

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1974-6

No. 38 **AN ORDINANCE** OF THE CITY COUNCIL OF THE CITY OF PROVIDENCE APPROVING THE URBAN RENEWAL PLAN AND THE FEASIBILITY OF RELOCATION FOR THE NEIGHBORHOOD DEVELOPMENT PROGRAM

Approved February 14, 1974

Be it ordained by the City of Providence:

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out Neighborhood Development Programs; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Urban Renewal Plan for the respective urban renewal area comprising the Neighborhood Development Program be approved by the governing body of the locality in which the area is situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the Program to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plan gives due consideration to the provisions of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plan; and

WHEREAS, it is desirable and in the public interest that the Providence Redevelopment Agency (hereinafter called the "Local Public Agency") undertake and carry out the Neighborhood Development Program (herein called the "Program") identified as the Neighborhood Development Program and encompassing the area bounded by Atwells Avenue to the north; Knight and Bridgham Streets to the east; Cranston, Messer and Wood Streets to the south; and the easterly taking lines of the Dennis J. Roberts Expressway and the Proposed Route 6 Connector to the west; in the City of Providence, State of Rhode Island (hereinafter called the "Locality"); and

WHEREAS, the Local Public Agency has applied for financial assistance under such Act and proposed to enter into a contract with the Department of Housing and Urban Development for the undertaking of, and for making available financial assistance for the Program; and

WHEREAS, the Local Public Agency has made studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the urban renewal area or areas comprising the Program and has determined that the areas are deteriorated, blighted areas and that they are detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the locality at large, because of buildings or improvements,

either used or intended to be used for living, commercial, industrial or other purposes, or any combination of such uses, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) high density of population and overcrowding; (4) defective design or unsanitary or unsafe character or conditions of physical construction, (5) defective or inadequate street and lot layout, (6) mixed character, shifting or deterioration of uses to which they are put, or any combination of such factors and characteristics are conducive to the further deterioration and decline of the area and injuriously effect the entire area. The members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the City Council of the Locality (herein called the "Governing Body") for review and approval, Urban Renewal Plan for Urban Renewal Area (1), dated 1973-1974, and consisting of 35 pages, 3 exhibits and 6 maps, supported by the following supplementary material, data, and recommendations not a part of the Urban Renewal Plan: Relocation Activity Report, consisting of 7 pages and 5 exhibits, and General Relocation Plan, consisting of 41 pages; and

WHEREAS, the Urban Renewal Plan has been approved by the Governing Body of the Local Public Agency, as evidenced by the copy of said Body's duly certified resolution approving the Urban Renewal Plan which is attached thereto; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole; and

WHEREAS, the City Plan Commission, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting the Urban Renewal Plan for the Urban Renewal Area comprising the Program and has certified that the Urban Renewal Plan conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered the report, recommendations, and certification of the planning body; and

WHEREAS, the Local Public Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Program in accordance with the Urban Renewal Plan; and

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the area comprising the Program and the assembling and analysis of the data and information obtained from such studies, surveys and inspections; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the urban renewal area and of the availability of proper housing in the locality for the relocation of individuals and families that may be displaced by the Program and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and the Urban Renewal Plan for the Programs, in conformity with the contracts for financial assistance between the Local Public Agency and the United States of America, acting by and through the Secretary of Housing and Urban Development; and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal activities and undertaking with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin.

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

1. That it is hereby found and determined that the urban renewal area comprising the Program are deteriorated, blighted areas and qualify as eligible areas under Title 45, Chapters 31-33 of the General Laws of Rhode Island, 1956, as amended.

2. That the Urban Renewal Plan for the Program, having been duly reviewed and considered, are hereby approved, and the City Clerk be and is hereby directed to file said copy of the Urban Renewal Plan with the minutes of this meeting.

3. That it is hereby found and determined that where clearance is proposed that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of portions of the urban renewal area comprising the Program.

4. That it is hereby found and determined that the Urban Renewal Plan for the Program conforms to the general plan of the Locality.

5. That it is hereby found and determined that the financial aid to be provided pursuant to the contracts for Federal financial assistance pertaining to the Program is necessary to enable the Program to be undertaken in accordance with the Urban Renewal Plan for the area comprising the Program.

6. That it is hereby found and determined that the Urban Renewal Plan for the urban renewal area comprising the Program will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the renewal of the area by private enterprise.

7. That it is hereby found and determined that the Urban Renewal Plan for the urban renewal area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plan.

8. That it is hereby found and determined that the Program for the proper relocation of individuals and families displaced in carrying out the Urban Renewal Plan in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Plan; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families, are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the area comprising the Program, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

9. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan, (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan, and (c) stands ready to consider to take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.

10. That financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the area comprising the Program to be renewed in accordance with the Urban Renewal Plan for the Program, and accordingly, the proposed Program and the annual increment are approved and the Local Public Agency is authorized to file an application for financial assistance under Title I.

11. That this resolution shall take effect immediately.

ATTEST:

RENEWAL & PLANNING
URBAN REDEVELOPMENT
CLERK
IN CITY COUNCIL
V. Vincent Crespin

IN CITY COUNCIL

JAN 17 1974
FIRST READING
READ AND PASSED

Vincent Crespin
CLERK

APPROVED

MAYOR

Joseph A. Rowley
FEB 14 1974

IN CITY COUNCIL

FEB 17 1974
FIRST READING
READ AND PASSED

Vincent Crespin
CLERK

PRESIDENT

RENEWAL & PLANNING
URBAN REDEVELOPMENT

BY ORDER OF THE
CITY CLERK
FEB 15 1974

FILED
Jul 20 2 20 PM '73
DEPT. OF CITY CLERK
PROVIDENCE, R. I.

READ AND PASSED
FIRST READING
AUG 1 1973
IN CITY COUNCIL

CLERK

REC'D

RECEIVED

RECEIVED

IN CITY COUNCIL

AUG 2 1973

FIRST READING
URBAN REDEVELOPMENT
RENEWAL & PLANNING
REFERRED TO

Concurrence

URBAN REDEVELOPMENT
RENEWAL & PLANNING

THE COMMITTEE ON

APPROVED
WITHOUT
AMENDMENT

APPROVED
WITHOUT
AMENDMENT

Jan 11 1973

*Councilman Lynch
and Councilman Dargatzis, by Request*

NEIGHBORHOOD DEVELOPMENT PROGRAM

URBAN RENEWAL AREA (1)

WEST BROADWAY

RELOCATION ACTIVITY REPORT
AND
GENERAL RELOCATION PLAN

1973-1974

PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE, RHODE ISLAND

RELOCATION ACTIVITY REPORT

1973-1974

I. RELOCATION ACTIVITY PROGRAM

A. ESTIMATE OF ANTICIPATED DISPLACEMENT

The West Broadway Urban Renewal Area is expected to displace seven (7) individuals and eleven (11) families during Action Year Three. A detailed analysis of this displacement may be found in EXHIBIT A.

B. DESCRIPTION OF THE HOUSEHOLDS TO BE DISPLACED

1. Survey Results

A house-to-house survey of all available households within the West Broadway Urban Renewal Area was conducted. Some of the results of this survey are as follows:

(a) Ethnic Distribution

18 white households - 100 %

(b) The Elderly

Four (4) of the households anticipated to be displaced during the Action Year are elderly.

(c) Housing Eligibility

Two (2) households are apparently financially eligible for low-income housing for the elderly. Eight (8) households are apparently financially eligible for other low income housing. Six (6) households are apparently financially eligible for moderate income housing. Two (2) households are apparently ineligible for assisted housing and will relocate within the private market.

2. Special Relocation Problems

No special relocation problems are anticipated, since all of the workload is non-minority, although two (2) households require more than three bedrooms, there is adequate relocation housing available. Experience in second year displacement has shown that many of these families will utilize benefits of the Uniform Relocation Assistance Act to become homeowners.

C. NATURE AND VOLUME OF COMPETING DEMANDS

Anticipated competing demand for standard housing in Providence is shown in EXHIBIT B.

D. DESCRIPTION OF AVAILABLE AND COMMITTED HOUSING RESOURCES (SEE EXHIBIT C)

The Providence Redevelopment Agency certifies that there will be available prior to displacement comparable, decent, safe, and sanitary dwellings, equal in numbers to, and available to all households who may be displaced by LPA activities during the Action Year.

1. Low Income Housing, Elderly

There are two (2) households to be displaced during the Action Year who are apparently eligible for low income housing for the elderly. The Providence Housing Authority has under management 440 units of such housing, plus 500 units of additional elderly housing under construction and expected to be available in the fall of 1972.

