

# RESOLUTION OF THE CITY COUNCIL

No. 428

Approved September 16, 1960

Whereas,

under Title I of the Housing Act of 1949, as amended, herein referred to as "Title I", the Housing and Home Finance Administrator is authorized to extend financial assistance to local public agencies in the elimination and prevention of the spread of their slums and urban blight, and for that purpose is authorized under the provisions of Section 103(d) of Title I to make grants to local public bodies authorized to perform the planning work necessary to the preparation of Community Renewal Programs; and

WHEREAS, it is desirable and in the public interest that the CITY OF PROVIDENCE undertake the preparation of a Community Renewal Program, presently estimated to cost approximately TWO HUNDRED NINETY-ONE THOUSAND THREE HUNDRED NINETY DOLLARS (\$291,390.00), in order (1) to identify slum areas or blighted, deteriorated, or deteriorating areas in the community, (2) to measure the nature and degree of blight and blighting factors within such areas, (3) to determine the financial, relocation, and other resources needed and available to renew such areas, (4) to identify potential project areas and, where feasible, types of urban renewal action contemplated within such areas, and (5) to schedule or program urban renewal activities; and

WHEREAS, the PROVIDENCE CITY COUNCIL desires the preparation of the Community Renewal Program to be undertaken by the URBAN RENEWAL COORDINATOR who is authorized under the terms of Chapter 1040, Ordinances of the City of Providence, approved July 9, 1956, as amended by Chapter 1108, Ordinances of the City of Providence, approved April 4, 1957, which terms govern his appointment, ". . . to secure such cooperation and assistance from other municipal departments, commissions, and agencies as may be required . . . (to promote) the development of a workable program to deal with

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the problems of urban blight and slums; . . . to establish and preserve sound and stable residential neighborhoods of decent, safe, and sanitary homes and suitable living environment for adequate family life by encouraging the rehabilitation of substandard houses, by effecting the conservation and improvement of basically sound neighborhoods, and the redevelopment of blighted and substandard areas; and . . . to utilize federal housing aids and financial assistance for housing improvement and urban renewal";

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

1. That the financial assistance available under Section 103(d) of Title I is needed to enable the CITY OF PROVIDENCE to finance the preparation of the Community Renewal Program.
2. That it is cognizant of the conditions that are imposed in undertaking the preparation of a Community Renewal Program with Federal financial assistance under Section 103(d) of Title I, including those relating to the provision of the local share of costs, and to the requirement that as a condition to the execution of a contract for a Federal grant for the preparation of a Community Renewal Program the locality must present to the Housing and Home finance Administrator evidence (a) that a general plan meeting the requirements of the Housing and Home Finance Agency in connection with Title I projects is in existence and effect, and (b) that a Workable Program for the community as set forth in Section 101(c) of Title I, for utilizing appropriate public and private resources to eliminate and prevent the development or spread of slums and urban blight has been certified

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by the Administrator and that the certification, or a recertification, is in effect.

3. That it is the sense of this body that the local share of costs, in cash or services, can and will be provided in an amount equal to at least one-third of the total costs of all activities undertaken in the preparation of a Community Renewal Program; and that such local share of costs in an amount equal to at least one-third of the total estimated costs of all activities proposed in the Application shall be specifically allocated or committed in the form of cash and services by the CITY OF PROVIDENCE to the preparation of the Community Renewal Program.
4. That the preparation of a Community Renewal Program for the CITY OF PROVIDENCE is hereby approved; and that the submission of a Community Renewal Program Application by the CITY OF PROVIDENCE for a grant of funds from the United States of America in an amount not to exceed ONE HUNDRED NINETY-FOUR THOUSAND TWO HUNDRED SIXTY DOLLARS (\$194,260.00) for the preparation of a Community Renewal Program is hereby approved.
5. That the URBAN RENEWAL COORDINATOR is hereby authorized and directed to execute and to file such Community Renewal Program Application with the Housing and Home Finance Administrator, to provide such additional information and to furnish such documents as may be required by the Administrator, to act as the authorized representative of the CITY OF PROVIDENCE, to execute and to sign for the CITY OF PROVIDENCE with the approval of the Board of Contract and Supply all contracts

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and other instruments with the Federal Government or with third parties thereto, and, utilizing the powers inherent in his office to secure such necessary assistance from other municipal departments, commissions, and agencies as may be required or from such agencies as may be available outside the framework of local government, to prepare a Community Renewal Program for the CITY OF PROVIDENCE and to submit such Program upon completion to both the Housing and Home Finance Administrator and to the PROVIDENCE CITY COUNCIL.

**IN CITY COUNCIL**

SEP 15 1960  
**READ and PASSED**  
*[Signature]*  
.....  
President  
*[Signature]*  
.....  
Clerk

**APPROVED**  
SEP 16 1960  
*[Signature]*  
.....  
MAYOR

1960

Aug 30 2 17 PM '60

CITY CLERK'S OFFICE  
PROVIDENCE, R.I.

RESOLUTION  
OF THE  
CITY COUNCIL

**IN CITY  
COUNCIL**

SEP 1 1960

FIRST READING

REFERRED TO COMMITTEE ON

FINANCE

*d. Everett Whelan* CLERK

PLANNING AND RENEWAL ASSOCIATES

18 ELIOT STREET • CAMBRIDGE 38 MASSACHUSETTS

COMMUNITY RENEWAL PROGRAM APPLICATION  
PROJECT NO. R.I.

A Program for Urban Renewal Action  
Providence • Rhode Island

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BINDER NO. 9  
SUBMISSION DATE:

SEP 27 1960



CITY OF PROVIDENCE  
EXECUTIVE CHAMBER  
PROVIDENCE, R.I.

WALTER H. REYNOLDS  
MAYOR

SEP 27 1960

Mr. Lester Eisner, Jr.  
Regional Administrator of Urban Renewal  
Housing and Home Finance Agency, Region 1  
346 Broadway  
New York, New York

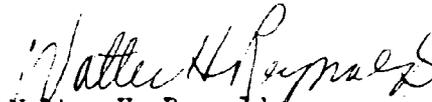
Dear Mr. Eisner:

Enclosed herewith is an application for Federal assistance in the preparation of a Community Renewal Program prepared in accordance with requirements of Local Public Agency Letter No. 186 issued by HHFA on October 16, 1959.

The City of Providence for a period of more than a decade has enjoyed a friendly and cooperative relationship with the HHFA in projects designed for slum clearance and urban renewal. Currently with two urban renewal projects completed, three such projects in execution and one in planning, we feel that a complete and over-all approach to the problems of urban renewal as envisioned by Local Public Agency Letter No. 186 is essential at this time.

I therefore request the approval of your Agency for the application presented herewith.

Very truly yours,

  
Walter H. Reynolds  
Mayor of Providence

WHR:vhf

Enclosure

Providence CRP / Transmittal : Mayor to Regional Administrator.



Charles R. Wood  
Urban Renewal Coordinator

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

## EXECUTIVE DEPARTMENT

City Hall  
Providence 3, R. I.

August 29, 1960

Mayor Walter H. Reynolds  
Executive Department  
City Hall  
Providence, Rhode Island

Dear Mayor Reynolds:

I have received from Planning and Renewal Associates the final draft of all materials required for submission of an application to the Housing and Home Finance Agency for Federal assistance in preparing a Community Renewal Program.

These materials prepared by the above organization acting in a consulting role, were developed through a number of conferences with me as Urban Renewal Coordinator and with the assistance and cooperation of various department heads and other personnel concerned with urban renewal problems in the City of Providence.

I herewith transmit same to you with the recommendation that the resolution contained herein be presented to the City Council for its approval and, following such action, this application be forwarded to the Regional Administrator of the Housing and Home Finance Agency with a request that it be approved by that agency.

Very truly yours,

Charles R. Wood  
Urban Renewal Coordinator

CRW:vhf

Providence CRP / Transmittal : Coordinator to Mayor.

## PLANNING AND RENEWAL ASSOCIATES

18 ELIOT STREET • CAMBRIDGE 38, MASSACHUSETTS • UNIVERSITY 8-7300  
15 WESTERN AVENUE • AUGUSTA, MAINE • MAYFAIR 3-4020

MORTON B. BRAUN  
ROBERT F. ROWLAND  
CHARLES B. WOODMAN  
NORMAN A. ABEND  
O. ROBERT SIMHA  
WILLIAM E. McDONALD  
DORN C. McGRATH, JR.

