportunity to visit most of the houses in your particular area and you have talked to the people and have got a poll from the people who are affected by this redevelopment plan; is that correct?

MR. JANEY: That's correct.

COUNCILMAN CAPRIO: In your opinion, what is the feeling of the people in the area as regards demolition as opposed to rehabilitation? This plan basically calls for maximum rehabilitation, a minimum of demolition, what is the feeling in the area as far as you know?

MR. JANEY: The feeling has been just that minimum demolition was needed, maximum rehabilitation. It is felt, I might quote one of the rehabilitation specialists, that the fabric of the community shouldn't be destroyed and it is our feeling this should not be done. By the same token, we did have in the area some structures that are eye-sores and hazardous that should have come down with or without rehabilitation plan. We ask why it hasn't been done?

RICHARD SONDLER: As I sit here I wonder

whether I am at the right meeting. I was under the impression that we would be able to get some answers here this evening. We have lived with suppositions. We have seen proposed plans. As of the moment I still do not know as to whether a plan has been approved or as to whether it has been accepted and what we are entitled to or how we are going to go about obtaining what we are entitled to, if anything.

COUNCILMAN CAPRIO: That plan is now before you people here this evening and that is the purpose for the public hearing because it affects you. We earlier called on Mr. Pallozzi and members of his staff to explain the plan which is a proposal that has not yet been approved. If you have any questions as to any part of that plan that was explained earlier by Mr. Pallozzi, I will direct whatever question you have to the appropriate member of his staff. If you have any specific questions, I would now ask you to direct that question through me and I will be glad to direct it to them.

MR. SONDLER: Well, Mr. Chairman, I had assumed that a plan had been submitted to New York and I was under the impression it was sent there for approval of this plan and it was to have come back to the city of Providence to be approved. Has the plan ever come back, has it ever been approved?

MR. PALLOZZI: Mr. Chairman, the procedure

is that the plan was first approved by the City Council.

VOICE FROM AUDIENCE: We can't hear you.

MR. PALLOZZI: The procedure is that the plan first be approved by the City Council prior to the submission of it to New York. Tonight we are taking the first step in attempting to get the City Council to approve it. Hopefully after we get City Council approval, it will be submitted to New York for its approval.

MR. SONDLER: Then this has never gone to New York, in other words, this hasn't gone?

MR. PALLOZZI: The part one application has been submitted to New York, the part one application, it has been approved by New York. We now come back to the City Council for the action required by the enabling legislation which is approval by the City Council prior to the second submission to New York for their final approval.

MR. SONDLER: Well, is there any time limitations here? Can we have an approximate idea as to whether this is going to be in the sixties, the seventies, the eighties?

MR. PALLOZZI: We have very definite time limitations. This must be approved by the federal government no later than May of 1968.

MR. SONDLER: Then there will be no answers before May of this year? I mean, some of us face crucial

problems.

MR. PALLOZZI: Specifically, I do not know what you are referring to. Will you please refer to a specific question?

MR. SONDLER: Well, I'll be glad to tell you the problem. I operate a store on North Main Street. It happens to be in an area that has just been on a constant downhill. I have been attending planners meetings and have been under the impression that this would be or at least the "rehab" project would be in swing from May of this year. I happen to be in a building that has an adjacent building to it that is in a condemned state. It is boarded up. It is a menace to my personal business. It keeps people away. I have a lease that I am supposed to sign next month.

MR. PALLOZZI: I do not know the specific building you are talking about. You are correct when you say rehabilitation will be in full swing in May of 1968. You can be assured that if there is a building next door to you which is totally boarded up that it will be acquired as set forth in the redevelopment plan. Tell me the name and address of where the building is located and I believe we can tell you whether the specific building is set forth in the plan.

MR. SONDLER: The building I make reference to is on the corner of Jenkins and North Main.

MR. PALLOZZI: We will start the acquisition of land in the redevelopment project area in May of this year.

MR. SONDLER: Well, can I ask you a direct question?

COUNCILMAN CAPRIO: I think at this point we should give somebody else an opportunity to speak and we will come back to you.

JOHN ROBINSON: I am Chairman of the Mount Hope Businessmen's Council. In the plans that we discussed with the planners there was to be redevelopment of portions of North Main Street and we were to be allocated a site for a shopping center. Now, I understand that in order to facilitate the appropriation that is made this initial plan will have to be adopted first and that it is possible to make amendments to this plan at a later date to include a shopping center. Now, I would like to go on record to this group, to this body, opposing the proposal, that you take this in the proper consideration and that the amendment be made or proposal for a future date to set aside a site in this area for a shopping area for the businessmen of this locality. Now, I this discussed this matter with the chief planner and several members of the rehabilitation committee and they told me that this would be possible. Now, what is your pleasure on this?

COUNCILMAN CAPRIO: Well, I won't answer

you now as to what our pleasure is. We will take it under consideration and honor your request. You have on behalf of the businessmen's council, you are the Chairman, you are desirous of setting a certain area site aside within the area for a shopping center for the businessmen and at some future date if any amendments are made to this particular plan that is your recommendation?

MR. ROBINSON: Correct.

COUNCILMAN CAPRIO: The point is well taken and we will certainly give it full weight.

AL ZAWATSKY: My name is Al Zawatsky. My prime questions have already been asked by Mr. Sondler. I would like to go on record as an individual and taxpayer and a fairly successful businessman in the North Main Street area, I am strongly in favor of redevelopment and 100% opposed to --

COUNCILMAN CAPRIO: Demolition?

MR. ZAWATSKY: Redevelopment in favor rather than renovation, 100%. Again, I don't see how you can cure or cut out a cancer from Doyle Avenue to Pleasant Street. Well, Doyle Avenue is fair. Pleasant Street is appalling. Jenkins Street is slowly deteriorating. Cypress Street is fair. I believe this whole area, after you look at that map, it is a prime location, prime area of the lower East Side. It has a tax value there and if you are looking ahead Providence is slowly coming out of

the doldrums. You are spending money doing things. Tear the entire area out. We have a population explosion. It is going to grow. It has got to be multiple high-rise apartments, not one-family houses. One-family houses in this area is a thing that is gone. You need high-rise apartments to bring people in and bring industry in and it will be a high tax dollar to us. Look on your map of what you have got already in this area. Look at the area there. That has to come out. You are left with nothing. You are going to put in parks and spend three and a half or four million dollars. For what? For nothing.

COUNCILMAN CAPRIO: Do you live in this area?

MR. ZAWATSKY: I have business in that area. I lived there 35 years.

COUNCILMAN CAPRIO: I will allow you to address a question to the last question.