2. Low Income Housing, Family

Eight (8) households to be displaced during Action Year Three are apparently eligible for other low income housing. The Providence Housing Authority has 2,532 family units now under management, of which roughly 680 units are vacant. The Housing Authority has made application to HAA to undertake a program of rehabilitation and redesign of many of the units under management, in order to improve their physical condition and appearance.

In addition, the Urban Housing Corporation, a non-profit developer, plans to construct 50 units under the Turnkey Program for sale to the Housing Authority.

There are also presently 89 units of Rent Supplement Housing occupied in Wiggins Village and 50-60 planned to be developed in the University Heights and Mount Hope Projects.

3. Moderate Income Housing

Six (6) households to be displaced during Action Year Three are apparently financially eligible for moderate income housing.

There are presently 22 units of Section 236 housing, 548 units of Section 221(d)(3) housing, and 43 units of Section 235 housing within Providence. Several developers plan to construct or rehabilitate a total of 140-160 units of Section 236 and 70-80 units of Section 235 housing in the City.

4. Private Rental and Sales Housing

Two (2) households to be displaced during Action Year Three are apparently able to afford housing on the private market. The Advance Report of the 1970 U. S. Census of Housing indicates that roughly 3,413 units (a 7.8% vacancy rate) are available for rent, and 187 (a 0.8% vacancy rate) are available for sale, at a given time in the City. According to a report by the Rhode Island Homebuilders Association, 114 new units were under construction in Providence in the first two months of 1972.

5. Effect of Competing Demand on Available Housing.

(a) Total Competing Demand

The competing demand for housing expected to be generated by governmental action consists of eighty-eight (88) households in the Lockwood Street Renewal Project, and thirty-one (31) households within the Code Enforcement Program.

(b) Estimates of Rehousing Needs (see also EXHIBIT B)

(1) West Broadway Displacement

Because a house-to-house survey of all available households within the area was conducted during last year, estimates can be made of the rehousing needs of these households.

(2) Code Enforcement Displacement

It is impossible to reach a satisfactory estimate of the rehousing needs of the Code Enforcement displacement because of the nature of this program. The Code Enforcement displacement will depend on the extent of deterioration and occupancy of each building within the program.

(c) Total Displacement and Resources During the Action Year

By combining the detailed estimates of the housing needs of the displacement from the Upper South Providence Renewal Area First Action Year, and the concurrent displacement from the Lockwood Street Renewal Project, with rough estimates of the housing needs of the displacement from the West Broadway and Code Enforcement Projects, an estimated total of governmental displacement during 1972 can be reached.

Thus, a total of 93 households to be displaced will be apparently eligible for a total of 3,060 existing low income units (with roughly 605 additional units planned); and a total of 99 households will apparently require units of moderate income and/or private market housing from a total of 613 existing moderate income units (with roughly 210-235 planned units) and 3,600 private units vacant at a given moment.

Therefore, no problem is anticipated in locating suitable, comparable, standard housing for all households to be displaced by governmental activity in Providence during this NDP Action Year.

E. RENT ASSISTANCE PROGRAM

Because of the full and complete cooperation of the Department of Social and Rehabilitative Service of the State of Rhode Island and the Providence Plantations, no local rent assistance program is required.

F. ANTICIPATED TEMPORARY RELOCATION

No temporary relocation is anticipated to be required at this time. Extraordinary cases requiring temporary moves will be treated according to the procedures set forth in the General Relocation Plan.

G. Anticipated Displacement of Business Concerns

Four (4) businesses are estimated to be displaced during the Action Year.

No special problems are anticipated in their relocation.

1. Information on Small Business Concerns to be displaced is as follows:

<u>OWNER</u>		<u>ADDRESS</u>
K & F Plating Co.	A.P. 33 - Lot 308	50 Tobey Street
Bobco Inc.	A.P. 33 - Lot 308	50 Tobey Street
J.I. Mfg. Co.	A.P. 33 - Lot 308	50 Tobey Street
Commercial Use	A.P. 33 - Lot 141	9 Courtland Street

APPENDIX 8. GUIDEFORM: ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: <u>12</u> months From <u>5/1/73</u> to <u>7/1/74</u> (month/year) (month/year)	LOCALITY: <u>PROVIDENCE RI</u> LOCAL AGENCY: <u>PROVIDENCE HOUS. AUTHORITY</u> PROJECT NAME AND NUMBER: <u>WEST BROADWAY AREA</u>
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A. PAYMENTS TO FAMILIES AND INDIVIDUALS

Type of Payment	Families		Individuals		Total	
	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>						
1. Actual Moving Expenses	-	\$ -	-	\$ -	-	\$ -
2. Fixed Payment and Dislocation Allowance	11	4400	7	1675	18	6075
3. Total	11	4400	7	1675	18	6075
<u>Replacement Housing Payments</u>						
<u>Homeowners</u>						
4. Differential Payment	4	48000	2	24000	6	72000
5. Interest Payment	4	3000	2	1500	6	4500
6. Incidental Expense Payment	4	1200	2	600	6	1800
7. Total	12	51200	6	25500	18	76700
<u>Tenants and Certain Others</u>						
8. Rental Assistance	4	12100	5	15125	9	27225
9. Transportation Assistance	3	4500			3	4500
10. Total	7	16600	5	15125	12	31725
11. Total (Sum of Lines 3, 7, and 10)	30	75200	18	42370	48	117570

B. PAYMENTS TO BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARMS

Type of Payment	Businesses		Nonprofit Orgs.		Farms		Total	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>								
1. Actual Moving Expenses	3	\$ 15000		\$		\$	3	\$ 15000
2. Actual Loss of Property	-	-					-	-
3. Searching Expenses	4	7300					4	7300
4. Total	4	151300					4	151300
5. Payments in Lieu of Moving and Related Expenses	1	10000					1	10000
6. Total (Sum of Lines 4 and 5)	10	161300					10	161300

C. Total estimate of relocation payments to individuals, families, business concerns, nonprofit organizations, and farms. (Total, Block A, Line 11; plus Total, Block B, Line 6) \$ 278,870

D. Assistance Costs. Estimate of all relocation costs, other than the payments enumerated above, to be included in computing the amount of the Federal grant, contribution or loan for the project. \$ _____

E. Estimate of total settlement costs to be paid to owners whose real property will be acquired for the project. (These are not "relocation costs" or "relocation payments," but are acquisition costs subject to funding arrangements under P.L. 91-646.) \$ _____

HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS	DISPLACEMENT PERIOD: <u>12</u> months	LOCALITY PROVIDENCE R.I.
	From <u>7-73</u> to <u>7-74</u> (month/year) (month/year)	LOCAL AGENCY PROV. RED. AGENCY
		PROJECT NAME AND NUMBER WEST BROADWAY NDP A2-1

A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Nonminority		Negro/Black		American Indian		Spanish-American		Oriental		Other Minority		Total	
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant
<u>Families</u>														
Elderly	1	1											1	1
Other	3	6											3	6
<u>Individuals</u>														
Elderly	1	1											1	1
Handicapped														
Other	1	4											1	4

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

American Indian Negro/Black Oriental Spanish-American White, Nonminority Other

Annual Income	Individuals			Families																
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)								By Bedrooms Required								
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total	
Under \$1000			1																	
\$ 1000 - 1999			2																	
2000 - 2999			1																	
3000 - 3999			1	1	1	1				1		4		1	2			1	4	
4000 - 4999			1			1	1	1				3			1	2			3	
5000 - 5999			1			1						1			1				1	
6000 - 6999					1							1			1				1	
7000 - 7999					1		1					2		1		1			2	
8000 - 8999																				
9000 - 9999																				
10000 - 14999																				
15000 - 24999																				
25000 & Over																				
Totals			7	2	2	3	2	1		1		11		2	5	3		1	11	

[form continued on next page]

C. FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING
 Complete the following table to show number of families and individuals apparently eligible for low-rent public housing.
 Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

Annual Income	Individuals		Families																
	Nonhouse-keeping	Housekeeping		By Family Size (NB. of persons)								By Bedrooms Required							
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000		1																	
\$ 1000 - 1999		2																	
2000 - 2999		1																	
3000 - 3999		1	1	1	1					4		1	2				1	4	
4000 - 4999		1			1	1	1			5			1	2				3	
5000 - 5999					1					1			1					1	
6000 - 6999																			
7000 - 7999																			
8000 - 9999																			
10000 & Over																			
Totals		7	1	1	3	1	1		1	8		1	4	2			1	8	

7/71

Page 2

EXHIBIT A

D

D

D

ESTIMATED CONCURRENT DISPLACEMENT	LOCALITY Providence, R. I.
DISPLACEMENT PERIOD: <u>12</u> months	LOCAL AGENCY Providence Redevelopment Agency
From <u>7/1/73</u> to <u>7/1/74</u> (month/year) (month/year)	PROJECT NAME AND NUMBER West Broadway A2-1

A. ANTICIPATED DISPLACEMENT (Number of Families and Individuals)

Type of Govern- mental Action	White, Nonminority		Negro/ Black		American Indian		Spanish- American		Oriental		Other Minority		Total	
	F	I	F	I	F	I	F	I	F	I	F	I	F	I
HUD-assisted Projects	22	11	14	6									36	17
Local Code Enforcement	6	4	4	4									10	8
Highway Construction														
Other (identify)														
Total													46	25

B. ESTIMATED HOUSING NEEDS (Number of Families and Individuals)

Instructions: To the extent that information is available, indicate the estimated housing needs of families and individuals covered in Block A.