August 26, 1960

Mr. Charles R. Wood  
Urban Renewal Coordinator  
City of Providence  
City Hall  
Providence 3, Rhode Island

Re : Community Renewal Program Application.

Dear Mr. Wood:

In accordance with our agreement with you, we transmit herewith all materials necessary for the submission of a Community Renewal Program Application for the City of Providence to the Housing and Home Finance Agency (HHFA). These materials have been prepared for submission in accordance with the requirements of Local Public Agency Letter No. 186 issued by HHFA on October 16, 1959.

Please be assured of our willingness to work with you in presenting these materials to HHFA and to assist you in meeting any further requirements which may arise in the course of HHFA review.

Very truly yours,



Robert F. Rowland

RFR:pp

Providence CRP / Transmittal : Consultant to Coordinator.

COMMUNITY RENEWAL PROGRAM APPLICATION  
PROJECT NO. R.I.

BINDER NO.

A Program for Urban Renewal Action  
Providence • Rhode Island

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CODE NO. CHECKLIST OF DOCUMENTS

NO. IN BINDER

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- |         |                                                                                    |                                     |
|---------|------------------------------------------------------------------------------------|-------------------------------------|
| CRP 100 | Form H-6100 : Community Renewal Program Application.                               | <input checked="" type="checkbox"/> |
| CRP 101 | Status of present urban renewal activities.                                        | <input checked="" type="checkbox"/> |
| CRP 102 | Status of proposed urban renewal activities.                                       | <input checked="" type="checkbox"/> |
| CRP 103 | Extent and usefulness of prior CRP work.                                           | <input checked="" type="checkbox"/> |
| CRP 104 | Description of proposed work activities.                                           | <input checked="" type="checkbox"/> |
|         | Attachment A : A Program for Redevelopment [*] Action.                             | <input checked="" type="checkbox"/> |
|         | Attachment B : A Study of the Economic Foundations<br>of Redevelopment [*] Action. | <input checked="" type="checkbox"/> |
|         | Attachment C : A Study of Land Utilization.                                        | <input checked="" type="checkbox"/> |
|         | Attachment D : [*] Definition of "redevelopment".                                  | <input checked="" type="checkbox"/> |
| CRP 105 | Budget data.                                                                       | <input checked="" type="checkbox"/> |
|         | Attachment A : Form H-627 : Community Renewal Program Budget.                      | <input checked="" type="checkbox"/> |
|         | Attachment B : Form H-630 : Local Public Body Staffing<br>And Salary Schedule.     | <input checked="" type="checkbox"/> |
|         | Attachment C : Form H-681 : Work Activities To Be Performed<br>Under Contract.     | <input checked="" type="checkbox"/> |
| CRP 106 | Proposed work program.                                                             | <input checked="" type="checkbox"/> |
| CRP 107 | Evidence of a general plan.                                                        | <input checked="" type="checkbox"/> |
| CRP 108 | Evidence of non-federal funds.                                                     | <input checked="" type="checkbox"/> |
|         | Attachment A : Letter from Mayor of Providence.                                    | <input checked="" type="checkbox"/> |
| CRP 109 | Resolution of governing body of applicant.                                         | <input checked="" type="checkbox"/> |
|         | Certificate of recording officer.                                                  | <input checked="" type="checkbox"/> |
| CRP 110 | Resolution of governing body of municipality.                                      | <input checked="" type="checkbox"/> |
| CRP 111 | Evidence of legal eligibility of applicant.                                        | <input checked="" type="checkbox"/> |
|         | Attachment A : Opinion of counsel.                                                 | <input checked="" type="checkbox"/> |
|         | Attachment B : Legal documentation.                                                | <input checked="" type="checkbox"/> |





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STATUS OF PRESENT URBAN RENEWAL ACTIVITIES

CODE NO. CRP 101

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The following list indicates the status of urban renewal activities in Providence which (1) are approved for planning, (2) are being executed, or (3) have been completed:

Present Urban Renewal Activities With Federal Assistance

1. Urban Renewal Projects.
  - (a) Project No. UR R.I. 1-2 : Willard Center Unit One. . . Completed.
  - (b) Project No. UR R.I. 1-3 : Willard Center Unit Two. . . Completed.
  - (c) Project No. UR R.I. 1-6 : West River . . . . . Execution.
  - (d) Project No. UR R.I. 1-1 : Point Street . . . . . Execution.
  - (e) Project No. R.I. R-3 : Lippitt Hill . . . . . Execution.
  - (f) Project No. R.I. R-2 : Central-Classical. . . . . Planning.
2. Demonstration Grant Projects.
  - (a) Project No. R.I. D-1 : College Hill . . . . . Completed.
  - (b) Project No. R.I. D-2 : Central Business District . . . Planning.
3. Urban Planning Assistance Projects.
  - (a) Rhode Island Shore Study [Regional Plan]. . . . . Completed.
4. Public Housing Projects.
  - (a) Chad Brown. . . . . Completed.
  - (b) Coddling Court. . . . . Completed.
  - (c) Hartford Park. . . . . Completed.
  - (d) Manton Heights . . . . . Completed.
  - (e) Roger Williams . . . . . Completed.
  - (f) Sunset Village . . . . . Execution.
  - (g) Dexter Manor . . . . . Planning.
  - (h) Admiral Terrace . . . . . Completed.

5. Major Highway Projects.

- (a) North-South Freeway. . . . . Execution.
- (b) Louisquisset Pike . . . . . Execution.
- (c) U.S. Route 6 Relocation . . . . . Planning.

Present Urban Renewal Activities Without Federal Assistance

1. Urban Renewal Projects.

- (a) Mashapaug Pond . . . . . Planning.

2. Code Enforcement.

- (a) Minimum Housing Standards. . . . . Execution.
- (b) Zoning Ordinance. . . . . Execution.
- (c) Building Ordinance . . . . . Execution.
- (d) Other Ordinances. . . . . Execution.

3. Public Housing Projects.

- (a) Valley View . . . . . Completed.

4. Major Highway Projects.

- (a) Olneyville Expressway . . . . . Completed.
- (b) Huntington Avenue Expressway. . . . . Execution.

In addition, several Community Facilities Projects and a major Flood Control Project are in various stages of planning and development, but no Feasibility Surveys, General Neighborhood Renewal Plans, or Non-Assisted Projects have been approved for planning, are being executed, or have been completed.

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STATUS OF PROPOSED URBAN RENEWAL ACTIVITIES

CODE NO. CRP 102

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The following list indicates the status of urban renewal projects in Providence (1) which have been tentatively delineated but for which applications have not yet been submitted to HHFA, and (2) for which applications have been submitted and initial HHFA approval is pending:

Proposed Urban Renewal Projects

1. Urban Renewal Projects.

- (a) East Side Urban Renewal Project . . . . . Pending.
- (b) Weybosset Hill Urban Renewal Project. . . . . Delineated.

No applications for the preparation or development of Feasibility Surveys, General Neighborhood Renewal Plans, or Non-Assisted Projects have been submitted to HHFA and no such projects have been delineated.

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EXTENT AND USEFULNESS OF PRIOR CRP WORK

CODE NO. CRP 103

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Some work of a Community Renewal Program nature has been completed by the City of Providence and local public agencies. This work includes: Master Plan for the Redevelopment of Residential Areas.

This study was prepared by the Providence City Plan Commission in 1946. It was prepared in order to meet one of the prerequisites to redevelopment action established by Rhode Island enabling legislation, then designated as the "Community Redevelopment Act of 1946", which required local communities to have "a description of the area or areas in which blighted and substandard conditions are found and recommendations as to the area or areas which should be designated for redevelopment" [wording as amended to date], before proceeding further under the terms of the act to establish a redevelopment agency and to undertake the planning and development of projects in areas so described and officially designated for redevelopment by ordinance or resolution of the legislative body.

The Master Plan for the Redevelopment of Residential Areas identifies the areas in Providence which in 1946 were characterized by (1) inadequate housing, (2) high density of dwelling units, (3) overcrowding within dwelling units, (4) delinquency and waywardness, (5) deaths from tuberculosis, (6) decline in land value, (7) high incidence of fire, (8) improper subdivision of streets and lots, (9) tax delinquency, (10) low value and low density of development, and (11) inadequate city services. Based upon the identification of blighted and substandard conditions and the delineation of blighted and substandard areas within the city, the study recommended the designation of eight (8) deteriorated-blighted areas and nine (9) arrested-blighted areas as official areas for redevelopment action. All areas so

recommended were later designated officially as redevelopment areas by the Providence City Council [Chapter 103, Ordinances of the City of Providence, 1948].