VOICE FROM THE AUDIENCE: I would like to know what he proposes that you people do with the people that he wants moved out of that area.

MR. ZAWATSKY: My answer to that is I would like to see the council of the city of Providence give these people a written guarantee that they will be able to move back into the area that they have been displaced from, not like what happened at Lippitt Hill. You asked me for a question and I would like not to see what happened to the poor people of Howell Street, Bates Street,

Mollett Street, Lippitt Street, thrown out on your own to go wherever you could. I am opposed to that. Get a guarantee that you will be able to move back in these high-rise apartments, not what happened on Lippitt Hill.

VOICE FROM THE AUDIENCE: They were supposed to have been able to move back into University Heights. The rents they could not afford to pay.

COUNCILMAN CAPRIO: The proposed plan does not provide for maximum demolition. The proposed plan is for maximum rehabilitation. One of the inherent problems in this plan you may be thinking of is that sometimes it is an impossibility to demolish existing structures and build up new apartment houses and then place the people displaced back in the new apartment houses. It is a matter of finances. You can't replace the old with new with the same amount of money. This is what happens. Then, once again, you have certain areas where you have an identity. I think the argument against maximum demolition is this is an area that will lose its identity with maximum demolition. These are some of the problems that come up.

MRS. MABRAY: I think you can hear me without the mike. I would just like to ask the redevelopment a few questions. Approximately how many people live within the Mount Hope area?

COUNCILMAN CAPRIO: Can you give us some figures

of approximately how many people are involved within this redevelopment area, how many residents are there, is that the question?

MRS. MABRAY: Right.

MR. TORCHIA: Actually, there are about 955 units in the entire area.

VOICE FROM THE AUDIENCE: The number of people.

MR. TORCHIA: Oh, people. The people would run approximately a little over 1,000 population, 1500.

MRS. MABRAY: The last count was 2600; is that right?

MR. TORCHIA: We can check that out. I don't have the actual count.

MRS. MABRAY: How many non-whites in that area?

MR. TORCHIA: 70-30.

MRS. MABRAY: 70% is non-white, 1700. Now, I would like to know how many parking lots, how many tot lots you got spread out through that area and where have these 1700 non-whites, where they are going, who is going to use them places? I would like a few explanations.

COUNCILMAN CAPRIO: Do you want to take it a little more slowly? I think you lost us. You have succeeded, I believe, in establishing there are approximately 2800 residents in this area.

MRS. MABRAY: Right.

COUNCILMAN CAPRIO: The population appears to be on a 70-30 breakdown.

MRS. MABRAY: 1700 non-whites.

COUNCILMAN CAPRIO: Non-whites, is that correct?

MR. TORCHIA: 70-30.

COUNCILMAN CAPRIO: Now, what are your remarks now?

MRS. MABRAY: I would like to know approximately of the 60 families that are going to be moved, how many non-whites are in that 60 families?

COUNCILMAN CAPRIO: Your staff has the figures available for the structures included in demolition, does it, the number of those families which will be non-white and the persons which are white?

MR. TORCHIA: 39 families displaced, of which 11 are white and 28 non-white families.

MRS. MABRAY: 39 out of 60. There was supposed to be 60 families.

MR. TORCHIA: There were 60 families, mam, at the time of the submission of part one application in 1966 and of the same houses that we have reviewed since then we find now a total of 39 families.

MRS. MABRAY: What happened to the other 31 that left, where did they go?

MR. TORCHIA: I don't know.

MRS. MABRAY: You don't know whether they were non-whites or not?

MR. TORCHIA: No. We could probably find out for you. We can't give you that figure now.

MRS. MABRAY: Now, of the 2600 people, your institutional facilities --

COUNCILMAN CAPRIO: If I may interrupt you a minute and say if the information which you are eliciting will be used in order for us to come to some kind of a conclusion or some kind of recommendation in regard to this particular redevelopment plan, then I will allow you to proceed.

MRS. MABRAY: I know the information. I want the councilmen to know this information. It hasn't been brought out.

ROBERT BAILEY: My name is Robert Bailey. I am Chairman of the East Side Neighborhood Council. It was my impression that this was to be a public hearing. Most of us don't seem to know the figures. We don't have the figures like Mrs. Mabray and she has been shut up. What's the point of the public hearing, sir?

COUNCILMAN CAPRIO: Mr. Bailey, is that the name?

MR. BAILEY: Yes.

COUNCILMAN CAPRIO: The purpose of this public

hearing is to discuss the redevelopment plan in the Mount Hope area and any questions which are pertaining to the redevelopment plan under consideration certainly will be entertained by me and any recommendations in this regard will certainly be listened to by this committee. This will not be a public forum for any information which someone is desirous of eliciting.

VOICE FROM THE AUDIENCE: What I would like to know is this: I know there's some existing structures now coming down on Pleasant Street which I understand that's going to be rebuilt for the people that you are going to displace in the Mount Hope area. Mr. Torchia said there's 39 families that are to be displaced. While they are waiting, are you going to take them and throw them out on the other side of Camp Street, where are they going to go while these houses are being built for them, are you going to put them up in the Biltmore Hotel so they can come back in the Mount Hope Area? They have their roots there and they want to stay there. What will happen to them in between that time? I would like an answer to that, Mr. Torchia.

MR. TORCHIA: I would like to say this much, I think I repeated this time and again at our last meeting at the Lippitt Hill School. I tried to resolve this particular issue. The one mandate that we have had in the Mount Hope project is that we will exert every effort to maintain those families that are to be displaced in the Mount Hope project

area. It is really difficult at this time to say just where those families are going to go. Rest assure there are vacancies currently existing in the area and I am sure we can find them available and they will be suitable units within the project area. In that direction at this time, obviously, we have no plan for them in specific houses to go into, but before we remove them from their houses you can rest assure they will be given every opportunity to move back into the project area.

MRS. MABRAY: Bearing in mind I came out of the Lippitt Hill Avenue, I would like to ask the relocation people just how many places --

COUNCILMAN CAPRIO: Will you allow somebody else to speak now?

MR. JANEY: Mr. Chairman, may I have a point of order? I would like to find out, according to your opening statement of five minutes allowed each speaker, I would like to say the first speaker took the floor and took exactly 22 minutes. Now, if you are about to complain, sir, I would like to --

(Applause)

MR. JANEY: The gentleman came on at 9:21 and left at 9:42 exactly and as Chairman of the Mount Hope Citizens Committee if any of the people I represent would like 21 minutes I would appeal to you that you so give them that time just as you did for the first speaker. These are the people who actually live, work and will be affected by this project. Would you kindly respond to that?