Income Range	Families							Individuals		
	Number of Bedrooms							Type of Unit		
	0	1	2	3	4	5 or more	Total	Nonhouse- keeping	Housekeeping	
									0-br	1-br
Low-Income Rental		6	9	5	3	2	25		9	10
Sales										
Moderate-income Rental		4	3	3	2		12		2	4
Sales			4	1	4		9			
Above Moderate-income Rental										
Sales										

APPENDIX 5. GUIDEFORM: COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months		LOCALITY: PROVIDENCE, RHODE ISLAND										
		From <u>7-73</u> to <u>7-74</u> (month/year) (month/year)		LOCAL AGENCY PROVIDENCE REDEVELOPMENT AGENCY										
Sponsor, Program, and Location		Date of Fund Commitment		Start of Constr. or Rehab.	Completion	Type	In each column, enter number of units							
							Number of Bedrooms							
							0	1	2	3	4	5 ^{1/}		
Providence Housing Authority Housing for the Elderly		Spring 1971		Spring 1971	Fall 1972	Low-Income Rentals	324	162	16					
						Sales								
						Moderate-Income Rentals								
						Sales								
Urban Housing Corp. Turnkey Program South Providence		Application awaiting designation of sites in South Providence Area				Low-Income Rentals	(total of (50))							
						Sales								
						Moderate-Income Rentals								
						Sales								
Mt. Hope Redevelopment Associates Section 236 Mt. Hope Renewal Area		10/71		11/71	9/72	Low-Income Rentals	(20% Rent Supplement)							
						Sales								
						Moderate-Income Rentals		6	10	10	10			
						Sales								
Homes for Hope Section 236 South Providence		Application awaiting designation of sites in South Providence Area				Low-Income Rentals								
						Sales								
						Moderate-Income Rentals		(20-30 Units)						
						Sales								
Urban Housing Corp. Section 235 South Providence		Application awaiting designation of sites in South Providence Area				Low-Income Rentals								
						Sales								
						Moderate-Income Rentals								
						Sales		(15-25 Units)						

Use additional sheets as necessary.

1/ In this column, enter number of units containing 5 or more bedrooms.

APPENDIX 5. GUIDEFORM: COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING	DISPLACEMENT PERIOD: <u>12</u> months	LOCALITY: PROVIDENCE, RHODE ISLAND
	From <u>7-73</u> to <u>7-74</u> (month/year) (month/year)	LOCAL AGENCY PROVIDENCE REDEVELOPMENT AGENCY
		PROJECT NAME AND NUMBER WEST BROADWAY 'A2-1

Sponsor, Program, and Location	Date of			Type	In each column, enter number of units					
	Fund Commitment	Start of Constr. or Rehab.	Completion		Number of Bedrooms					
					0	1	2	3	4	5 ^{1/2}
Build; Inc. Section 235 South Providence	Application awaiting designation of sites in South Providence Area			Low-Income Rentals						
				Sales						
				Moderate-Income Rentals						
				Sales			(6 Units)			
American Belle Corp. Section 235	Information not available at this time			Low-Income Rentals						
				Sales						
				Moderate-Income Rentals						
				Sales			(10 Units)			
University Heights Section 236	N.A.	Spring 1972	N.A.	Low-Income Rentals			(42-5 Units)			
				Sales						
				Moderate-Income Rentals			(98-105 Units)			
				Sales						
C.U.R.E. Section 235 South Providence	Application awaiting designation of sites in South Providence Area.			Low-Income Rentals						
				Sales						
				Moderate-Income Rentals						
				Sales			(25 Units)			
Progress for Providence Section 235	Information not Available at this time.			Low-Income Rentals						
				Sales						
				Moderate-Income Rentals						
				Sales			(11 Units)			

Use additional sheets as necessary.

^{1/2} In this column, enter number of units containing 5 or more bedrooms.

1371.1

APPENDIX 6. GUIDELINES: ESTIMATE OF NONRESIDENTIAL DISPLACEMENT (BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARM OPERATIONS)

ESTIMATE OF NONRESIDENTIAL DISPLACEMENT (BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARM OPERATIONS)		DISPLACEMENT PERIOD: <u>12</u> months										LOCALITY <u>1200</u>			
		From <u>7/1/73</u> to <u>7/1/74</u> (month/year) (month/year)										LOCAL AGENCY <u>Wood River Agency</u>			
												PROJECT NAME AND NUMBER <u>West Brandenburg A-2-1</u>			
Number to be displaced, by minority-group category 1/	Retail, Wholesale		Manufacturing		Services		Nonprofit Organtz.		Farms		Other		Total		Total
	O2/	T3/	O	T	O	T	O	T	O	T	O	T	O	T	
White (nonminority)	1	1	1	4											6
Negro/Black															
American Indian															
Spanish American															
Oriental															
Other															
TOTAL			1	4											6
Number to be displaced by concurrent public activities in locality during displacement period															
1/ Attach statement describing basis for determining minority-group category of the concern, nonprofit organization, or farm, including, where applicable, description of relocation problems that will be addressed with respect to concerns (and others) that employ significant numbers of minority-group persons. 2/ Owner 3/ Tenant															

GENERAL RELOCATION PLAN

A. POLICIES AND PROCEDURES - GENERAL

The Providence Redevelopment Agency (hereinafter referred to as "The LPA") will be responsible for the overall administration of relocation activities in accordance with the policies, procedures and requirements promulgated in the HUD Handbook, "Relocation Policies and Requirements under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; July 1971; HUD-1371.1", and with all subsequent additions, revisions, and changes mandated by HUD. The definitions of terms used in the Handbook shall have the same definition when used herein.

B. RELOCATION AGENCIES

1. Residential Relocation Agency

(a) Name and Description

Under the supervision of the LPA the Division of Family Relocation (a Division of the Department of Planning and Urban Development of the City of Providence) will administer residential relocation activities.

The Family Relocation Service (hereinafter referred to as the FRS) has supervised residential relocation within such Urban Renewal Projects as Willard Center I and II, West River, Point Street, Lippitt Hill, Central-Classical, and Weybosset Hill, plus all Federal highway and City takings for more than three years.

(b) Organization of Residential Relocation Staff

The staff of the FRS consists of a Chief of Relocation; a Casework Supervisor; an intergroup Specialist; an Elderly Specialist; six professionally trained social caseworkers; a qualified housing inspector thoroughly trained in the field and office procedures related to the American Public Health Association Survey; two clerk-stenographers; and a clerk who will serve as a receptionist at the FRS field office and also maintain relocation records.

2. Non-Residential Relocation Agency

(a) Name and Description

Under the supervision of the LPA, the Division of Business Relocation and Management (hereinafter referred to as "the DBRM"), a Division of the Department of Planning and Urban Development of the City of Providence, will directly administer non-residential relocation activities.

Non-Residential relocation activities were originally conducted by the same Division that handled residential relocation, until the DBRM was formed several years ago. Since that time, the DBRM has supervised non-residential relocation activities in such Urban Renewal Projects as Central-Classical, Weybossett Hill, East Side, Mt. Hope, and West Broadway, plus all Federal highway and City takings.

(b) Organization of Non-Residential Relocation Staff

The DBRM staff involved in non-residential relocation consists of the following: the Supervisor of Business Relocation and Management a Management Officer; a Management Aide; a Demolition Inspector and one clerk-stenographer. The Supervisor and the Relocation Officer are both trained and experienced in non-residential relocation procedures and will work with the business concerns to be displaced. These personnel will be available for consultations at Field Offices by appointment.