#### Redevelopment Proposals for Central Areas

This study was prepared by the Providence Redevelopment Agency in 1951 in collaboration with the Providence City Plan Commission and other public agencies. This undertaking was essentially a project selection study based upon a broad survey of twelve (12) districts lying within the deteriorated-blighted areas designated by City Council ordinance [see above] for redevelopment action. The purpose of the study was to select a small group of projects which could subsequently be studied in greater detail, and from whose number, one or two project areas could ultimately be selected for detailed planning and development.

In establishing an initial framework of project planning priorities, consideration was given in the central areas study to (1) housing conditions, (2) real estate market conditions, and (3) the general development needs of the city. This study provided an effective basis for project planning activities in Providence prior to 1955.

#### Project Priority Study

This study was prepared by the Providence Redevelopment Agency in 1957. The purpose of the study was to reassess project planning and development priorities previously established by (1) the study of redevelopment proposals for central areas [see above], and (2) day-to-day programming decisions and operational policies. Its objective was to extend the area of effective urban renewal action, and to establish the elements of a continuing program for the city. This study has been instrumental in guiding recent urban renewal project activity in Providence.

#### Other Studies

Other studies have been made from time to time which bear a less direct relationship to the proposed Community Renewal Program. Such studies have included housing program and market analyses, demonstration grant projects, census tract delineation, neighborhood delineation and analyses, low-rent

public housing site selection studies, capital outlay programming, evaluation of community indices of social breakdown, and policy statements and technical studies of the Mayor's Conservation Committee [1949-1953], and the Mayor's Advisory Committee on Housing [1953-1956].

All of the studies outlined above have been reported in applications for initial certification and re-certification of the city's workable program. Such applications include:

- A : Workable Program for Urban Renewal in Providence, Rhode Island. Dated and submitted to HHFA on December 31, 1957.
- B : Workable Program for Urban Renewal in Providence, Rhode Island : First Progress Report. Dated and submitted to HHFA on March 31, 1959.
- C : Workable Program for Urban Renewal in Providence, Rhode Island : Second Progress Report. Dated and submitted to HHFA on June 15, 1960.

Factual information about housing conditions for many of the studies outlined above has been drawn from standard sources. These include (1) a study of the houses of Providence made in 1916 by John Ihlder, (2) the real property inventory, 1934, (3) the low-rent housing survey, 1941, (4) the U.S. Censuses of Population and Housing, 1940 and 1950, and (5) A.P.H.A. housing quality survey, 1951.

#### Usefulness of Prior Studies

When originally prepared, the studies outlined above were important and meaningful. In the last analysis, however, many of these studies are outdated while others are sharply limited in both their original scope and current usefulness, and none comprise a comprehensive program for urban renewal action. Although all of these studies provide useful background for the preparation of such a program, none could be expanded or updated for that purpose, nor would it be possible to compile such a program simply by integrating the existing materials.

Since the majority of these studies were first prepared, basic data have become obsolete and fundamental changes have occurred in growth prospects, community needs, housing conditions, the real estate market, patterns of land use and circulation, land use requirements, development standards,

community objectives, citizen participation, municipal development policy, Federal and State enabling legislation, local ordinances, administrative regulations, court opinions and decisions, and urban renewal capabilities.

These changes both collectively and separately are important enough to require a major rethinking of the community's urban renewal programming requirements. The preparation of a comprehensive program for urban renewal action now could take advantage of 1960 Census data, current revisions in the existing land use inventory, and a recent re-appraisal of market values for both land and improvements throughout the city. The preparation of a Community Renewal Program at this time, of course, would also reflect all of the changes in basic community circumstances outlined above.



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DESCRIPTION OF PROPOSED WORK ACTIVITIES

CODE NO. CRP 104

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The scope and character of the activities proposed to be undertaken in order to develop a Community Renewal Program for Providence are described in the outlines attached herewith. These outlines include:

Attachment A : A Program for Redevelopment [\*] Action.

Attachment B : The Economic Foundations of Redevelopment [\*] Action.

Attachment C : A Study of Land Utilization.

Attachment D : [\*] Definition of "Redevelopment".

Scope of Community Renewal Program Work Activities

The Community Renewal Program will be city-wide in scope.

Work activities will be designed (1) to identify and measure, in broad terms, the total need for redevelopment action in the community, (2) to relate this need to the resources available to the community, and (3) to develop a long-range program for such action.

Work activities will not duplicate earlier programming efforts where such efforts have since resulted in the development of urban renewal and redevelopment activities now in advanced stages of planning or execution.

The preparation of the Community Renewal Program will be based where possible on available data such as that which is available from the U.S. Bureau of the Census, the Sanborn Map Company, the Providence City Plan Commission, the Providence Redevelopment Agency, the Division of Minimum Housing Standards, and other municipal departments and agencies of the City of Providence. Such data, however, may be supplemented by field checks and reconnaissance surveys.

Work will not involve the fine and detailed surveys which are usually associated with project planning nor will it attempt to establish area

boundaries in more detail than is necessary and appropriate for programming purposes. Work will be of a general or approximate nature, and the development of detailed findings will generally be avoided where such findings cannot be expected to be valid at the time redevelopment action is actually begun.

#### Work Activities to Be Included

In general terms, the proposed activities include:

1. The identification of all slum, blighted, deteriorated, and deteriorating areas in the city of Providence.
2. An analysis of the nature and degree of blight and blighting factors in such areas of the city.
3. A determination of the general type and extent of redevelopment action required within such areas of the city.
4. An evaluation of the community's requirements and resources for redevelopment action in such areas of the city with respect, but not limited, to:
  - (a) The financing of redevelopment activities recommended in the proposed "Program for Redevelopment Action", as well as the relationship between such activities and the city's capital improvement program.
  - (b) The relocation of displaced families.
  - (c) The potential rate of utilization of cleared land.
5. The development of a long-range "Program for Redevelopment Action", which is coordinated with the city's resources and expressed in terms of definite priorities for such action for as long a period as may appear to be feasible and appropriate for Providence as a result of the study program.

#### Work Activities Not to Be Included

The proposed activities will not involve (1) studies of the economic and social costs of blighted and substandard areas, (2) general planning activities that are a normal part of the preparation of a general plan meeting minimum Title I requirements, (3) project survey and planning activities,

(4) the preparation of general neighborhood renewal plans, (5) the development of building or housing codes or regulations or organizational arrangements for their enforcement, or (6) the establishment of specifications for public improvements beyond a general identification of construction needs and scheduling.

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A PROGRAM FOR REDEVELOPMENT [\*] ACTION      ATTACHMENT A TO CODE NO. CRP 104

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The scope and character of all activities proposed to be undertaken in order to develop a Community Renewal Program for Providence are indicated in detail in the following basic work outline which is intended to serve as a guide for technical work activities and for the preparation of program reports.

[Review of] Background for Redevelopment Action

1. The city and the metropolitan area.
2. Providence in transition.
  - (a) Economic change.
  - (b) Population change.
  - (c) Changes in the pattern of land utilization.
  - (d) Changes in the housing inventory.
  - (e) Changes in the real estate market.
3. The forces of decay and urban renewal.
4. The human side of urban renewal.
5. The redevelopment process.
6. The scope of redevelopment action.
7. Previous redevelopment programming studies.
8. Dimensions of the present redevelopment program. [In terms of "requirements" below.]
9. Impact of the present redevelopment program. [In terms of "impact" below.]
10. Major problems and areas of unmet need.
11. Impediments to effective redevelopment action.
12. Purpose of current study.
13. Scope of current study.

[Identification of] Blighted and Substandard Conditions

1. Definition of blighted and substandard areas.
  - (a) General definition.
  - (b) Legal specifications. [See outline below.]
  - (c) Administrative requirements. [See outline below.]
  - (d) Appraisal methods.
2. General conditions of blight.
  - (a) Characteristics of the total housing inventory.
  - (b) Characteristics of substandard housing.
3. Evidence of residential building deficiencies.
  - (a) Deterioration.
    - (1) Dilapidated housing units.
    - (2) Deteriorating housing units.
  - (b) Obsolescence.
    - (1) Age of structures.
    - (2) Type of structures.
    - (3) Lack of central heating.
    - (4) Lack of piped hot water.
  - (c) Insanitary condition.
    - (1) Lack of private toilet.
    - (2) Lack of private bath.
    - (3) Lack of piped hot water.
    - (4) Infestation and dumping.
  - (d) Unsafe condition.
    - (1) Non-central heating equipment without flue.
    - (2) Non-central heating equipment with liquid fuel.
    - (3) Fires associated with unsafe dwelling equipment or condition.
4. Evidence of nonresidential building deficiencies.
  - (a) Deterioration.
  - (b) Obsolescence.
  - (c) Defective design.
  - (d) Insanitary condition.