COUNCILMAN CAPRIO: Mr. Janey, is that correct?

MR. JANEY: Janey.

COUNCILMAN CAPRIO: Mr. Janey, the first

speaker spoke 21 minutes.

MR. JANEY: Twenty-two.

COUNCILMAN CAPRIO: I might add, in my opinion, his remarks were addressed in the record to the redevelopment plan and, accordingly, if there is anyone who addresses themselves accordingly they may also speak 22 minutes, but if anyone feels as though they are going to discuss anything else not under consideration I am afraid --

MR. JANEY: Thank you very much. You have answer the question.

MARGARET HETHERMAN: I am Chairman of the Holy Name Community Relations Committee. I have been very happy to hear many of the things that have come out tonight in this group. I am very happy to hear many of the things that have come forth in this audience tonight. I, too, have worked along with many of the people who have accompanied us tonight here in this Mount Hope area working and living close by. Many of our Holy Name parishoners live and work right within this same Mount Hope area and like I would like to bring that to the attention of the group.

I have worked along with different neighborhood groups for the past three or four years. I have been a member of the East Side Neighborhood Council and I have been a

member of the Neighborhood Advisory Council at one time. I am interested in this group and I assure you that the members of the Holy Name Community Relations Committee are also interested in what happens here tonight.

There have been many needs expressed by your people. At one time I presume a survey was made as to what priority would be established as to particular needs. If I remember correctly, the day care nursery center was first on that list. In the community, too, we have a great need for recreational facilities. We have had an added interest in the past few years in a swimming facility. I believe that the people of our community are worthy of the very best in that capacity. I believe that in order to get the best we need a covered facility. We need recreational facilities in the way of a gymnasium. We would also like to see if you would, you gentlemen, could see your way to recommend this to the renewal group, that a facility be established, perhaps, wherein not only we'd have a covered swimming pool, a gymnasium facility, a day care center, perhaps there would be offices, too, for community activities to be carried on right within this same area. I am happy to hear the expression of the recommendation of the original philosophy of this program in the light of the minimum demolition. This seems to be close to my heart because I would like to feel that many of the people who

live in this area will have a chance to remain here and will, perhaps, have a chance, if you see fit, to promote plans which would bring this about wherein they might be able to return, perhaps, to some low-cost housing or some, perhaps, some establishment which might take care of the elderly and this here is a concern and I would like to assure the people here tonight that we are very happy to work along with some of the views that have been expressed by all of the speakers here and in promoting all of these interests, I mention again the day care center, the recreational facilities and whatever housing facilities you can make available to us with the foresight which we hope that you will show, which we know you will show, in your recommendations and amendments to the renewal program.

I believe that is all. Thank you, Mr. Chairman.

MR. SONDLER: You say you have a plan, you have a project, will you please inform me as to whether we have an approved plan for the project or are we standing here tonight and telling you what we would like or are we here to find out what you have to offer us that is a reality? I mean, other than that, I don't care to sit here. I know what I would like. All of these people know what they would like. What are we going to be able to get?

COUNCILMAN CAPRIO: Your point is well taken. The purpose of you being here tonight is because you do not have an approved plan. You have a proposed plan. That plan is presently before the Urban Renewal Committee which is sitting here this evening.

MR. SONDLER: Then all of this is an assumption of what we may be able to have?

COUNCILMAN CAPRIO: Well, just let me finish. This is a proposed plan. The proposed plan was explained to you earlier at this public hearing. Now, before we approve this proposed plan we would like to know the feeling of the people in the neighborhood who are being affected. That is why you are here tonight, you and the members of the neighborhood.

MR. SONDLER: Mr. Chairman, how can your committee approve these desires if New York has not even heard of them?

COUNCILMAN CAPRIO: This plan is now in our committee. It will then be sent to the regional office to be approved after it has been approved by the City Council. The first step is it must be approved by the City Council. That is the step we are in.

MR. SONDLER: Then how can the City Council approve something that they don't even know they can get or

COUNCILMAN CARRIO: The City must first indicate a desire to have the particular plan accepted.

MR. TORCHIA: Back in April of 1966, 1967, rather, we submitted a Part 1 plan which is a preliminary plan of the Mount Hope Project. This was presented to the citizens in March of 1967. We spent three consecutive days at the Holy Name auditorium at the time. The planners indicated the proposal of the Mount Hope Project. Now, this was a preliminary plan and it was since submitted to the Federal Government and they have reviewed it, approximately nine months, and about a week ago we received official approval or an official concurrence of the plan. It is not an approval until the City Council, that is, until the City Government actually approves it by ordinance, but the Federal Government has concurred in the plan. They have reviewed the plan for the last nine months so they are absolutely aware of it. They are also reserving approximately 2.3 million dollars. This figure will go up to 3 million. They have reserved money for the plan you see up there on the easel.

MR. SONDLER: Well, then, Mr. Torchia, does that mean that some of us now can start to make advances by asking for appointments with the City Planners Office.

MR. TORCHIA: That's correct.

MR. SONDLER: Then we do have something we

can talk to you, personally, about and possibly make headway with?

MR. TORCHIA: That's correct, sir. I have been talking with Mr. Robinson and we have discussed the businessmen's plight on North Main Street. At the time it was suggested that they were to come in with a letter of interest indicating their proposal or what they would like to do on North Main Street. That proposal still holds. It also holds to any individual or commercial establishment along there who would like to discuss their particular individual problem with us. We would be more than happy to answer any questions. We have a field office, as you know, at 69 Doyle Avenue. We are also down city and you can come in at any time.

CLIFFORD MONTEIRO: Clifford Monteiro, Rhode Island State Council of Churches and several other organizations. What I am hoping in this plan is that the plan will be approved, but there will be recommendations that deal with social rehabilitation. We have had tremendous physical renewal within the City of Providence in the last 15 years. There should be a concern about the social rehabilitation of individuals, the human values, what the human being is worth, and I hope that the plan will take this into consideration, but as many of the speakers have brought out there is no concrete plan as far as I know for low-cost housing. There is a desperate need across this country, especially in

Providence, for a low-cost, adequate, decent housing. The day care center is vital to our City. As far as providing training for persons to get into job situations a permanent basis and for other people who are working in the area, I understand there isn't anything permanent. I would also like to push on that. The community center is also needed for the area. These are things that deal with the individuals. I would recommend to the City Council in passing this bill they also take into consideration the human suffering or the elimination of human suffering. I say that should be taken into consideration.