3. Coordination of Relocation Activities

The FRS and the DBRM act as Centralized Relocation Agencies in that for many years they have been responsible for all relocation resulting from HUD programs, Federal highway, and City activity in the City of Providence. In this capacity they are continuously aware of the relocation workloads of the various projects underway in the City, as well as the various relocation resources.

The staging of various projects in the City will be planned with the assistance of the FRS and the DBRM in order to assure adequate relocation resources for households and businesses anticipated to be displaced. The PRA will also act to encourage, assist, and advise existing or potential developers of new or rehabilitated housing in order to provide additional adequate relocation resources.

C. RESIDENTIAL RELOCATION STANDARDS

1. Housing Resources Policy

The LPA will include as a part of the relocation section of each application for HUD assistance its assurance that, within a reasonable period of time prior to displacement, there will be available comparable, decent, safe, and sanitary, dwellings, meeting LPA standards, at least equal in number to the number of (and available to) all households to be displaced by the program who require replacement dwellings. The LPA will furnish documentation of this assurance which conforms to HUD policies and regulations.

2. Physical and Occupancy Standards for Housing

(a) Physical Standards

All housing units to be referred to displacees will be inspected prior to their listing as resources. In addition, units located by households without FRS assistance will be inspected by the FRS whenever possible (see Section D.3.(e), Housing Inspection).

Only comparable housing (as defined in Appendix 2 of Chapter 1 of the Relocation Handbook) which is decent, safe, and sanitary will be listed by the FRS for referral to displacees.

Decent, safe, and sanitary housing is housing which is in sound, clean, and weathertight condition, in conformance with the Building, Plumbing, Electrical, Fire, and Minimum Standards Housing Codes of the City of Providence and which meets the following criteria:

(1) Housekeeping Units

- i. A unit must include a private, separate kitchen or kitchenette with fully usable sink, and a stove and refrigerator supplied by either the tenant or owner;
- ii. A unit must include a complete, private and separate bathroom;
- iii. A unit must have hot and cold running water in both the bath and the kitchen;
- iv. A unit must have an adequate and safe electrical system for lighting and other electrical services;
- v. A unit must have a central heating system or properly vented space heaters which are capable of maintaining normal heating requirements during winter months;
- vi. A unit must not be dilapidated or require major repairs;
- vii. A unit must be free of rats and other vermin, and of accumulations of refuse, garbage, and debris;
- viii. A unit must have sewer lines which connect to the City sewer system;
- ix. A unit (including those in multi-family structures) must have two means of egress;
- x. No unit which requires extensive repairs will be acceptable for permanent relocation, unless such repairs are made prior to occupancy;

xi. There shall be a window in every room of each unit, except that bathrooms may be mechanically ventilated if such ventilation is deemed adequate and in accordance with existing codes;

xii. The unit, and the public hallways accessory thereto, must have adequate lighting facilities.

(2) Non-Housekeeping Units

i. For non-housekeeping units, all of the above criteria shall apply, excepting (1) i, ii, and iii;

ii. For non-housekeeping units, the kitchen and bath facilities provided shall meet in number and design the requirements set forth in the Housing Code of the City of Providence;

iii. For non-housekeeping units, hot and cold running water must be supplied to each kitchen, basin, and bath facility.

(b) Occupancy Standards

In accordance with the Housing Code of the City of Providence, a unit must be large enough to house the family in adequate proportion to provide privacy and avoid overcrowding. Generally, families of the following sizes will require housing units with the indicated number of bedrooms:

<u>Household Size</u>	<u>Bedrooms Required</u>
1 and 2 persons	1 Bedroom
3 and 4 persons	2 Bedrooms
5 and 6 persons	3 Bedrooms
7 and 8 persons	4 Bedrooms
9 or more persons	5 Bedrooms

Occupancy requirements for specific households will be determined through surveys and interviews with individual households. The age and sex of family members, as well as each household's present occupancy and their desires for relocation housing, will be the final determinants as to bedroom requirements.

3. Ability-to-Pay Standards

The FRS will utilize residential survey data (such as household income, size, indebtedness, etc.), as well as home-visits with individual families to be relocated, in order to determine each families rent-paying or home-purchase price-paying ability.

The FRS will establish overall standards for housing expense-to-adjusted income ratios which will be applied to the relocation of all households.

No family shall be referred to a comparable relocation unit which involves costs in excess of these standards, except by that family's choice.

In order to establish these standards, the FRS will consider the full range of cost-of-living components in Providence, as well as the effect of available relocation payments and other programs on this consideration.

The standards established shall not exceed a ratio of twenty-five per cent of adjusted income to be spent for rent or carrying charges in the purchase of a home.

4. Environmental Standards

Comparable relocation housing must be in a location not subjected to unreasonable adverse environmental conditions, natural or manmade, not generally less desirable than the acquired dwelling with respect to public utilities and services, schools, churches, recreation, transportation, and other public and commercial facilities, and accessible to the displaced person's present or potential place of employment.

The following are examples of adverse environmental conditions: mudslides; open dumps; undermining; flood plains; air pollution odors; smoke, or dust; major air pollution generators; septic tank back-ups or sewerage hazards (including poorly drained soil or polluted drinking water); rodent or vermin infestations; fire hazards; excessive traffic; and high vibration or impact noises.

5. Equal Opportunity Standards

All relocation housing used in the FRS housing listings and for referrals to relocatees must be demonstrated to be open to all, regardless of race, color, religion, or national origin, in a manner consistent with Title VIII of the Civil Rights Act of 1968, and available without discrimination based on source of income (e.g., welfare).

The LPA will require that all real estate owners, brokers and agents must certify in writing to the LPA that their real estate activities comply with all Federal and State Fair Housing Laws, and that their listings are available without discrimination based on source of income.

D. RESIDENTIAL RELOCATION ASSISTANCE ADVISORY PROGRAM

1. Surveys to Determine Relocation Needs

(a) Planning Surveys

Interviews will be conducted with all available families and individuals within each area proposed for LPA activity at the earliest possible time during the planning phase of that activity. These surveys will gather information necessary to plan for housing and other accommodation needs, as well as counselling needs. Information to be gathered includes household size and composition, age, estimated gross income, rent, tenure, present housing characteristics, housing needs, type of employment, etc.

(b) Additional Surveys

Additional house-to-house surveys of the properties to be acquired will be conducted by the FRS staff at the time of the beginning of LPA activity in that area. These surveys will bring up to date the information gathered in the original survey, and will also be diagnostic surveys, designed to determine the need for programs of social service counselling, guidance, assistance, and referrals to appropriate social service and other agencies. The social service segment of the survey will be planned by the FRS with the assistance of appropriate local public and quasi-public social service agencies. The results of this segment of the survey will be evaluated by the FRS and other participating agencies in order to design effective FRS activities and to establish specific programs and referral procedures. In order to avoid duplication, the FRS will coordinate its survey activity with other public and quasi-public agencies.

2. Informational Program and Site Office

(a) General

The FRS will conduct an informational program designed to inform all site occupants of the nature and scope of the relocation program to be conducted, relocation services to be offered and of the types and amounts of relocation payments for which they might be eligible. Regular personal contact, at an office or by visits to resident's homes, will continue to be the most important and effective method of informing site occupants of a project.

(b) Publicity and Public Meetings

The press and other local news media will be kept informed of the progress of all relocation programs, and of such elements of these programs as relocation methods, payments, procedures, etc.. The media will be asked to continue to cooperate with the LPA by regularly publishing such articles.

Site residents will also be informed of all relevant public hearings, and public meetings will be held at which the Chief of Relocation and the staff will answer questions concerning the Project and relocation procedures.

(c) Informational Letters

Informational material will be delivered to all site occupants at various times during the course of an individual program. Notices outlining the project, describing the general plan, and explaining the survey procedure will be distributed prior to all surveys that are undertaken. Other informational material will be distributed in the case of program changes, or other significant developments during the course of the program.