- (e) Unsafe condition.
- 5. Evidence of environmental deficiencies.
  - (a) Incidence of building deficiencies.
  - (b) Inadequate open space.
    - (1) High building coverage.
    - (2) Improper building arrangement.
    - (3) Insufficient lot sizes.
    - (4) Excessive dwelling densities.
    - (5) Inadequate recreation facilities.
    - (6) Inadequate parking facilities.
  - (c) Defective street layout.
    - (1) Narrow street widths.
    - (2) High traffic volumes.
    - (3) Improper street utilization.
    - (4) Design deficiencies.
    - (5) Traffic accidents.
  - (d) Mixed character of land uses.
    - (1) Mixed land uses.
    - (2) Combined structure uses.
  - (e) Shifting of land uses.
    - (1) Land use transition.
    - (2) Non-conforming uses.
    - (3) Incompatible uses.
    - (4) Zoning use variances.
    - (5) Dwelling conversions.
    - (6) Structure demolitions.
- 6. Evidence of social breakdown.
  - (a) Ill health.
    - (1) Incidence of rheumatic fever.
  - (b) Transmission of disease.
    - (1) Incidence of tuberculosis.
  - (c) Infant mortality.

- (1) Incidence of infant mortality.
- (d) Juvenile delinquency.
  - (1) Incidence of training school admissions.
- (e) Crime.
  - (1) Incidence of prison convictions.
  - (2) Incidence of illegitimate births.
- 7. Evidence about the working fringe of blight.
  - (a) Population change.
  - (b) Changes in dwelling conditions.
    - (1) Overcrowding.
    - (2) Tenure.
    - (3) Average monthly rent.
    - (4) Length of residence and migration.
    - (5) Vacancies.
    - (6) Changes in ownership.
    - (7) Changes in dwelling equipment.
    - (8) Changes in structural obsolescence and deterioration.
  - (c) Changes in environmental conditions.
    - (1) Real estate investment.
    - (2) Shifting of land uses.
    - (3) Changes in coverage and congestion.
- 8. Evidence about arrested subdivision.
  - (a) Obstacles to land development.
  - (b) Faulty land development.
  - (c) Inappropriate land development.
- 9. General magnitude of the existing problem.
- 10. Emerging needs.

[Establishment of] Framework for Redevelopment Programming

- 1. Neighborhood delineation.
- 2. Pattern of existing land use and development.
- 3. Master plan recommendations.
- 4. Inventory of recent development.

5. Proposals for new development.
  - (a) Industrial areas.
  - (b) Residential areas and public housing projects.
  - (c) Commercial areas.
  - (d) Public facilities.
  - (e) Private institutions.
  - (f) Major highways.
6. Capital improvement program and municipal fiscal policy.
7. Present capabilities for redevelopment action.
  - (a) Redevelopment policy.
  - (b) Federal and State legislation.
  - (c) Federal aids.
  - (d) Administrative organization.
  - (e) Technical redevelopment operations.
  - (f) Community organization and renewal services.
  - (g) Capital requirements, public and private.
8. Emerging opportunities for redevelopment action.

[Analysis of] Blighted and Substandard Areas

1. Pattern of neighborhood blight.
  - (a) Central district.
  - (b) Inner city neighborhoods.
  - (c) Outer city neighborhoods.
2. Identification of present redevelopment action areas.
3. Delineation of redevelopment study areas.
4. Determination of the eligibility of redevelopment study areas for future redevelopment action.
  - (a) Extent of existing development : built-up or open.
  - (b) Character of existing development : residential or nonresidential.
  - (c) Condition of existing development : standard or substandard.
    - (1) Building deficiencies.
    - (2) Environmental deficiencies.
  - (d) Distribution of eligibility factors.

- (e) Predominance of blighted and substandard conditions.
- 5. Identification of blighted and substandard areas.
  - (a) "Slum blighted areas".
  - (b) "Deteriorated blighted areas".
  - (c) "Arrested blighted areas".
  - (d) Areas of incipient blight.
- 6. Designation of all eligible project areas or sub-area project building blocks for further analysis and programming purposes.

[Definition of] Objectives for Redevelopment Action

- 1. Basic community aims and land use objectives.
- 2. Growth prospects and development capabilities. [See Attachment B.]
- 3. Economic foundations of redevelopment action. [See Attachment B.]
- 4. Redevelopment land use requirements. [See Attachment B.]
- 5. Master plan recommendations.
- 6. Area development proposals.
- 7. Neighborhood improvement plans.
- 8. Capital improvement program.

[Determination of] Courses of Redevelopment Action

- 1. Areas in need of total clearance and reconstruction.
- 2. Areas in need of improvement through measures short of total clearance.
  - (a) Selective clearance.
  - (b) Spot clearance and rehabilitation.
  - (c) Historic restoration.
- 3. Areas in need of preservation and conservation.

[Evaluation of] Requirements for Redevelopment Action

- 1. In terms of, land acquisition.
- 2. In terms of, displacement of families and businesses.
- 3. In terms of, public and private housing resources.
- 4. In terms of, community facilities and public works.
- 5. In terms of, land disposition.
- 6. In terms of, administrative organization.
- 7. In terms of, time.

8. In terms of, project cost and public financing.
9. In terms of, private construction and rehabilitation.
10. In terms of, community organization and urban renewal services.

[Evaluation of] Impact of Redevelopment Action

1. On, blight elimination and slum prevention.
2. On, neighborhood improvement.
3. On, levels of economic activity. [See Attachment B.]
4. On, growth prospects. [See Attachment B.]
5. On, transportation network and highway development. [See Attachment B.]
6. On, land utilization. [See Attachment C.]
7. On, supply of land suitable for development.
8. On, absorption of buildable land. [See Attachment C.]
9. On, population change.
10. On, employment opportunities.
11. On, master plan recommendations.
12. On, municipal revenue capacity. [See Attachment B.]
13. On, community facilities and public works.
14. On, municipal expenditures.
15. On, assessment and taxation.
16. On, institutional development.
17. On, housing supply.
18. On, private construction and investment activity.
19. On, community appearance and civic design.
20. On, present program activities.

[Development of] A Long-Range Program for Redevelopment Action

1. Major programming considerations.
  - (a) Need for redevelopment action. [Summary of "conditions" above.]
  - (b) Objectives for redevelopment action. [Summary of "objectives" above.]
  - (c) Future program requirements. [Summary of "requirements" above.]
  - (d) Program costs and benefits. [Summary of "impact" above.]
2. Project area selection.
  - (a) Project area inventory.

- (b) Project selection criteria. [In terms of "considerations" above.]
  - (c) Project selection groups.
  - (d) Project area priorities.
3. Designation of blighted and substandard areas.
- (a) "Slum blighted areas".
  - (b) "Deteriorated blighted areas".
  - (c) "Arrested blighted areas".
4. Program recommendations.
- (a) Community development and redevelopment policy.
  - (b) Advanced planning.
  - (c) Community facilities and public services.
  - (d) Administrative organization.
  - (e) Technical redevelopment operations. [See Attachment C.]
  - (f) Community organization and renewal services.
  - (g) Public finance and private investment. [See Attachment B.]
  - (h) Legislation.
5. Program schedule and staging.
- (a) Next steps.
  - (b) Initial operations.
  - (c) Special projects.
  - (d) Continuing program.
  - (e) Action by wards.

[Preparation of] Reports

- 1. Interim reports.
  - 2. Final report.
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[\*] See Attachment D / Definition of Redevelopment.

COMMUNITY RENEWAL PROGRAM APPLICATION  
PROJECT NO. R.I.

BINDER NO.