COUNCILMAN CAPRIO: Commenting on your observation of social and human rehabilitation and the fulfillment of social human needs, do you have any opinion as to whether this particular redevelopment plan should be directed toward maximum rehabilitation or toward maximum demolition?

CLIFFORD MONTEIRO: No, I don't have to go -- I go against demolition. I think this was what caused a problem in the past. I think people should have a choice of living where they want to. We are speaking of black and white, but I think that there can be rehabilitation of many of the houses in the area. I think we can stabilize many of the streets that have problems, but I think that the physical is only secondary to the individual. I think where our concentrations are going to come is

on the individual who has not worked a number of years or the individual who has not got a fair shake as far as decent housing somewhere else who decidedly wants to stay in that area. I would think I will have to say I am against demolition.

COUNCILMAN CAPRIO: I think you have expressed the feeling of the people concerning the social and human rehabilitation necessary. Physical rehabilitation will require rehabilitation again within a very short period of time --

CLIFFORD MONTEIRO: Right, if you don't deal with the individual like the City has had these physical problems. We have made some nice looking buildings, but we have people still out and not working, people who are working part time, because I don't think we have done enough to develop the individuals. Due to the shortness of time I am somewhat upset. We don't have a lot of time to make these changes now. I would like to see a lot of social rehabilitation work in that program, you know, like who is going to be director, or everything that is going to go with definite plans, but I understand there is a shortness of time so I will have to move or suggest recommendation of the plan as it is.

THOMAS E. CLINGHAM: I was born on Locust Street 70 years ago. I have lived in the Holy Name parish ever since. I have been vitally interested in this section up there.

C I am vitally interested in what the gentleman had to say before me.

On page 25, under Section 2, Public Facilities, it lists quite a few proposals, quite a few proposed land uses and zoning, walkways to the parks, playgrounds and so forth and so on, day care center, community center. I notice they forgot to put one thing in here and that is housing for the elderly people in the community neighborhood. I am in favor of all these other projects, providing we take care of the housing needs first and foremost.

C - As far as the Cypress Street playground, almost 40 years ago I had a thousand names in that neighborhood on a signature from the Veterans of Foreign Wars Post which was located in the old Camp Street School across from where I live now and at that time we couldn't get to first base. I will explain to this gentleman here why 10 or 15 or 20 years ago you couldn't get any housing or anything in that neighborhood for the simple reason the City of Providence didn't have the money to do these things. The Federal Government today is financing all sorts of projects throughout the country. If it wasn't for that you wouldn't have these projects around. You wouldn't have these super highways. You wouldn't have anything. Ninety per cent of the money coming in on any community, approximately ninety per

C

cent, comes from the Federal Government. If it was left up to the cities and towns and the states they couldn't finance half of these projects that's being completed today.

This afternoon I spoke up at the State House pertaining to the admission fees for the Rhode Island Veterans Home. They wanted to charge more to the disabled veteran going into that home. Of course, that's not relating to this project here, but I just want to speak on this project and I wanted to answer this gentleman here about why the City of Providence years ago didn't put a playground up on Cypress Street when we requested it, that is why they didn't rehabilitate these houses on Pleasant Street. I lived on Jenkins Street and I lived on Lippitt Street and I lived on Grand View and I have lived in this neighborhood all my entire life. I am interested in this neighborhood. I don't want to move out of the neighborhood. I want to see the neighborhood rehabilitated. I want to see people that's there living there. I want to see them living in better homes and have better facilities, not only for themselves but for their children growing up.

Thank you.

COUNCILMAN CAPRIO: As far as housing for the elderly, I agree with you when you speak of housing for the elderly. I don't think they can spend enough money to build

housing for the elderly. However, if ever there was constructed in that area a housing facility like the Bradford House or the Dexter Manor there are no guidelines that provide that people in the area automatically go into these elderly housing units. It is first come, first serve. Many times, it has been our experience, that when they build housing for the elderly they pick an area and the people who live in that area do not end up living there. We had this occur in the Dexter Manor and with the Bradford House up on the Federal Hill area.

MR. CLINGHAM: Mr. Chairman, we have in the City of Providence two facilities for the elderly people, the Dexter Manor and the Bradford House. Some of these smaller communities have three. Now, here you have a large city, the City of Providence is supposed to be the second largest in population in the New England states, probably it isn't no more, and I would say if the Federal Government is going to spend money, let's please try and get a housing facility for the elderly people, black and white, so they can live the last few years of their life in peace and come forth at low-cost rates.

MIKE VAN LEESTEN: I am a community citizen in the Mount Hope area. I am somewhat surprised and rather disgusted.

COUNCILMAN CAPRIO: Whom do you represent?

MR. VAN LEESTEN: I am a citizen of the Mount Hope area and rather disgusted at the loose manner in which these terms "minimum demolition" and "maximum demolition" are thrown about. To me they are nothing more than merely a scare tactic. I think that the people here in the audience should be aware of what our plan is. They have no idea of minimum and maximum rehabilitation in the light of the project we are involved in. I think this is what should be expressed, not just this abstract term of "minimum" and "maximum demolition."

I would like to go to the map and sort of point out some of the things and finish my little presentation here.

I strongly feel that this Part 1 is nothing more than a start of things that have to be done in the area. I think we have to look to Part 2 if you want to really have some kind of meanful living within that Mount Hope area. I will go to the map now and point out my impressions of what I think is the plan. Those of you who live in the area are probably all aware of the garbage that exists on North Main Street. Now, a lot of this has been torn out. Ten years from now it is going to be boarded up and people are going to wonder about how they are going to get another rehabilitation project to take care of this land. When we talk about maximum or minimum demolition in new

housing in the area, incidentally, I am heading up the non-profit group that is interested in putting in new housing in the area. We are talking about the area of Pleasant Street and the courts that we all know many of the residents who formerly lived there have gone. The houses are vacant. These structures are beyond the point of rehabilitation, many of them, and you can hardly assume that any landowner in this area would fix up these houses. Now, what we need -- we know this is an eyesore spot in our community. We have got to strengthen that sore spot. We propose, the Mount Hope Development Associates, Incorporated, the non-profit housing group, to put new housing in an area designated by the Redevelopment Agency. We will have to deal with the Redevelopment Agency to get a City option, or what have you. I am not familiar with the technical terms. I just want to express to you people to get it out of your mind about maximum and minimum demolition. As soon as you hear of demolition you are thinking right away of our entire neighborhood going down. This is not the term that was meant when the flier was sent out. Maximum is an abstract term. It just simply means to get rid of a lot of this trash that is here to bring in some new facilities in this area. We are not talking about clearing out the area, just to build up new houses that people can get back into. I just wanted to make that as a point of clarification, Mr. Chairman.