Informational statements will be delivered to all site occupants at the time of Federal approval of a contract with the LPA. These statements will include at least the following elements:

- (1) a complete description of the nature and types of activities which will be undertaken, including delineation of clearance, rehabilitation, conservation, and code enforcement areas;
- (2) an indication of the availability of relocation payments, including the types of payments, the general eligibility criteria for residential occupants, and a precaution that premature moves might make persons ineligible for benefits;

- (3) a statement indicating that no person lawfully occupying property will be required to move without at least 90 days written notice;
- (4) a map, with a clear explanation, showing the boundaries of the project area;
- (5) a statement of the purpose of the relocation program with a brief summary of the services and aids available;
- (6) assurance that households will not be required to move before they have been given an opportunity to obtain housing which meets the LPA standards, except through eviction proceedings;
- (7) encouragement to site occupants to visit the relocation office, to cooperate with the relocation staff, to seek their own standard rehousing accommodations, and to notify the relocation office prior to their move;
- (8) a brief description of the LPA's standards concerning relocation housing;
- (9) a copy of the HUD pamphlet "Fair Housing - What it means to You", which describes Federal fair housing laws and Executive Orders, and a copy of a Rhode Island Commission on Discrimination pamphlet concerning State fair housing laws;
- (10) a statement that the FRS will provide assistance to households in obtaining housing of their choice, including assistance in the referral of their complaints of discrimination to the State Commission on Discrimination;
- (11) a summary of the LPA's eviction policy;
- (12) a statement that a code enforcement program is in effect in Providence and that, if a household moves to a substandard housing unit, it may be inconvenienced when action is taken to upgrade the unit to code standards;

- (13) the address, telephone numbers, and hours of the Relocation Office;
- (14) and a statement that households will be assisted in applying for government-assisted housing and that FHA Form 3476 will be provided to displaced households to indicate their priority for certain types of housing.

(d) Field Office

The FRS will establish a Field Office within each Project Area, which will be staffed by trained personnel before relocation commences.

The office will keep regular office hours (8:30 a.m. to 4:30 p.m.) or at other times by appointment. The location of the office and a schedule of office hours will be publicized by the press, through notices and newsletters, and by personal contact with site occupants.

All site occupants will be advised and encouraged to visit the office in order to assure that they receive the maximum benefits for which they are eligible.

3. Development of Relocation Resources, Listings, Referrals, Inspection of Relocation Housing and Assistance in Obtaining Housing

(a) Development of Relocation Resources

The LPA and the FRS will actively promote the development and rehabilitation of relocation housing units. They will act to have developed within the City such housing as is needed for relocation resources, in relation to their knowledge of existing housing stock and the needs of displacees, and in accordance with their knowledge of the timing constraints programmed in activity staging plans.

In order to accomplish this, the LPA will assign staff to contact, assist, advise, and cooperate with all local housing developers, including limited-profit, and non-profit corporations, and any other

organizations or persons as are potential sponsors of new housing construction or rehabilitation.

(b) Listings

(1) Low-Income Housing

The Providence Housing Authority will list all available existing units with the FRS and will notify the FRS as units become vacant.

(2) Private Housing

Homeowners, landlords, real estate agents, housing developers, and managers of apartments will be encouraged to list all vacancies with the FRS. Real estate ads in the local newspaper will also be listed and screened by the staff. The FRS will be in constant touch with the Providence Real Estate Board, the Urban League, churches, utility companies, household moving firms and hand delivery companies, and all other source of information with regard to possible vacancies, will go out into the various neighborhoods and seek out housing that may not be advertised other than by a sign on the premises, and will maintain lists of all FHA- and VA-acquired properties for sale or for rent. Each vacant unit will be inspected prior to listing it as a relocation resource to insure its compliance with all standards for relocation housing including prior assurances of compliance with Fair Housing Laws (see Section C.5.)

An index file has been instituted and will be continued to file listings of units meeting all of the above-listed criteria. These listings will indicate availability, prices, and rentals of the housing units, and will be continually updated by the FRS.

(c) Referrals

(1) Compliance with LPA Standards

All units listed with or by the FRS will be inspected by FRS or Building Department staff to determine compliance with LPA standards as set forth in Section C.2. Only units in compliance will then be referred to relocating households, in reasonable accordance with each household's needs, desires, ability to pay, size, etc.

(2) Private Market Referral Procedures

- i. Listed units which meet the FRS standards for occupancy will be referred to displaced households according to their needs and desires as determined by interviews and meetings with the staff.
- ii. Referrals will be based on needs and preferences determined by surveys and meetings with site residents. The referral procedure will be essentially one of personal contact and assistance by the FRS staff. Those individuals and families who expect to relocate in the private housing market will be notified of vacancy listings by the FRS and arrangements will be made for the inspection of the vacancy by the individual or family. Transportation will be provided for the inspection, and a member of the staff will accompany the individual or the family, if these services are requested, or if they are deemed advisable.

iii. The FRS will continue to provide further referrals when the reasons for a family's rejection of a housing unit are reasonable or when they are unable to obtain the unit.

Complete and accurate records of referrals of individuals and families, and the results thereof, will be maintained in the Site Occupant Relocation Record.

iv. The FRS will continue to carry out this same referral procedure for households who have been temporarily relocated.

(d) Referrals to Assisted Housing Units

(1) Priority of Admission

The Providence Housing Authority and all developers of FHA-assisted sales and rental housing have granted or will be encouraged to grant first admission priority to households displaced by governmental action.

(2) Application Assistance

The FRS will assist all households in making applications for housing to the Housing Authority or to FHA-assisted sponsors. Such assistance will include referral by the FRS of the names of possibly eligible households to the Tenant Selection Office of the Providence Housing Authority; providing application forms; aid in locating required documents, such as birth certificates, death certificates, income documentation, etc.; and provision of transportation to inspect available housing units, with the company of FRS staff if requested or if deemed necessary.

(e) Inspection of Relocation Housing

- (1) Inspection will be made by the FRS of each dwelling unit proposed for referral to relocatees, with the exception of low-income housing or of housing approved for FHA or VA mortgage insurance, to see that it complies with the physical standards set forth in Section C.2. In addition, the inspection will verify that the unit is not slated for clearance in any project, or by other governmental activity, and is not in a blighted or deteriorating area not expected to be improved within a short period of time. Only units which meet these criteria will be listed by the FRS as a relocation resource.
- (2) The inspection of units of self-relocatees will be performed by the FRS prior to the move when possible, or within thirty days after the family has been rehoused, if the dwelling is found to be substandard, the family will be considered to have been temporarily relocated and will be so informed, and will be retained on the Vacancy Referral List. Unless further assistance is refused, the family will be given continued aid in finding a standard dwelling.
- (3) The FRS has established a well-coordinated program involving itself, the Division of Code Enforcement, and the Department of Building Inspection. Through this program, code violations detected by the FRS housing inspector are referred to these agencies for enforcement and correction. The FRS is informed when a unit's deficiencies have been corrected.

(f) Assistance in Obtaining Housing

(1) Problems Encountered by Relocatees

Households seeking relocation housing will be advised to refer to the FRS any problems they experience in obtaining housing. The FRS will assist in resolving any such problems that may arise, regardless of whether the household was referred to the housing unit by that agency.

(2) Information on Available Housing

The FRS will add available vacant units to, and will remove occupied units from, the listings as soon as it is informed of them. The FRS will also act to insure that relocatees are informed of listings changes as soon as possible after changes are made, to assist households in being able to consider the widest range of available housing units.

(3) Assistance to Prospective Homeowners

The FRS will provide assistance to prospective homeowners in obtaining mortgage financing, including aid in the preparation and submission of purchase offers, obtaining credit reports, and verifying employment where this is necessary to effect the purchase. The FRS will arrange appointments and provide transportation for households who wish to discuss various home financing plans with local offices of lending institutions or the FHA. It will also aid in making any other arrangements with lending institutions to facilitate the obtaining of loans, particularly for minority group and low-income households. Households who desire to become homeowners will be advised of their priority to purchase HUD-acquired properties.

(4) Homeownership Counseling

The FRS will provide counseling to prospective homeowners in accordance with HUD guidelines under Sections 235 and 237 of the National Housing Act. If necessary, requests for assistance will be made of the Housing Counselor in the HUD Area office.

(g) Tracing Self-Relocates

The FRS will make every possible effort to trace any families or individuals who might have moved without notification of a new address. Sources of information to be utilized will include: U.S. Post Office service, utility companies, governmental agencies, churches, the Board of Education, etc. A record of tracing efforts will be kept. Upon finding a relocatee, the staff will follow the same procedures outlined for relocation in this report, including housing inspections (and referrals in the case of substandard units) and delayed relocation claims where required, except where a relocatee has voluntarily moved a substantial distance outside the City and the cost of tracing and inspection is unwarranted.

4. Housing Discrimination Complaints

In cases in which a household alleges its inability to rent or buy a replacement dwelling because of discriminatory practices relating to race, color, creed, sex, or national origin, the FRS will provide the household with Form HUD-903, Housing Discrimination Complaint, and will refer such cases to the Rhode Island Commission Against Discrimination for conciliation or prosecution.