A Program for Urban Renewal Action  
Providence - Rhode Island

SUBMISSION DATE:

SEP 27 1960

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A STUDY OF THE ECONOMIC FOUNDATIONS  
OF REDEVELOPMENT [\*] ACTION

ATTACHMENT B TO CODE NO. CRP 104

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As a part of the total activities to be undertaken in order to develop a Community Renewal Program for Providence, it is proposed to carry out a special but integral study of the "Economic Foundations of Redevelopment Action and Redevelopment Land Use Requirements". This collateral "economic foundations study", so-called, would be undertaken by Brown University under contract with the City of Providence to aid in establishing realistic objectives for the proposed "Program for Redevelopment Action".

The following outline for the proposed economic foundations study has been prepared by the Economics Department of Brown University.

Objectives of the Economic Foundations Study

The primary objectives of the proposed economic foundations study may be summarized as follows:

1. To provide estimates of the prospective levels and types of economic activity in the Providence metropolitan area in relevant future periods.
2. To determine the traffic and transportation networks for metropolitan Providence appropriate to prospective municipal functions and levels of economic activity.
3. To establish a basis for the determination of appropriate economic land use patterns for redevelopment areas within the central city of Providence.
4. To evaluate the effect which alternate traffic and transportation networks may have on levels of economic activity and on consequent patterns of land use and land development.
5. To determine the emerging revenue capacity of the City of Providence and to evaluate the effect of such capacity over time on the City's

capabilities for redevelopment action.

6. To evaluate the effect which alternate patterns of land use and land development, and various levels of economic activity may have on the City's revenue capacity.
7. To establish a basis for formulating optimum time schedules and priorities for redevelopment action, given all of the objectives of such a program.

#### Major Considerations of the Economic Foundations Study

In outlining the objectives of the proposed economic foundations study, it is clear that there exists a system of interacting factors which must be made explicit if the costs and benefits of the program for redevelopment action are to be evaluated objectively.

The economic activities of a metropolitan area both shape and support the functions of a city. Changes in the local economy imply changes in urban functions and, if conditions are favorable, provide a foundation for redevelopment action. Redevelopment programs, if they are to fulfill their basic aims, must be closely correlated with economic development potentials of the metropolitan area. It is essential, therefore, to define clearly the growth prospects and development capabilities of the metropolitan area.

The research procedures for the economic foundations study will recognize that the future development of the economy of metropolitan Providence depends on (1) a set of factors affecting the national rate of growth of individual industries and (2) a set of factors which are peculiar to the Providence area. The latter set of local factors is to some extent amenable to control through the redevelopment program. The economic prospects of the area are clearly not independent of, though certainly not dominated by, those alterations in local factors subject to redevelopment action.

Redevelopment action involves costs and the redevelopment program is restricted in scope and timing by the revenue capacity of the city. In turn, the city's revenue capacity will be increased by an increased rate of economic activity.

The program for redevelopment action will be constrained by the finan-

cial capabilities of the city and by the rates of private investment. In turn, these factors are partly a function of the magnitude and timing of redevelopment action and the implementation of municipal land use and community development policy. Hence, the determination of an optimum program, in which flexibility is a characteristic of optimality, depends heavily on the development of an analytical framework based on sequential programming.

#### Research Procedures for the Economic Foundations Study

The appropriate research plan for the proposed economic foundations study involves the following elements:

1. The formulation of a set of basic assumptions concerning probable urban development in the Providence metropolitan area. The assumptions will, in part, depend upon (a) the projected pattern [geographic and qualitative] of services desired by the residents of the metropolitan area and (b) the projected functions of the central and subsidiary core cities as determined on the basis of efficiency. It is clear that (a) and (b) may partially conflict. Such conflicts can be resolved only in terms of the criteria for a social optimum.
2. The estimation of **the tax revenue capacity of the city of Providence** corresponding to alternative prospective levels of economic activity. It will be essential to examine the tax structure and its impact on the rate of private investment and expansion. Private investment will be stimulated by redevelopment action. A high tax burden, however, will offset these beneficial effects. These factors must be balanced to arrive at an optimum rate of investment.
3. The generation of economic data for the specification of the existing economy of metropolitan Providence and for the identification of the crucial local factors influencing future economic development.
4. The generation of national economic data and the adaptation of techniques required to project national growth rates of individual industries and services.
5. The construction of dynamic models for predicting the probable development of the metropolitan Providence economy under varying assumptions

concerning changes in the magnitude and timing of variables classified as local factors. The mechanics of these models must be such that (a) successive phases of the program can be identified and (b) the program can be optimally adjusted at the end of each phase as discrepancies between targets and achievements occur.

6. The development of urban transportation models, based on mathematical programming methods, which will permit the determination of the optimum transportation networks in metropolitan Providence and a method for the evaluation of the social costs of alternative systems of urban transportation.
7. The determination of alternative land use patterns and priorities for redevelopment action which are appropriate to various economic development potentials.
8. Ultimately, the economic survey will provide a basis for the formulation of a program of redevelopment action. An optimum redevelopment program in terms of the balance of costs and benefits will depend on three major factors: (a) the economic capabilities of metropolitan Providence, (b) the desired development of the economic and non-economic functions of the central city, and (c) a feasible time schedule for the proposed redevelopment undertakings.

#### Work Schedule for the Economic Foundations Study

The estimated time for completion of the various phases of the proposed economic foundations study, in terms of the number of months after the start of work, are:

1. Preparation of primary economic projections [basic model] : 8-10 months.
2. Correlation with housing and land use data : 10-12 months.
3. Development of transportation networks, land use patterns and priority schedules : 12-15 months.
4. Integration of study findings with the findings and recommendations of the general program for redevelopment action : 15-18 months.

#### Budget Requirements for the Economic Foundations Study

Budget requirements for the proposed economic foundations study can be

outlined as follows:

1. Personnel.

- (a) Project director (1/2 time and summer) . . . . . \$13,000
- (b) Research associate (1/2 time and summer) . . . . . 10,000
- (c) Research associate (1/3 time and summer) . . . . . 8,500
- (d) Research assistants (2 full time). . . . . 8,600

2. Operations.

- (a) Special data tabulations, surveys and machine time . . . . . 9,000
- (b) Secretarial, travel and miscellaneous . . . . . 2,000

3. Overhead.

- (a) Space, light, heat, janitorial, equipment use,  
library services, local telephone. . . . . 10,230

4. Total budget requirements. \$61,330

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[\*] See Attachment D / Definition of Redevelopment.

COMMUNITY RENEWAL PROGRAM APPLICATION  
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A Program for Urban Renewal Action  
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A STUDY OF LAND UTILIZATION

ATTACHMENT C TO CODE NO. CRP 104

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As part of the total activities to be undertaken in order to develop a Community Renewal Program for Providence, it is proposed to carry out a special but integral study of land utilization. This collateral study would use the "economic foundations study" as a point of departure, and would be designed to evaluate the potential rate of utilization of cleared land areas within the general framework of redevelopment land use requirements established by the earlier study.

The findings and conclusions of the land utilization and marketability study would deal with (1) the appropriate allocation of recommended total redevelopment land use requirements among all available cleared land areas, consistent with basic community aims and land use objectives, (2) alternative allocations, (3) the demand and probable rate of absorption of land for each designated allocation or alternative, (4) the identification of any impediments to land disposal, and (5) recommendations as to the marketing procedures and disposal methods needed to develop an effective program for redevelopment action.

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[\*] DEFINITION OF "REDEVELOPMENT"

ATTACHMENT D TO CODE NO. CRP 104

REDEVELOPMENT ARTICLE OF AMENDMENT  
TO THE CONSTITUTION OF THE STATE OF RHODE ISLAND\*\*

ARTICLE XXXIII

SECTION 1. The clearance, replanning, redevelopment, rehabilitation and improvement of blighted and substandard areas shall be a public use and purpose for which the power of eminent domain may be exercised, tax monies and other public funds expended and public credit pledged. The General Assembly may authorize cities, towns, or local redevelopment agencies to undertake and carry out projects approved by the local legislative body for such uses and purposes including (a) the acquisition in such areas of such properties as the local legislative body may deem necessary or proper to effectuate any of the purposes of this article, although temporarily not required for such purposes, and (b) the sale or other disposition of any such properties to private persons for private uses or to public bodies for / public uses.

SECTION 2. This amendment shall take effect whenever a majority of electors voting at a special election, to which this amendment is submitted after adoption by the Constitutional Convention, shall approve the same.

\*\*\* Adopted by Constitutional Convention on June 20, 1955 by vote of 154 to 31. Approved by Special Election on July 12, 1955 by vote of 29,216 to 15,149.