MR. SOARES: First of all, I wish the committee members would allow me the time to speak, not 22 minutes. I came here for one purpose because of relatives that live in that area. I was going to come down here with them to represent or speak, but what is happening here? I think we got the same problem existing today right here which is the biggest problem that exists in the City of Providence, if Mr. Caprio will bear with me.

COUNCILMAN CAPRIO: As long as your remarks pertain to the area.

MR. SOARES: Right, but it seems, once again, which was brought out very clearly by Mr. Janey, that the people who lived there to express their opinion are being shut up. You have heard many groups come up here, Mr. Janey's group along with Mr. Van Leesten's group, who have been working in the area pretty close to seven months. All the other groups, many of them who have a big say on this, none of them has volunteered to work with Mr. Janey's group. Now, if they are so concerned, why don't they work with him? Never mind talking black and whites. They said that for University Heights. Now, you have a location right on Doyle Avenue. One fellow got up and talked about the 70-30 ratio. Does any of the committee members know how many black workers are in that office? If they are so sure of the ratio maybe you would get more accurate figures on who exists in the area and where they live

which Mrs. Mabray was pointing out, but none of the staff here know what the answer was and I think it is a shame that we have to come down here and go through the same motion where black people are just not going to be considered, whether it is being your committee there or any other committee in the City of Providence. I think Mr. Caprio, knowing you a little better than I know of any of the other gentlemen, I think that you of all people should allow, knowing what a minority group gets, you should allow more so than some of the people that is getting up talking. You should allow the people who is working there for eight months the opportunity to talk as long as it is necessary. Thank you.

RICHARD RYDER: Mr. Chairman, I am a member of the Holy Name Community Relations Committee. I would like to direct my questions to Mr. Pallozzi. At the beginning of the involvement of the Mount Hope Project, the Mount Hope Development Group at the March meeting at Holy Name School was informed that we would be involved in certain phase changes of this program. As of now I believe that we are in the same phase program as we started with before the beginning of this program was instituted. Your opening address this evening was that total involvement, the solution of social problems, promotion of sound development were the prime causes of this redevelopment change and yet the

recreational facilities for the proposed change have not been increased. Mr. Torchia, I believe, stated in an address to a citizen of the community that there are one thousand people in that Mount Hope Redevelopment Area that would be affected by this change and a citizen portrayed 2800 people. Within five years do you anticipate a growth or a change or deterioration in the community where you cannot involve yourself in further recreational activity by taking this Cypress Street lot area where you have put in two basketball courts to pacify the people in the area and you have given nothing in your further program of the next four years into proposed playground areas. Could you give me a little enlightening about what you think about the playground facilities that should be available to the people in this area.

MR. PALLOZZI: I think I recall your statements at the hearings at the church in March of 1967. I think your comments at that time were taken into consideration. I think the planners felt it was sufficient recreation facilities included in the plan. As far as my opinion of what is going to happen in the Mount Hope area in the next five years. I believe we will see an upgrading of structures of the people and of the total area. We have a field office at 69 Doyle Avenue. It has been there a few months. The only suggestion I could make at this time is that maybe during the past, since the proposals were presented in March

of 1967, that you should have visited the field office to further your theory of the inclusion of recreation.

MR. RYDER: I have, sir.

MR. PALLOZZI: What happened then is the staff took all the recommendations at those three hearings and come up with what they felt is a plan with sufficient recreation facilities.

MR. RYDER: No one has ever called upon me to ask my advice or ask my committee's advice upon recreation facilities in the area. We have lost the Session Street playground, as has been recorded previously in this meeting. We have lost now Cypress Street to a facility of baseball, soccer, whatever sport you may desire. As far as full recreational facilities are concerned, as far as football is concerned, as far as any sport other than basketball is concerned, the only open area we have in the redevelopment area now is we have nothing outside of that area, nothing adjacent to it except the proposed -- I say "proposed area" that we may get some day next to the Rhode Island Auditorium should our City go into this municipal venture down at Page and Fountain Street. Now, this may come in time. Promotion of sound development, in my mind, means activities for all of the children within that area, whether they be multiple dwellings or single units, or what have you. You are not going to get, I don't think in my mind,

a full athletic program with two basketball courts and maybe a tennis court of some kind or other, or swimming pool. A full relative program is needed within this area and you have open land now and you are now covering it with macadam.

MR. PALLOZZI: I am very sorry that no one ever consulted with you on the plan. It is my understanding that Mr. Janey has discussed this matter with you at a Mount Hope Citizens Group which has been very active in the area. It seems to me, and it is my personal opinion, if you have not been solicited maybe it was incumbent upon you to come forward and make your suggestions known. There are an awful lot of people who are sitting home and this is basically our problem. There are too many people who are sitting home waiting for us to go to them to solicit their opinions from them. We are looking for the people who are vociferous enough to come out and give us their opinions and who attend the meetings. This is what I refer to as citizen participation.

COUNCILMAN CAPRIO: I am going to interrupt you at this time. Mr. Ryder, I think in fairness to everyone else sitting here that I have to interrupt you. If you had not been consulted in the past and made yourself available, I think someone probably might have been in error or it might have been an oversight. I am not going to make any determination on that now.

That is why we are having this public hearing and if you have some recommendation or some plans or some particular part of a plan which you wish this committee to take into consideration we are ready now to hear whatever it might be.

MR. RYDER: Yes, sir, thank you, Mr. Caprio.

I would wish that a certain open area of this proposed redevelopment and rehabilitation, minimum demolition, maximum demolition, I don't approve of, should be taken into consideration for the children that live in the area from now until 40 years hence and this area has to be opened up. You cannot live in a congested area and expect your children or my children to run down to Hope High School Field for one and a half miles or run over to an area of maybe two miles away to get recreation facilities in certain athletic endeavors and I think that consideration should be given immediately, not in five years when some other area that has not been demolished now will be demolished then and then say that you should have done this and you should have done that. We have lost, as previously stated, areas adjacent to us on all four sides, West River Park, Session Street, Collier Park, Hope High School Field is available to everyone in the area from the Fox Point River or from the Fox Point boundary to the Pawtucket City Line and you cannot take 20 thousand children and put them all in there on any day, never mind Saturday or Sunday, because the City allows

professional -- not professional, but amateur softball leagues to form which are fine, but recreational facilities should be taken into consideration for all concerned, not only for the matured person but for the children, the little tots, let them learn a little bit about the game of baseball or football or soccer. This is the time. This is my proposal. This is the time to take advantage of the opening of land and put it into a large recreational facility, not basketball courts. We can put on certain levels of that area as I had proposed to Mr. Derderian who took them in his confidence and said he would think over as far as the planners were concerned, but I say now that this is my record for the assembly and please open up some of that land to the children.