In cases in which a household alleges discrimination on the basis of income (e.g. welfare recipients), the FRS will report each case to the Department of Social Rehabilitative Services for their investigation and action.

The FRS will judge in each such case whether housing units owned, operated, managed, or listed by the real estate agent, broker, owner, manager, or developer involved should be removed on the basis of discriminatory practices from the FRS listing of available housing for referral to displaces. In no case will listings be continued for referral when the real estate agent, broker, owner, or developer is found by due process to have unlawfully discriminated, until such agent, broker, owner or developer has made adequate demonstration to the FRS that its unlawful discriminatory practices have stopped.

5. Local Subsidies or Rental Assistance Program

The Department of Social and Rehabilitative Services of the State of Rhode Island and the Plantations of Providence has assured the FRS that it is particularly concerned with the provision of adequate housing and that it will cooperate to the greatest possible extent with the FRS and the Providence Housing Authority by providing financial assistance to all households who require such assistance and are eligible. To this end, that Department has waived its maximum permissible rental payments in the case of large households, and may subsidize mortgage payments for the purchase of housing by large, low-income households. Therefore, no local subsidies or rental assistance programs are anticipated.

6. Social Service Assistance

The FRS maintains a staff of several social caseworkers, a Casework Supervisor, all professionally trained, as well as an Intergroup Specialist and an Elderly Specialist. This staff works in conjunction with various private and public social agencies throughout the City and State.

All families and individuals will be provided with easy access to needed social services and counseling both prior to and subsequent to relocation. Necessary services and counseling shall also be made available to those residents who do not move, whenever the need exists.

Social services will be designed to meet individual needs, and programs of services will be established for common or widespread needs. Such services will include aid and counseling in such areas as job training, job placement, educational, financial, health, psychological, and legal needs.

Special programs will be continued or instituted, such as:

- (a) a specialized program for elderly displacees, in which the FRS utilizes the services of a specially trained social caseworker who works exclusively with elderly displacees within LPA projects. The development of close liaison with the Rhode Island Commission on Aging, the Providence District Nursing Association, and various other medical and social organizations, permits the FRS' elderly specialist to offer needed additional social and health services to our aged clients; and
- (b) a program for referring handicapped site occupants to the Rhode Island Bureau for the Handicapped so that they may avail themselves of the special services the Bureau offers.

The special programs for minority group residents of project or program areas which have been developed by the LPA and the staff intergroup Specialist, in connection with the LPA's renewal efforts, will be continued so as to provide more frequent and individual attention to the problems of these households.

7. Methods for Determining Assistance to be Provided to Occupants of Properties Adjacent to Project Areas

Project area boundaries will be drawn wherever possible along major streets which generally define neighborhoods, thereby reducing impact of the program on adjacent areas. Boundaries will also take into account the built-up density and structural conditions of adjacent areas, in order to avoid the isolation of occupants adjacent to project boundaries.

The FRS will, however, interview occupants of adjacent properties where it is possible that such occupants might suffer substantial economic injury, or threat to their health or personal safety as a result of the project.

This interview will be designed to determine the types of assistance which the FRS might give them to reduce the Project's impact.

Also, if an occupant of property adjacent to the Project Area states that he is suffering such injury or threat of injury, the FRS will review the case to determine the nature of the Project's impact, and to determine the type of assistance it could provide.

Assistance to be given may include the provision of physical safeguards within the Project Area (such as barriers around or bridges over open holes or trenches); assistance in locating adequate replacement accommodations, if the occupant desires to relocate; or any of the various social programs as may be related or necessary.

E. NON-RESIDENTIAL RELOCATION ASSISTANCE ADVISORY PROGRAM

1. Surveys to Determine Relocation Needs

(a) Planning Surveys

Interviews will be conducted by the Division of Business Relocation and Management with all available business concerns and non-profit institutions located within each area proposed for LPA activity at the earliest possible time during the planning phase of that activity.

These surveys will be designed to determine the characteristics of each concern which would relate to its possible relocation. These characteristics would include tenure, space requirements, number of employees, relocation plans, location preferences, etc.

(b) Additional Surveys

Additional surveys will be made of all occupants of properties to be acquired at the time of the beginning of LPA activity in that area. These surveys will bring up to date the information gathered in the original surveys, and will be more detailed in regard to the specific situation and relocation factors of each concern to be relocated.

2. Informational Program and Field Office

(a) Informational Program

The informational program for non-residential concerns will be carried out in the same manner as the program for households, as described in Section 4B above. A separate informational letter for non-residential occupants will be delivered to all non-residential site occupants by the DBRM at the time of Federal approval of a program contract with the LPA. This letter will include at least the following elements:

- (1) a complete description of the nature and types of activities which will be undertaken, including delineation of clearance, rehabilitation, conservation, and code enforcement areas;
- (2) an indication of the availability of relocation payments, including the types of payments, the general eligibility criteria for non-residential occupants, and a precaution that premature moves might make concerns ineligible for benefits;
- (3) a statement indicating that no concern lawfully occupying property will be required to move without at least 90 days written notice;

- (4) a map, with a clear explanation, showing the boundaries of the project area;
- (5) a statement of the purpose of the non-residential relocation program with a brief summary of the sources and aids available, including a statement that the DBRM will provide maximum assistance in locating non-residential relocation resources and consultations with the Small Business Administration;
- (6) encouragement to site occupants to visit the Relocation Field Office, to cooperate with the relocation staff, to seek their own relocation accommodations, and to notify the relocation office prior to their move;
- (7) a statement that the DBRM will provide assistance to concerns in obtaining locations of their choice, including assistance in the referral of their complaints of discrimination to the State Commission on Discrimination.
- (8) a summary of the LPA's eviction policy;
- (9) the address, telephone numbers, and hours of the Relocation Field Office.

(b) Field Office

The Field Office established by the FRS will also be utilized by the DBRM. Even before relocation takes place, DBRM staff will be available at these offices, full-time or by appointment, to assist non-residential concerns in relocation procedures and problems. The location of these offices will be publicized as described in Section D.2.(d) above.

3. Services to be Provided to Non-Residential Concerns

(a) Consultations

Representatives of the DBRM will periodically visit or call non-residential concerns being displaced in order to consult with them regarding their relocation. These consultations will keep up to date the information gathered in earlier surveys or consultations, and will enable the DBRM and these concerns to exchange information on new non-residential listings, listings found to be unsuitable by the concern, and other opportunities or problems involved.

(b) Current Information on Relocation Sites and Referrals

(1) Gathering Information on Relocation Sites

The DBRM will be responsible for assembling data relating to relocation sites for non-residential concerns.

i. General Data

The DBRM will continuously collect current information on the availability, costs and floor size of comparable relocation sites. It will do this through a systematic review of all advertised vacancies; direct appeals through agents, brokers and the news media for vacancy listings; and the cooperation of the Providence Real Estate Board, utility companies, moving firms, etc., for notification of vacancies.

ii. Economic Information

Whenever, and as often, as it is deemed necessary and feasible by the DBRM, specialists within the DBRM, or consultants, will conduct a study and compile data relating to the various economic and growth potential factors of non-residential vacancies and building sites. The study will include such elements as property values, growth potentials,

zoning ordinances, and other general and economic information concerning individual sites and/or areas within the City and the surrounding area. This study would be augmented or replaced by any related factors of a Land Utilization and Marketability Study, or Economic and Market Analysis Study, which may have been conducted for a project or program.

(2) Listings and Referrals

i. Listings

The DBRM will maintain an up-to-date file of all known and potential non-residential vacancies and sites for referral to relocating concerns. These listings will include all available information concerning each potential location and the results of whatever economic studies may have been conducted.

ii. Referrals

Relocating concerns will be notified of available locations which are comparable and suitable by providing them, in person or by mail, with copies of the relevant listing sheets. The DBRM will also assist, through consultation with the relocating concern, in other considerations or discussions of sites. In the course of these referrals and consultations, the DBRM will avoid involvement in or interference with the relocating concern's daily operation or its decisions.

(3) Referrals to the Small Business Administration

When desired by the relocating concern, or deemed advisable by the DBRM, the Small Business Administration (SBA) will be requested to render managerial and technical assistance to relocating businesses. The DBRM will furnish the SBA with a complete listing of business

concerns anticipated to be displaced or otherwise affected by LPA activity. This listing will include the names, addresses, types of businesses, and will identify the principal owner or responsible representative.

F. EQUAL OPPORTUNITY IN HOUSING

In its relocation activities the FRS will take an active role in providing displaced households maximum opportunities of selecting replacement housing within the City's total housing supply; lessen racial, ethnic, and economic concentrations; and facilitate desegregation and racially inclusive patterns of occupancy and use of public and private facilities. All provisions and guarantees provided for in Title VIII of the Civil Rights Act of 1968 will be adhered to.