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REDEVELOPMENT ACT OF 1956

TITLE 45, CHAPTERS 31-33, AS AMENDED  
GENERAL LAWS OF RHODE ISLAND • 1956

SECTION 19. "Redevelopment" means the elimination and prevention of the spread of blighted and substandard areas. Redevelopment may include

the planning, replanning, acquisition, rehabilitation, improvement, clearance, sale, lease or other disposition, or any combination of these, of land, buildings or other improvements for residential, recreational, commercial, industrial, institutional, public or other purposes, including the provision of streets, utilities, recreational areas and other open spaces consistent with the needs of sound community growth in accordance with the community's general plan and carrying out plans for a program of voluntary repair and rehabilitation of buildings or other improvements.

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BUDGET DATA

CODE NO. CRP 105

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Budget data for the work to be undertaken in order to develop a Community Renewal Program for Providence are set forth in the narrative statement which follows and in the budget forms which are attached herewith. These forms include:

Attachment A : Form H-627 : Community Renewal Program Budget.

Attachment B : Form H-630 : Local Public Body Staffing and Salary Schedule.

Attachment C : Form H-681 : Work Activities to Be Performed Under Contract.

Duration of Budget Period

The proposed budget has been based on an 18-month budget period as outlined in Code No. CRP 106, below.

Total of Estimated Costs

The proposed budget includes the costs of all proposed work activities. The total of all estimated costs is \$291,390. Estimated costs can be outlined by each budget activity classification as follows:

Item 1a : Administrative Overhead and Services

In addition to the total salaries for the non-technical administrative staff in the Office of the Urban Renewal Coordinator, which are set forth as R 1410.01 below and outlined in detail on Form H-630 submitted herewith, Budget Item 1a costs for the 18-month budget period include:

R 1410.09 Retirement Contributions. . . . . None.

R 1410.16 Publications.

Four (4) interim reports: 2500 copies each. \$3,000.

One (1) final report: 2500 copies each . . . 2,000.

Total: all publications . . . . . \$ 5,000.

R 1410.19 Sundry Overhead.

Office furniture+equipment rental @ \$325/mo. \$5,850.

Telephone and telegraph @ \$50/mo. . . . .	\$ 900.
Office supplies and postage @ \$25/mo. . . . .	450.
Printing and reproduction @ \$75/mo. . . . .	1,350.
Insurance: workmen's compensation, liability, non-ownership automobile, and fidelity . . . . .	750.
Miscellaneous . . . . .	1,000.
Total: all sundry overhead . . . . .	\$10,300.
Subtotal : All administrative overhead and services, except salaries and contracts . . . . .	\$15,300.
R 1416 Administrative Services . . . . .	None.
Subtotal : All administrative overhead and services, except salaries. . . . .	\$15,300.
R 1410.01 Non-Technical Salaries . . . . .	\$12,650.
Total : Budget Item <u>1a</u> . . . . .	\$27,950.

Item 1b : Travel

Travel costs for the 18-month budget period include the cost of (1) trips to the Region I Office, New York, (2) trips to the 1961 NAHRO annual meeting, Washington, D.C., (3) trips to the office of the U.S. Bureau of the Census, Washington, D.C., (4) trips to other cities having advanced programs of redevelopment action, and (5) local travel, as follows:

R 1410.05 Travel.

Region I Office : New York @ \$50 / trip. . . . .	\$ 750.
Urban Renewal Coordinator : 6 trips . . . . .	\$300.
Chief of Urban Renewal Planning : 6 trips . . . . .	300.
Attorney II : 3 trips . . . . .	150.
NAHRO : Washington, D.C. @ \$150 / trip . . . . .	750.
Urban Renewal Coordinator : 1 trip . . . . .	\$150.
Chief of Urban Renewal Planning : 1 trip . . . . .	150.
Attorney II : 1 trip . . . . .	150.
Planner IV : 1 trip . . . . .	150.
Planner IV : 1 trip . . . . .	150.
Census : Washington, D.C. @ \$75 / trip . . . . .	450.
Urban Renewal Coordinator : 2 trips . . . . .	\$150.

Chief of Urban Renewal Planning : 2 trips.	\$150.
Planner IV : 2 trips. . . . .	150.
Other cities @ \$150 average / trip . . . . .	\$2,400.
Urban Renewal Coordinator : 2 trips. . . . .	\$300.
Chief of Urban Renewal Planning : 4 trips.	600.
Attorney II : 4 trips . . . . .	600.
Planner IV : 4 trips. . . . .	600.
Planner IV : 2 trips. . . . .	300.
Local travel @ \$40 / month. . . . .	\$2,880.
Chief of Urban Renewal Planning : 18 months	\$720.
Planner IV : 18 months . . . . .	720.
Planner III : 18 months. . . . .	720.
Engineering Aide III : 18 months. . . . .	720.
Total: all travel. . . . .	<u>\$7,230.</u>
Total : Budget Item <u>1b</u> . . . . .	<u>\$7,230.</u>

Item 2 : Office Furniture and Equipment

It is not proposed to purchase any office furniture or equipment for the preparation of the Community Renewal Program. An amount of \$5,850, however, has been included in R 1410.19 above in order to provide for the rental of both furniture and equipment including desks, chairs, drafting tables, stools, conference tables, file cabinets, map files, typewriters, and calculators sufficient to supply the proposed 10-member staff in the Office of the Urban Renewal Coordinator.

R 1475 Office Furniture and Equipment . . . . .	None.
Total : Budget Item <u>2</u> . . . . .	\$ 0.

Item 3 : Legal Services

The cost estimate for this budget item reflects the proposal to include an attorney on the technical staff of the Urban Renewal Coordinator's Office in order to aid in the formulation of legislation and legal procedures essential to the development of an effective program for redevelopment action.

Legal work would touch upon necessary aspects of municipal, real property, tax, utility, and redevelopment law.

R 1410.021	Legal Services . . . . .	\$12,360.
Total	: Budget Item <u>3</u> . . . . .	\$12,360.

Item 4 : Survey and Planning

In addition to the total salaries for the technical staff in the Office of the Urban Renewal Coordinator, which are set forth as R 1410.021 below and outlined in detail on Form H-630 submitted herewith, Budget Item 4 costs for the 18-month budget period include a number of work activities to be performed under contract. These activities are outlined in detail on Form H-681 submitted herewith, and include:

R 1430	Survey and Planning.	
	Data processing . . . . .	\$ 32,500.
	Economic foundations study. . . . .	61,330.
	Staff consultant . . . . .	10,000.
	Program review board. . . . .	15,000.
	Total: all survey and planning except salaries .	\$118,830.
R 1410.021	Technical Salaries . . . . .	\$ 88,530.
Total	: Budget Item <u>4</u> . . . . .	\$207,360.

Data Processing

The cost estimate for data processing is based upon information made available by the U.S. Bureau of the Census and by the Remington-Rand Division of the Sperry-Rand Corporation. The cost estimate includes all of the work required to get and to process the 1960 census data on population and housing for small areas in the city of Providence which is needed to identify and analyze blighted and substandard conditions and to delineate blighted and substandard areas in the city. Necessary work would include such activities as the duplication of magnetic tapes now used by the Bureau of the Census to store and process 1960 census data, the preparation of special census data sheets, special tabulations and photocopies of Bureau materials, the processing of magnetic tape to tape, the conversion of magnetic tape data to machine punch cards, and the punching,

sorting, and tabulating of such cards. The present cost estimate is a very crude estimate and represents the mid-point of the Census Bureau estimate of \$15,000-\$50,000. This estimate is subject, therefore, to later refinement.

#### Economic Foundations Study

The cost estimate for this study, proposed to be undertaken by Brown University under contract with the City of Providence, is based on the study outline and proposed budget set forth in Code No. CRP 104 : Attachment B / A Study of the Economic Foundations of Redevelopment Action and Redevelopment Land Use Requirements.

#### Staff Consultant

The cost estimate for this sub-item is based upon an estimate provided by Planning and Renewal Associates. It provides for approximately 65 days of consulting time at a cost of \$150 per day, or for an average of nearly one day a week during the budget period. Consulting services would be employed in this case to guide (1) the technical development of detailed work methods and survey procedures, (2) the interpretation of survey findings, and (3) the formulation of a long-range program for redevelopment action in collaboration with the staff of the Urban Renewal Coordinator's Office, the Program Review Board [see below], the staff of the economic foundations study, and the land utilization consultant [see below].