COUNCILMAN CAPRIO: You are in favor of minimum demolition to open up the area, to utilize this land for the recreational needs of the community?

MR. RYDER: Yes, thank you, Mr. Caprio.

AUDREY THOMAS: My name is Audrey Thomas. I am the nurse in the Lippitt Hill Center on Camp Street, now housed in the school, the new school, and I know there is some proposal for the multi-purpose building, to have a health facility. I want to make it very clear to the people here that there are many, many young mothers, many, many children in our

area, and there are also older people who need a centralized health facility. Much pre-natal and post-natal care is not being taken care of by these young mothers unless they don't go to see their doctors until the last minute. People do not go to physicians until they are sick. One of the things in rehabilitation or in health today is the prevention. We don't want to see people just because they are sick. We want to keep them from becoming sick so I want to stress very highly here that if we do have this multi-purpose building that a medical facility, an adequate medical facility, one with teaching facilities, be incorporated into our area.

VOICE FROM THE AUDIENCE: I have been standing here tonight and listening to people from the Holy Name Church coming over here to give us these proposals that nobody is listening to. We have been having meetings every first Monday of the month at Lippitt Hill School. I don't see any of those faces over there and I don't see any over here. It is always a handful. We are always the same ones, but the ones that don't come to the meetings are the ones that are criticizing here. If there's anything they wanted to do, why don't they come to the meetings and tell them their views because these boys at the staff office have been listening. They have been down to my home. I had to go beg the people to come in my house to listen to staff members. Get them to

come to the meetings.

MR. CATLIN: I don't think I need to come up there. I think you can hear me. I have a small variety store in the center of Pleasant Street which I struggled very hard to pay for. I have asked the staff several times to give me some satisfaction. I hope they see my point of view. I asked the staff before. I have been with my wife to everyone. I have asked the staff would I be able to relocate in my building. I asked the staff when they come to my place I open my doors and I let them in and appraise it. I let them go up to my house on Camp Street. This is a disaster to me. I have been through the same thing before and I know what happened in the previous area. I know what I got. I know what I received and I know what to expect out of this. What I would like to know, I have purchased the building I purchased there and can I maintain my building? They came by and said that it was condemned. Why was it condemned? They didn't give me a chance. They didn't say to fix it up or not. They tell me they have Federal Government funds available. I am willing to accept it. I have tenants live there which I feel greatly responsible for. I have a list of names in my store of people already moved out. They left. They wanted to live there. They wanted a home to live in. We had a group of people came by asking people what you did, what do you want, swimming pool? All right.

Do you want a parking lot there? I am not too interested in a parking lot. I am not too interested in a swimming pool. I am about to lose something. I don't think none of you people would be happy if you are going to lose your home. I want to know whether I can maintain this building, whether or not I can repair this building. I would like to know that.

COUNCILMAN CAPRIO: Where is the location?

MR. CATLIN: 77 Pleasant Street.

COUNCILMAN CAPRIO: Your building has been condemned, you say?

MR. CATLIN: Yes. I want to know who gave them authority to condemn it.

COUNCILMAN CAPRIO: We have to find out, first, whether it was condemned.

MR. TORCHIA: We are specifically checking the specific area right now, Mr. Chairman. This particular building is substandard in addition to its non-conforming use. It is smack in a residential area. One of the objects of the Renewal Plan is to take out all of the non-conforming uses such as commercial and industrial and maintain it as a residential area.

MR. CATLIN: Why am I not able to maintain that as a residence?

COUNCILMAN CAPRIO: The building is

determined to be substandard, is that correct?

MR. TORCHIA: Yes.

COUNCILMAN CAPRIO: What he is proposing to do is that he will eliminate the commercial establishment and he presumable will fix this place up as a residential unit. This is a consideration which we will not ignore. If this is your plan, we would like you to visit the field office and tell us what you want to do.

MR. CATLIN: I have been there time after time before this hearing and I talked to Mr. -- the fellow over there. I was there time after time and I gave up on it.

COUNCILMAN CAPRIO: Is it your intention that you have a specific problem?

MR. CATLIN: I have.

COUNCILMAN CAPRIO: Is it your intention to resume this particular property as residential property and not commercial, is that your intention?

MR. CATLIN: If I could.

MR. CAPRIO: If given the opportunity.

MR. CATLIN: Yes.

COUNCILMAN CAPRIO: Would you try to make it liveable as residential?

MR. CATLIN: Out of the Philadelphia funds

which I think I am entitled to.

COUNCILMAN CAPRIO: My conclusion is that is what you desire to do and that is what you have told us here tonight at the public hearing. Mr. Pallozzi's department will co-operate with you one hundred per cent. I wish you would go to Mr. Pallozzi's department and seek their co-operation and through the City Clerk, Mr. Vespia, you will notify the members of this committee just what action is taken. I am sure and I have every confidence that Mr. Torchia's department will co-operate with you one hundred per cent. I will ask you contact them at your earliest convenience and notify this committee through the City Clerk as to just what happens. I do not think I can do any more for you at this time.

MR. CATLIN: I would like to say I have a house on Camp Street and the roots are in the ground and are breaking up my sidewalk. I go over to the City Department and make out a requisition for them to come over and pick the roots up because they are tearing under my sewer. They came up there and put something in my pipes and said that that will take care of it, but it hasn't. That's on Camp Street, plus they wanted me to give them \$75 deposit.

COUNCILMAN CAPRIO: You may or may not have a legitimate complaint, I don't know, to be honest with you, but what we are looking for here tonight is for talk about this

Redevelopment Plan.

COUNCILMAN GORODETSKY: Mr. Chairman, I was not aware of this complaint as I suppose my colleague, Mr. Kelly, was not. Now that I am aware of it and Mr. Kelly is I can promise that we can see if we can't get help from the City on the problem you have at your home.

RAY BAKER: I work with the Y.M.C.A. on the East Side. I am not in the Mount Hope Development Project Area. I just wanted to clarify the fact that the Y.M.C.A. never committed itself to the Urban Renewal Project. It said that it would work with the Renewal Project and with the citizens and citizens' committees and other groups to see if we could establish a multi-community center. We checked Federal funds and checked many things and worked for about a year on this project. We found that no funds were forthcoming, nothing was available, and that Providence was to be made a city target area. We lost interest, not interest in the area. We are still on Hope Street, still serving the people from the Mount Hope Project Area. As a matter of fact, we served 90 thousand in attendance this past year. We are proposing to build at our present site on Hope Street a new Y.M.C.A. which will include a large swimming pool, administration unit, an ice hockey rink and a day care center to care for 60 children. That is our present proposal now. However, this will

be done with a capital fund drive, we hope, and it will be completed, we hope, in 1972.