To these ends, the FRS will:

1. continue its cooperation with the Urban League of Rhode Island and the Mayor's Human Relations Commission and other groups in an effort to focus the attention of the entire community on the complex problems of minority groups and relocation;
2. utilize the services of the FRS intergroup Specialist to continue existing programs and develop new programs in coordination with local civic, religious and professional organizations which will be designed to assist minority households in utilizing available services and housing resources;
3. continue the FRS program of visiting minority households more frequently than others in order to understand the needs of these households and to provide appropriate services and programs to assist them in securing housing of their choice;

4. make full use of all low-income and moderate-income Public Housing and FHA- and VA-owned or developed housing, as well as multiple listing services, and normal real estate management and brokerage services;
5. inform households of housing opportunities in non-traditional neighborhoods and assist them in becoming familiar with the accustomed to these neighborhoods;
6. have staff members or other persons assist and accompany households in making arrangements to visit and in visiting broker's offices and housing unit referrals in non-traditional neighborhoods;
7. establish such additional techniques and programs as may seem necessary, possible, or timely.

G. LPA GRIEVANCE PROCEDURE

The LPA will establish procedures with the assistance of interested relocatees, to provide for review of relocatees' grievances as to eligibility for, amounts of, or schedules used in the determination of relocation payments when HUD policies and procedures are promulgated. The LPA policy is that such grievances should receive a full and fair review by the LPA, with provision for redetermination by HUD.

H. PROCEDURES FOR RESIDENT INVOLVEMENT

Through Project Area Committees, and similar bodies, the LPA involves project or program area residents extensively in the development, publicizing, and execution of project and program plans. This involvement includes considerations as to amount and location of displacement, amount and nature of relocation resources, and the acceptability and workability of the relocation plan.

The LPA will establish such additional or different procedures as are mandated by HUD in the future, in relation to direct resident involvement in the formulation and establishment of specific relocation plans and procedures.

I. PROCEDURES FOR MAKING RELOCATION PAYMENTS

1. Eligibility

Relocation payments will be made to all eligible project or program area occupants under the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and in accordance with the policies, procedures, and requirements promulgated by HUD.

2. Notification to Persons in Area

The LPA will notify, in person or by mail at the earliest possible time, all households and non-residential concerns who may be displaced by project or program activities of the availability of relocation payments, the office where detailed information about the program may be obtained and the dates governing eligibility for the payments.

3. Assistance in Making Claims

Upon request of a claimant, the LPA will provide assistance in the preparation of claims for relocation payments.

4. Time Limit for Submission of Claims

Claims for relocation payments (other than claims for a Replacement Housing Project for Homeowners) must be submitted by the displaced family, individual, business concern, or non-profit institution within six months of the date of the claimant's displacement.

A claim for a Replacement Housing Payment for Homeowners may be submitted within six months following purchase and occupancy of a standard replacement home.

5. Review

(a) Determining Eligibility

The LPA will be responsible for determining the eligibility of a claim for, and the amount of, payment in accordance with HUD regulations and procedures. Once the final determination is made, there will be no adjustment of the amount for any reason unless an error is detected, or the LPA is directed by HUD, or a court, to make an adjustment as a result of a review of a claimant's grievance.

(b) Ineligible Claimants

Ineligible claimants shall be given written notice of the reasons for rejection of a claim. If ineligibility is solely because of a move to substandard housing, a claimant will be so notified and given time (tenants, 90 days, and owners, up to one year) in which to either move to a suitable standard dwelling unit or bring the unit into conformance with the FRS relocation standards.

(c) Relocation Payments Documentation

The LPA will maintain in its files complete and proper documentation supporting the determination made with respect to each claim. The determination will be made or approved by the Executive Director of the LPA or his duly authorized designee.

6. Prior HUD Approval

If a claim for a relocation payment for a household, business, or non-profit institution exceeds or may exceed \$10,000, written concurrence must be obtained from HUD before the LPA may make payment in whole or in part.

7. Payment of Claims

(a) Timing of Payment

A payment will be made by the LPA as promptly as possible after a claimant's eligibility has been determined. Advance payments may be made in hardship cases if the LPA determines such advances to be appropriate (e.g., the claimant needs money for security deposits on a replacement dwelling).

(b) LPA Setoff Against Claim

In instances where otherwise eligible claimants have unpaid financial obligations to the LPA, the LPA may set off these obligations against the claimant's relocation payments. All HUD policies and procedures will be observed in any setoff action.

8. Procedures to Avoid Duplicate Payments.

Not Applicable. Rhode Island Laws of eminent domain do not include provisions for relocation payments similar to those mandated by HUD.

9. Payments Not to be Considered as Income

HUD regulations provide that relocation payments are not to be considered as income for Federal income tax purposes or for determining eligibility or extent of eligibility of a person under the Social Security Act or any other Federal law. For eligibility for HUD-assisted housing programs, including but not limited to low-rent public housing, these payments shall not be considered as assets.

10. Residential Relocation Payments

All residential relocation payments will be made in accordance with the regulations, guidelines, and procedures promulgated by HUD, pursuant to the Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970.

(a) Moving Expenses

A household may choose to claim either reimbursement for actual moving and related expenses, or a fixed payment with a dislocation allowance.

(1) Real Moving Expenses

Reimbursement for real moving and related expenses will be made in an amount equal to the claimant's eligible expenditures.

(2) Fixed Payment and Dislocation Allowance

Households which choose to claim a fixed payment in lieu of reimbursement for real moving expenses may be paid the total of:

- i. an amount, not to exceed \$300, to be determined in accordance with the Federal Highway Administration-approved Moving Expense Schedule for the State of Rhode Island (which will be submitted separately); and
- ii. a \$200 dislocation allowance.

(b) Replacement Housing Payment for Homeowners

Displaced homeowners who choose to purchase and occupy a comparable, standard replacement dwelling, may be eligible to receive an amount not to exceed \$15,000. This payment will include:

- (1) a factor equal to the difference between the LPA's approved purchase price for the on-site dwelling and the real or average price for a comparable, standard replacement dwelling;

(2) a factor to compensate for the present worth of any loss of favorable mortgage financing; and

(3) a factor to compensate for any eligible incidental expenses.

The HUD Form, "Schedule of Average Prices of Comparable Sales Housing in Locality," will be prepared and approved by the LPA and will be submitted separately.

(c) Replacement Housing Payments for Tenants and Certain Others

Displaced tenants and certain other displaced households may be eligible for a payment which is designed to assist the displaced in renting or purchasing comparable, standard dwelling units.

This payment may not exceed \$4,000 and may be equal to:

(1) For a Tenant or Homeowner who Chooses to Rent Replacement Housing-

The difference between a tenant's on-site rental costs for a suitable, standard dwelling unit in the Providence area to be determined for a period of 48 months (the HUD Form, "Schedule of Average Prices of Comparable Rental Housing in Locality," will be prepared and approved by the LPA, and will be submitted separately);

(2) For a Tenant who Chooses to Purchase Replacement Housing - The

amount of the down payment required of, and the incidental expenses incurred by, the tenant who elects to purchase (in this instance, however, the claimant must match, dollar for dollar, any part of a claim for more than \$2,000); or

- (3) For a Homeowner Temporarily Displaced as a Result of Code Enforcement or Voluntary Rehabilitation - The difference between the economic rent of the homeowner's dwelling unit and the average rental costs for a suitable, standard dwelling unit in the Providence area, to be determined for the period of the homeowner's displacement, but for not less than three months.

11. Non-Residential Relocation Payments

All non-residential relocation payments will be made in accordance with the regulations, guidelines, and procedures promulgated by HUD, pursuant to the Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970.

Eligible businesses may choose to claim either reimbursement for real moving and related expenses, and real property loss, or a fixed payment in lieu of real moving expenses. The fixed payment will not exceed \$10,000.

Eligible non-profit institutions may claim only actual moving and related expenses and real property loss.

J. CONDITIONS UNDER WHICH TEMPORARY RELOCATION MAY BE REQUIRED AND STANDARDS WHICH WILL APPLY

1. General

Temporary relocation will be offered site occupants only when absolutely necessary to alleviate hardship, when adequate permanent relocation housing is not available at the time of displacement, and/or when the project plan anticipates moves back into completed accommodations within the project area. Except in cases of dire emergency, no temporary relocation will be undertaken without prior HUD approval. Temporary relocation, if required, will not diminish the obligation of the FRS in regard to assisting the household locate permanent standard housing. Temporary relocation will not be less

desirable in character than the dwelling or room vacated by the site occupant, and it shall be in, and be maintained in, a safe and habitable condition until permanent relocation is accomplished.