#### Program Review Board

The cost estimate for this sub-item is based upon an estimated budget allowance prepared by the Urban Renewal Coordinator's Office. It provides for the establishment of a six-member Program Review Board composed of nationally-recognized experts in urban renewal, planning, housing, real estate, metropolitan problems, and public administration. Board members would provide an average of 10 days of consulting time individually and collectively at an average fee plus expenses of \$250 per day. The services of the board would be used to guide (1) the formulation of redevelopment policy, and (2) the development of a definitive and effective program for redevelopment action, based upon survey findings made available to the board by the staff of the Urban Renewal Coordinator's Office and other program consultants.

### Technical Services from Other Agencies

In addition to the total salaries for the technical staff in the Office of the Urban Renewal Coordinator, as outlined in detail on Form H-630 submitted herewith, R 1410.021 provides for technical services to be provided to the Community Renewal Program by other agencies of the city government. Such agencies include (1) the Providence Redevelopment Agency, (2) the Providence City Plan Commission, and (3) the Division of Minimum Housing Standards. Because these agencies are active participants in the city's redevelopment effort, the Community Renewal Program budget provides for some technical services to be provided by the directors of these agencies. Such services are necessary if the Community Renewal Program, as essentially an inter-agency effort, is to be developed with the maximum degree of coordination and cooperation among agencies who may be expected to carry the greatest operating responsibilities for making the proposed program work.

The directors of the City Plan Commission and the Division of Minimum Housing Standards are employed directly by the City of Providence. Time which they spend in working on the Community Renewal Program will be accounted for in the same manner as for members of the staff in the Urban Renewal Coordinator's Office.

The executive director of the Providence Redevelopment Agency, at least technically, is a staff member of a quasi-public agency. Time which he spends in working on the Community Renewal Program will be governed, therefore, by a written agreement with the City of Providence which will have the effect of reducing the time so spent to a cash basis.

In all cases, complete and accurate records will be maintained to permit a verification of the services which are provided to insure that they are directly related to the preparation of the Community Renewal Program.

### Item 5 : Land Surveys and Appraisals

The cost estimate for this budget item, shown on Form H-681 submitted herewith, is based upon an estimate provided by William S. Ballard, M.A.I. It provides both for the work outlined in Code No. CRP 104 : Attachment C / A Land Utilization Study, and for such general consulting services with respect to land

matters as may be necessary to guide (1) the technical development of detailed work methods and survey procedures, (2) the interpretation of survey findings, and (3) the formulation of a long-range program for redevelopment action in collaboration with the staff of the Urban Renewal Coordinator's Office, and the other program consultants.

R 1410.028	Disposition . . . . .	\$10,000.
Total	: Budget Item <u>5</u> . . . . .	\$10,000.

Item 6 : Relocation Planning

It is proposed to evaluate both relocation requirements and rehousing resources as an essential part of the preparation of the Community Renewal Program. This work, however, would be done by the technical staff in the Urban Renewal Coordinator's Office as only one of a number of staff work activities. For this reason, the costs of relocation planning have not been separated from the over-all costs of survey and planning activities which are shown in Item 4 above.

R 1410.023	Relocation. . . . .	None.
Total	: Budget Item <u>6</u> . . . . .	\$ 0.

Item 8 : Contingencies

The cost estimate for this budget item represents 10 percent of the estimated total costs for all budget items 1 through 6.

	Budget Items <u>1</u> through <u>6</u> . . . . .	\$264,900.
	Contingencies @ 10 percent . . . . .	\$26,490.
Total	: Budget Item <u>8</u> . . . . .	26,490.

**COMMUNITY RENEWAL PROGRAM APPLICATION**  
**PROJECT NO. R.I.**

**BINDER NO.**

**A Program for Urban Renewal Action**  
**Providence - Rhode Island**

**SUBMISSION DATE:**

**SEP 27 1960**

Form approved  
 Budget Bureau No. 63-R725.6

H-627  
 (2-60)

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION		PROJECT LOCALITY <b>PROVIDENCE - RHODE ISLAND</b>			
<b>COMMUNITY RENEWAL PROGRAM BUDGET</b>		PROJECT NAME <b>COMMUNITY RENEWAL PROGRAM</b>			
INSTRUCTIONS: Initial Budget: Prepare original and 6 copies for HHFA. Submit original and 3 copies in Binder No. 1, and copies in Binders No. 2, 3, and 4. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 3 copies to HHFA.		PROJECT NUMBER (if known)			
		BUDGET NUMBER <b>1</b>			
SUBMISSION (Check and complete one) <input checked="" type="checkbox"/> ACCOMPANIES FORM H-100 EXECUTED ON <b>SEP 27 1960</b>					
		TO BE COMPLETED BY LPA			
LINE NO.	ACTIVITY CLASSIFICATION	USE ONLY FOR REVISED BUDGETS		BUDGET REQUESTED FOR <b>18</b> MONTHS	TO BE FILLED IN BY HHFA
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)		
1	ADMINISTRATION:				
	a. ADMINISTRATIVE OVERHEAD AND SERVICES (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)	\$	\$	\$ 27,950	\$
	b. TRAVEL (R 1410.05)			7,230	
2	OFFICE FURNITURE AND EQUIPMENT (R 1475)			-	
3	LEGAL SERVICES (R 1410.024, R 1415.01)			12,360	
4	SURVEY AND PLANNING (R 1410.021, R 1430)			207,360	
5	LAND SURVEYS AND APPRAISALS (R 1410.022, R 1410.028, R 1440.02, R 1440.04, R 1440.05, R 1445.01)			10,000	
6	RELOCATION PLANNING (R 1410.023, R 1443.01)			-	
7	SUBTOTAL			264,900	
8	RESERVE AND CONTINGENCIES [contingencies only]			26,490	
9	TOTAL (line 7 plus 8)	\$	\$	\$ 291,390	\$
10	PROJECT INSPECTION FEE			-	
11	TOTAL SURVEY AND PLANNING BUDGET (line 9 plus 10)	\$	\$	\$ 291,390	\$
Approval of the		in the amounts and for the time period shown in column (c) is hereby requested.			
SEP 27, 1960 CITY OF PROVIDENCE Local Public Body		Community Renewal Program Budget  Signature of Authorized Officer CHARLES R. WOOD URBAN RENEWAL COORDINATOR			
The		Community Renewal Program Budget is hereby approved in the amounts and for the time period shown in column (d).			
		Date _____ Signature _____ Title _____			

GPO 887741

COMMUNITY RENEWAL PROGRAM APPLICATION  
PROJECT NO. R.I.

BINDER NO.

A Program for Urban Renewal Action  
Providence • Rhode Island

SUBMISSION DATE:  
SEP 27 1960

Form approved  
Budget Bureau No. 63-R820.4

H-630  
(2-60)

HOUSING AND HOME FINANCE AGENCY  
URBAN RENEWAL ADMINISTRATION  
LOCAL PUBLIC BODY STAFFING AND SALARY SCHEDULE

PROJECT NUMBER (if known)  
PROJECT LOCALITY  
PROVIDENCE • RHODE ISLAND

See reverse side for instructions and for Certificate to be completed.

NAME OF LOCAL PUBLIC BODY

CITY OF PROVIDENCE

This Form H-630 supports budget  
Form H-627 dated

SEP 27 1960

Page 1 of 1 Pages

BUDGET ACTIVITY CLASSI- FICATION	POSITION TITLE	ANNUAL SALARY RATE		PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO:						NUMBER OF MONTHS POSITION WILL BE OCCUPIED	AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET
		PROPOSED	CURRENT (if not equal to amount in col. 1)	TITLE I BUDGETS	PRO- GRAMS	OTHER (excluding this budget)	THIS BUDGET				
1a	Urban Renewal Coordinator Clerk-stenographer III	\$12,705 4,161	\$11,550 3,783	10 10	- -	40 40	50 50	18 18	\$9,530 3,120	18	\$12,650
	Subtotal:										\$12,360
3	Attorney II	\$8,240	\$7,509	-	-	-	100	18			\$12,360
	Subtotal:										\$12,360
4	Chief of Urban Renewal Planning Planner IV Planner IV Planner III Planner III Planner III Engineering Aide III Engineering Aide III Clerk-stenographer III Clerk-stenographer III Clerk-stenographer II	\$9,240 7,713 7,713 7,004 7,004 7,004 5,452 5,452 4,161 3,783	\$8,400 7,012 7,012 6,367 6,367 6,367 4,956 4,956 3,783 3,439	- - - - - - - - - -	- - - - - - - - - -	50 - - - - - - - 50 -	100 100 100 100 100 100 100 100 50 100	18 18 18 18 18 18 18 18 18 18	\$13,860 11,570 11,570 10,510 10,510 10,510 8,180 8,180 3,120 5,670	18 18 18 18 18 18 18 18 18 18	\$88,530
	also: Executive Director Providence Redevelopment Agency Director City Plan Commission Director Division of Minimum Housing Standards Subtotal:	12,705 12,705 12,705 10,242	10,000 10,000 10,000 9,311	80 80 80 10	- - - -	10 10 10 80	10 10 10 10	18 18 18 18	1,910 1,910 1,910 1,510	18 18 18 18	\$88,530