MR. ROBINSON: Mr. Chairman, I would like to go on record as saying that the Businessmens Council does approve of this plan with certain reservations and recommends it be accepted by this group.

MR. RYDER: I would like to know in the case of the gentleman on Pleasant Street who has a variety store if you will allow that store to operate or will you take into acceptance that store to operate and if you will not under the new code that is proposed on the redevelopment will you close the store on Jenkins Street, will you close the store on Camp Street, those that are in the bounds of the Mount Hope Redevelopment Area, because of the stipulations you have in your redevelopment brochure, will you allow only shopping in the area under University Heights or off North Main Street and then off Hope Street? I think this is out of bounds. The gentleman has a vested interest in that store and are you going to allow certain areas to be blighted with stores, is this to be allowed under this proposal or shall there be individual exceptions within this area allowed to operate in their areas?

COUNCILMAN CAFRIO: Mr. Ryder, I will answer your question in the following manner: I will say to you it is

not within the province of this committee to allow any use at all. That rests with the City Department of Building Inspection and with the Ordinance Committee of the City Council and of the Zoning Board of Review. However, I am sure they would take into consideration whether or not there is an existing non-conforming use. I speak not for any other party. I speak for not any other committee. I will answer your question in that way, that if there is a non-conforming use, then I would suspect that gentleman will not be permitted to keep his store open, no more than you or I or anyone else would.

VOICE FROM THE AUDIENCE: I want to know if Camp Street is going to be a business section under this redevelopment plan?

COUNCILMAN CAPRIO: Where is your place of business located?

VOICE FROM THE AUDIENCE: 182 Camp Street.

MR. TORCHIA: That particular use, according to our plan, will remain.

COUNCILMAN CAPRIO: Are there any other further questions?

VOICE FROM THE AUDIENCE: Mr. Chairman, members of the committee: there are two groups that have been working in this Mount Hope Project Area to try to realize a day care

center for quite some time and neither one have been here represented tonight. I am a member of the East Side Day Care Center Incorporation. I have been involved in the work they are trying to carry on to organize a day care center in this area. There is a lad here tonight likewise who is chairman of an auxiliary group that has done a tremendous amount of work. I think I can speak for both of these groups when I say we very definitely hope that an area is retained for a day care center. However, we can make no commitment as to when we can build one or how we can build one. We are working toward that effort. Our efforts have been futile up until now to produce anything that is really tangible. Thank you.

COUNCILMAN CAPRIO: I wish to point out to you, ladies and gentlemen, that the members of this committee wish to congratulate the manner in which you have conducted yourselves and thank you thus far for your co-operation. You certainly have done your neighborhood and the City of Providence a tremendous amount of good. We will proceed.

MR. JANEY: Mr. Chairman, I would like to clear the air just a bit regarding the participation of the Mount Hope Citizens Committee and its work with the field office at 69 Doyle Avenue. Each and every Monday we send out invitations to residents, homeowners, whether they live in the area or not, businesses established in the area, and all groups and organizations

organized groups, all groups we know of. There are no churches located directly in the area, but there are approximately six surrounding it and each and every month we have sent out approximately nine hundred invitations and the people that have spoke previously, in all due respect, have received through their church, if not personally, an invitation to our meetings and it is my understanding that it has been explained to me and to the group which I represent that the Federal Government will or could not operate this sort of program unless it had citizen participation. This is how we formed and since then we have been, and I am speaking again of the Mount Hope Citizens Committee, the only recognized group working directly with the Redevelopment Organization. I would like at this time to extend an invitation to anyone -- Mr. Chairman, I can't hold five different conversations at one time. I would like some part of the audience to maintain silence while I am speaking.

COUNCILMAN CAFRIO: Those of you in the audience who are carrying on a private conversation, will you kindly give the speaker your undivided attention?

MR. JANEY: Thank you, Mr. Chairman. I will repeat. I would like at this time to extend an invitation to any organization that has an interest in this project that has been explained this evening. Any individual on a private

basis, you are welcome to attend any of our meetings which are held the second Monday of every month at the Lippitt Hill School which is located on Camp and Carrington Avenue. It starts at 7:30 p.m. We presently have many, many citizens that do not live in the area that do attend on a regular basis. If anyone is not on the mailing list tonight I would be more than glad to take your name and I would like to state again that the Mount Hope Citizens Committee, regarding recommendations, we do, of course, like the plan or recommend the plan be accepted officially with room for possible improvement as cited for a day care center, recreational facilities and the many other things that have been stated here this evening which I think the Clerk has on record. If there are any questions you can contact me directly or you may contact the field office at 69 Doyle Avenue.

COUNCILMAN CAFRIO: How about the statistics you have compiled, do you have a copy of them which you can make available to the committee by submitting it to the City Clerk at your convenience and we will take them under consideration? Is there anyone else at this time who desires to be heard?

MR. ZAWATSKY: Mr. Chairman, I wish you gentlemen would take into consideration before you make your decision the point which seems to be for the people living there and also for their recreational needs, but how in blazes can you

have all these recreational facilities without demolition and high-rise apartments? You can't live with what you have at the time you have to go ahead. You can't spend between two and three million dollars of Federal money without planning ahead and have complete demolition and complete rehabilitation.

COUNCILMAN CAPRIO: Is there anyone else who desires to speak?

MR. JANEY: It has been asked of me this evening and earlier will this committee be able to give an answer this evening. If not, when will this be available and when will you have your findings?

COUNCILMAN CAPRIO: I assure you this committee will upon adjournment leave with the rest of the people and get home and try to get some sleep. We will take this proposal under consideration in executive session, at which time I will call the executive session of this committee, probably sometime next week, and we will sit and discuss this proposed plan, probably sometime within a week or so.

VOICE FROM THE AUDIENCE: Whereas we have two young councilmen working very close with us there is a request that you would inform them of your findings, either Mr. Kelly or Mr. Gorodetsky.

COUNCILMAN CAPRIO: Councilman Gorodetsky and

Councilman Kelly are constantly in communication with all of the members of this committee and have expressed a great deal of interest in this proposal. We expect to go one step further and invite them to the executive session so that they will be able to express not only their own views as councilmen from your area but also express the views of the residents from the area and I will reiterate that it was at the request of your councilmen that we had such group participation in the evening. I feel confident they were instrumental in getting me to change the time of this public hearing from 2 o'clock in the afternoon to this evening.