2. Conditions under which Temporary Relocation may be Considered

(a) Households

(1) Reasons for Considering Temporary Relocation

Temporary relocation will only be undertaken when the move is necessitated: by an emergency; by a situation where a household is subject to economic hardship or conditions hazardous to health or safety; in extraordinary situations where the absence of a temporary move would substantially delay the progress of the project or program; or when the HUD approved project plan anticipates moves back into completed accommodations in the project or program area.

(2) Condition of Housing

The temporary housing must meet all of the standards set forth in Section C.2. as to condition, cost, location, etc.

(3) Time Limit of Temporary Relocation

Temporary relocation will only be undertaken when the FRS can make assurances to HUD that there will be acceptable replacement housing available to the displaced household within twelve months of the temporary move, or such longer period as HUD may approve upon request (or as part of the project plan).

(4) Assurances to Households

Prior to a temporary move, the FRS will provide each affected household with written assurances that:

- i. Replacement housing meeting all FRS standards and the household's needs will be available at the earliest possible time, but in no event any later than twelve months from the time of the move (or whichever longer period HUD might have approved);
- ii. During the period of its temporary relocation, the FRS staff will continue to visit the household regularly to offer services and referrals, until the household relocates permanently;
- iii. Replacement housing will be made available, on a priority basis, to the household which will be temporarily rehoused;
- iv. The temporary relocation will not affect a claimant's eligibility for relocation payments, nor deprive him of the same choice of replacement housing units that would have been made available had the temporary move not been made;
- v. If the project plan anticipates moves back into accommodations within the project or program area, the household being temporarily displaced will be given priority opportunity to obtain such housing accommodations.

(b) Business Concerns and Non-Profit Organizations

(1) Reasons for Considering Temporary Relocation

Temporary relocation will only be undertaken when the move is necessitated by an emergency: by a situation where the business or non-profit organization is subject to economic hardship, or to

conditions hazardous to the health or safety of its employees; or in extraordinary situations where the absence of a temporary move would substantially delay the progress of a project or program; or when the HUD approved project plan anticipates moves back into completed accommodations in the project or program area.

(2) Assurances

If the project plan so provides, the LPA will provide written assurances to each affected business concern or non-profit organization prior to a temporary move, that accommodations will be available within the project or program area.

3. Agency Documentation of Temporary Relocation

In support of a request for HUD approval for the temporary relocation of a household or non-residential concern, which request will be made in all but emergency situations, the LPA will submit at least the following information to HUD Area Office:

- (a) an explanation of the necessity for the temporary move;
- (b) the estimated duration of the temporary occupancy;
- (c) in the case of a household: (1) a copy of the written assurance which will be provided to the household; and (2) evidence that the household agrees to make the temporary move;
- (d) in the case of a non-residential concern: the estimated cost of the move and any other pertinent information justifying the expenditure of funds for the move.

4. Relocation Payments for Temporary Relocation

The household or non-residential concern being displaced can request to be paid by the LPA under any relocation payment provision at the time of either the temporary move or the permanent move. The payment for the other move

must be limited to the total real moving expenses for that move.

K. TERMINATION OF RELOCATION ASSISTANCE

The LPA will provide assistance to households and non-residential concerns until permanent relocation has been successfully achieved and all relocation payments have been made. In general, the only circumstances under which the LPA's obligation ceases are the following:

1. The Family or Individual has Moved to a Suitable Standard Permanent Replacement Dwelling and has received all necessary assistance and payments;
2. All Possible Efforts to Trace a family or individual have failed;
3. The Family or Individual has Moved Out of the City and even though the address is known, it is not feasible to inspect the dwelling because of the distance, but nevertheless, payments to which the person is entitled have been made;
4. The Family or Individual Moves to Substandard Housing and has refused reasonable offers of additional assistance in moving to a suitable standard dwelling;
5. The Business Concern, or Non-Profit Organization has received all assistance and payments to which it is entitled, and has either been successfully relocated or ceased operations;
6. The Site Occupant Refuses to Accept One of a Reasonable Number of Offers of accommodations meeting the LPA's relocation standards. (In the case of continuous refusal to admit a relocation interviewer who attempts to provide assistance, visits the site occupant at reasonably convenient times, and has, whenever possible, given notice of his intention to visit the site occupant, the local agency shall write, telephone, or take other reasonable steps to communicate with the site occupant before terminating assistance.)

L. EVICTION POLICY

Site occupants will be evicted only as a last resort. Eviction in no way affects the eligibility of evicted displaced persons or non-residential concerns for relocation payments. Every effort shall be made to prevent eviction by a private landlord. LPA relocation records will be documented to reflect the specific circumstances surrounding the eviction from LPA-acquired property. Eviction shall be undertaken only for one or more of the following reasons:

1. The Failure to Pay Rent except in those cases where the failure to pay is based upon the LPA's failure to keep the premises in habitable condition;
2. Maintenance of a Nuisance or use of the premises for illegal purposes;
3. A Material Breach of the rental agreement;
4. Refusal to Accept One of a Reasonable Number of Offers of accommodations meeting the LPA's relocation standards;
5. The Eviction is Required by State or Local Law, and cannot be prevented by the LPA.

M. RELOCATION RECORDS AND REPORTS

The LPA will keep up-to-date records on the relocation of all site occupants. These records shall be retained for HUD inspection and audit for a period of three years following completion of the project or program or the completion of the making of relocation payments, whichever is later. The LPA will also maintain and submit to HUD periodic progress reports on relocation.

1. Relocation Record

The LPA will develop and maintain a relocation record, beginning with the information secured during the first interview to assess the needs of the displaced occupant. A separate record shall be prepared for each family, even though the family may not be maintaining a separate household; each individual maintaining a self-contained housekeeping unit, or a non-

housekeeping unit; and each business concern and non-profit organization. The record shall contain all data relating to relocation of the displaced occupant, including the nature and dates of services that are provided, the type and amount of relocation payments made, and the location to which those displaced are relocated, including a description and/or inspection certificate for the accommodations.

2. Relocation Reports

The LPA will submit periodic reports on relocation progress, including information on type and amounts of relocation payments made and the accommodations to which persons have relocated. Appropriate HUD forms will be used to make these reports.

N. LPA EVALUATION OF RELOCATION

1. Periodic Evaluation

The LPA shall periodically evaluate the relocation advisory assistance program to gauge its effectiveness in assisting persons affected by the programs or projects it administers. In evaluating the relocation program, the LPA will consider both the quality and quantity of services provided. The following factors are amongst those which will be considered:

- (a) The Effectiveness of Relocation in Upgrading the housing and overall environmental conditions of persons displaced;
- (b) The Extent of Resident Involvement in Planning and execution of the relocation program;
- (c) The Method(s) for Identifying Significant Problem Areas and the procedures utilized in obtaining satisfactory solutions;
- (d) The Effectiveness of the Social Service Program, including counseling services, in helping residents adjust to relocation and in helping solve individual and family problems.

- (e) The Extent of Utilization of HUD-Assisted and VA-Insured housing as a relocation resource;
- (f) The Effectiveness in Assuring Equal Opportunity for displaced persons and in reducing patterns of minority-group concentrations;
- (g) The Effectiveness of the Relocation Services provided to business concerns, including counseling services and SBA loans to aid their re-establishment;
- (h) The Satisfaction of Relocated Families, individuals, and business concerns in their new locations;
- (i) The Promptness of Processing Claims and the making of payments, including the amounts, delivery, and use of relocation payments;
- (j) The Effectiveness of Grievance Procedures as they are adopted;

2. Procedures Resulting from Evaluation

The LPA will revise procedures, or institute new procedures, in the event evaluations show such a need. The LPA will supply to HUD, upon request, such revised or new procedures.

0. ASSISTANCE OF VOLUNTEERS

The LPA will contact civic organizations concerned with volunteer work in order to develop relocation programs in such a way as to involve volunteers and to develop specific methods for their involvement. The LPA will then encourage and stimulate the assistance of volunteers in these programs.

Areas to be considered will include:

- 1. developing and maintaining lists of available housing;

2. assisting elderly persons and others in choosing available housing by providing transportation or accompanying them to visit housing units, agents, etc.
3. assisting in social service programs, such as homemaking, home economics, day-care centers, etc.
4. assisting small businesses in seeking new locations and opportunities.