(A voice from the audience: I would like to make this in the form of the motion that Councilmen Gorodetsky, Kelly be present and represent us on our behalf.)

COUNCILMAN CAFRIC: We will take that into consideration. Is there anyone else who wishes to be heard at this time? In the absence of any further comment, on behalf of the members of the committee we thank everyone who participated this evening. Thank you for your attention and for your co-operation, ladies and gentlemen. Good evening.

CERTIFICATE OF RECORDING OFFICER

1. The undersigned hereby certifies that he is the duly qualified City Clerk of the City of Providence, State of Rhode Island and Providence Plantations, and as such City Clerk is the clerk in fact for and the custodian of the records and the minutes of the proceedings of the Committee on Urban Development, Renewal and Planning of the City Council of the City of Providence (hereinafter called the "Committee") and is duly authorized to execute this certificate.
2. That on December 21, 1967 the Redevelopment Plan for the Mount Hope Rehabilitation Project No. R. I. R-18, was submitted to the City Council of the said City of Providence and referred by the City Council to its Committee on Urban Development, Renewal and Planning.
3. That pursuant to Title 45, Chapter 32, Section 11 of the General Laws of Rhode Island, 1956, a public hearing was scheduled by the Committee and notice thereof published in local newspaper.
4. That in compliance with the provisions of the aforementioned title, chapter and section of said General Laws, a public hearing was held by the Committee on January 24, 1968 at 8:00 P.M. at the City Council Chambers, City Hall, Providence, Rhode Island.
5. That at said hearing, opportunity was accorded to all persons and organizations attending or interested to present their views thereat.
6. That all statements and testimony presented at said hearing were taken stenographically by the Walsh Reporting Service, Hospital Trust Building, Providence, Rhode Island.
7. That attached hereto is a true and correct copy of the transcript of the proceedings of said hearing as prepared and submitted by the Walsh Reporting Service.
8. That after the close of said hearing, the Committee took the matter under advisement and recommended to the City Council of the City of Providence that it adopt an ordinance approving the Redevelopment Plan for the Mount Hope Project.
9. The seal affixed below constitutes the official seal of the City of Providence, Rhode Island and was duly affixed by the undersigned.

IN WITNESS WHEREOF, this certificate was signed on the 18 day of March, 1968.

Vincent Vespia
Vincent Vespia
City Clerk

AFFIDAVIT OF PUBLICATION

THE PROVIDENCE DAILY JOURNAL THE EVENING BULLETIN
THE PROVIDENCE SUNDAY JOURNAL

Published by THE PROVIDENCE JOURNAL COMPANY
Providence, Rhode Island

State of Rhode Island
City and County of Providence

CITY OF PROVIDENCE RHODE ISLAND NOTICE OF PUBLIC HEARING

Pursuant to the requirements of Section 4 and 11 of Chapter 32 Title 45 of the General Laws of Rhode Island, 1956, as amended, entitled the "Redevelopment Act of 1956" as amended, the Committee on Urban Redevelopment, Renewal and Planning of the City Council of the City of Providence will conduct a public hearing in the City Council Chamber, City Hall, Providence, Rhode Island, on Wednesday, January 24, 1968 at 9:00 P.M. (E.S.T.). This hearing will be concerned with the Redevelopment Plan for the MOUNT HOPE PROJECT NO. R.I.R-18 as proposed by the Providence Redevelopment Agency in a report dated December, 1967. The Agency's proposal with respect to the relocation of families within the proposed project area will be open for discussion at the hearing.

Beginning at the most southwesterly corner of the area herein described at the intersection of the northerly line of Doyle Avenue and easterly line of North Main Street;

thence, running northerly along said easterly line of North Main Street to its intersection with the easterly extension of the northeasterly line of Branch Avenue;

thence, running northwesterly along said southeasterly extension of the northeasterly line of Branch Avenue to its intersection with the westerly line of North Main Street;

thence, running northerly along said westerly line of North Main Street to its intersection with the northerly line of Rochambeau Avenue;

thence, running easterly along said northerly line of Rochambeau Avenue to its intersection with the easterly line of Camp Street;

thence, running southerly along said easterly line of Camp Street to its intersection with the northerly line of Doyle Avenue;

thence, running westerly along said northerly line of Doyle Avenue to the point and place of beginning.

The purpose of this hearing is to consider a proposal for the undertaking of a project under State and local law with financial assistance under Title I of the Housing Act of 1949 (Public Law 171-81st Congress) as amended to acquire land in the project area, to demolish and remove buildings and improvements; to undertake rehabilitation for demonstration purposes or for rehabilitation through private organization or public means to install, construct or reconstruct streets, utilities and other site improvements; and to make the land available for redevelopment by private enterprise or public agencies as authorized by law.

All persons or agencies interested in the above-listed project area will have an opportunity to be heard and/or to submit communications in writing. Copies of the proposed redevelopment plan and information thereon may be obtained prior to said hearing at the Providence Redevelopment Agency, City Hall, Providence, Rhode Island.

BY ORDER: COUNCILMAN FRANK CAPRIO, Chairman
Committee on Urban Redevelopment, Renewal and Planning
VINCENT VESPIA, City Clerk

On this 24th day of January 1968,
before me, a Notary Public, duly qualified for said
County and State, personally appeared

Everett O. White

Credit Manager in the office of The Providence
Journal Company, publishers of

The Providence Journal

a newspaper published in the City of Providence by
The Providence Journal Company, who, on being
duly sworn, states on oath that the advertisement of

City of Providence - Notice of Public Hearing

a true copy of which is hereunto annexed, was duly
inserted in The Providence Journal
in its issues of January 9, 16, and 23,

Everett O. White

1968

Subscribed and sworn to before me this Twenty-
Fourth day of January 1968

Elizabeth L. White

Notary Public.

AFFIDAVIT OF PUBLICATION

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BY ORDER:
COUNCILMAN FRANK CAPRIO,
Chairman
Committee on Urban Redevelopment, Renewal and Planning.
VINCENT VESPIA,
City Clerk

On this 24th day of January 1968 ,
before me, a Notary Public, duly qualified for said
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Credit Manager in the office of The Providence
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a newspaper published in the City of Providence by
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in its issues of December 29, and January 2, and

The Evening Bulletin of December 29, 1967

Everett O. White

Subscribed and sworn to before me this Twenty-

Fourth day of January 1968

Elizabeth L. White
Notary Public.