CERTIFICATE

The undersigned hereby certifies (1) that the Local Public Body, by appropriate resolution of its governing body or by other official action, as described in Urban Renewal Manual, Section 30-1-2, has established personnel and staff compensation policies, for all employees, other than those whose salaries or wages are at minimum levels prescribed by the Federal Government pursuant to the labor standards provisions of Urban Renewal Manual, Chapter 30-4, and has determined by such official action that the compensation rates established by such policies are not in excess of rates established by pertinent local public practice; (2) that the positions and rates of compensation indicated on the face of this form are in accordance with such official action; and (3) that such official action, and evidence of the basis for the establishment of such policies, are available for inspection at the office of the Local Public Body.

SEP 27 1960

Date

*Charles R. Wood*

Signature of Authorized Officer

CHARLES R. WOOD  
URBAN RENEWAL COORDINATOR

Title of Authorized Officer

INSTRUCTIONS FOR PREPARATION: (Submit an original and 3 copies to the HHFA Regional Office in support of Form H-627 or H-6220.)

Budget Activity Classification and Position Title

List the budget activity classification number and title of each full-time or part-time position to be occupied during the budget period. Identify part-time position by the symbol "PT" before the title. Group positions by activity classification shown on Form H-627 or H-6220. See Form H-627 or H-6220 for accounts included in budget activity classifications.

Annual Salary Rate

Enter proposed and, if appropriate, current annual salary rates of each position. For part-time staff, enter the equivalent annualized salary.

Percentage Allocation of Employee's Time Chargeable

Enter the percentage of the annual salary rate applicable to columns 3 through 6. For part-time staff, the time not spent working for the LPA shall be included in column 5. The sum of the percentages shall equal 100 percent for each position.

Amount of Salary Chargeable to This Budget

Enter the amount of each salary in dollars chargeable to this budget. This amount shall be based upon the proposed annual salary rate, the percentage of the employee's total time estimated to be spent on this project, and the number of months the position will be occupied.

COMMUNITY RENEWAL PROGRAM APPLICATION  
PROJECT NO. R.I.

BINDER NO.

A Program for Urban Renewal Action  
Providence • Rhode Island

SUBMISSION DATE:  
SEP 27 1960

Form approved by  
Budget Bureau No. 03-2822.5

H-681  
(2-50)

HOUSING AND HOME FINANCE AGENCY  
URBAN RENEWAL ADMINISTRATION

COMMUNITY RENEWAL PROGRAM WORK ACTIVITIES TO BE PERFORMED UNDER CONTRACT

PROJECT NUMBER (if known)

PROJECT LOCALITY

PROVIDENCE • RHODE ISLAND

INSTRUCTIONS: Submit original and 3 copies  
to HRFPA in support of Form H-627.

NAME OF LOCAL PUBLIC BODY

CITY OF PROVIDENCE

This Form H-681 supports  
Form H-627 dated

SEP 27 1960

NUMBER OF BUDGET ACTIVITY CLASSIFICATION FROM FORM H-627 (1)	WORK ITEMS (Group Code Nos. from IPA Letter No. 186 Checklist to be performed under each Contract) (2)	ESTIMATED STARTING DATE (Month and Year) (3)	ESTIMATED COMPLETION DATE (Month and Year) (4)	ESTIMATED CONTRACT COST (5)	EXPLANATION OF PROPOSALS OR ESTIMATES (Indicate "p" for Proposals, "E" for Estimates, and source or basis of Column (5) amounts) (6)
4	No. 4(a)(b): Data Processing  No. 4(c)(d)(e): Economic Foundations [See Code No. 10L Attachments A and B]  No. 4(a)(b)(c)(d)(e): Staff Consultant  No. 4(d)(e): Program Review Board	1-61	6-62	\$32,500.	E : U.S. Bureau of the Census + Remington Rand.  P : Brown University.
5	No. 4(d)(e): Land Utilization Study [See Code No. 10L Attachments A and C]	1-61	6-62	\$10,000.	E : William S. Ballard, M.A.I.

COMMUNITY RENEWAL PROGRAM APPLICATION  
PROJECT NO. R.I.

BINDER NO.

A Program for Urban Renewal Action  
Providence · Rhode Island

SUBMISSION DATE:

SEP 27 1960

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PROPOSED WORK PROGRAM

CODE NO. CRP 106

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The preparation of the Community Renewal Program will be based on the proposed work program described below.

Work Items

Work items to be undertaken are outlined in enough detail to support budget estimates in Code No. CRP 104 : Attachment A / A Program for Redevelopment Action. As noted in Code No. CRP 104, that program constitutes the basic work outline for the preparation of the Community Renewal Program.

Work Assignments

Unless otherwise indicated in Code No. CRP 104 : Attachment A, all work items will be undertaken by the staff of the Urban Renewal Coordinator's Office. Organization of the staff of the Urban Renewal Coordinator's Office is shown in Code No. CRP 105 : Attachment B / Form H-630 : Staffing and Salary Schedule.

Work items to be undertaken under contract are also shown separately in Code No. CRP 105 : Attachment C / Form H-681 : Work Activities to Be Performed Under Contract. In addition to data processing and consultant services in connection with programming activities, such work items include (1) a study of the economic foundations of redevelopment action, and (2) a land utilization study. These special studies are outlined in enough detail to support budget estimates in Code No. CRP 104 : Attachments B and C, respectively.

Work Schedule

The estimated dates upon which each work item to be performed under contract is to be started and finished are shown in Code No. CRP 105 : Attachment C.

The estimated times for completion of the various sections of the basic work outline in terms of the number of elapsed months from the start of work, are:

1. Review of background for redevelopment action : 3 months.
2. Identification of blighted and substandard conditions : 6 months.
3. Establishment of framework for redevelopment programming : 3 months.
4. Analysis of blighted and substandard areas : 9 months.
5. Definition of objectives for redevelopment action : 9 months.
6. Determination of courses of redevelopment action : 12 months.
7. Evaluation of requirements for redevelopment action : 12 months.
8. Evaluation of impact of redevelopment action : 15 months.
9. Development of a long-range program for redevelopment action : 15 months.
10. Preparation of reports : 18 months.

**CRP 107-108**

COMMUNITY RENEWAL PROGRAM APPLICATION  
PROJECT NO. R.I.

BINDER NO.

A Program for Urban Renewal Action  
Providence - Rhode Island

SUBMISSION DATE:

SEP 27 1960

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EVIDENCE OF A GENERAL PLAN

CODE NO. CRP 107

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A general plan, meeting HHFA requirements in connection with Title I projects, is in existence and in effect for the City of Providence.

Evidence that such a general plan is in existence and in effect has previously been submitted to HHFA in a number of recent reports which deal with (1) the planning of Title I projects, (2) demonstration studies, and (3) workable program progress. In this respect, reference may be made specifically to applications for initial certification and re-certification of the city's workable program. Such applications include:

- A : Workable Program for Urban Renewal in Providence, Rhode Island. Dated and submitted to HHFA on December 31, 1957.
- B : Workable Program for Urban Renewal in Providence, Rhode Island : First Progress Report. Dated and submitted to HHFA on March 31, 1959.
- C : Workable Program for Urban Renewal in Providence, Rhode Island : Second Progress Report. Dated and submitted to HHFA on June 15, 1960.

Requisite elements of the general plan for the City of Providence have been identified in the recent reports outlined above, and include:

- A : Master Plan for Land Use and Population Distribution, dated August 1946, as amended.
- B : Master Plan for Thorofares, dated July 1946, as amended.
- C : Master Plan for Public School Sites, dated March 1950.
- D : Master Plan for Playgrounds and Playfields, dated January 1953.
- E : Capital Improvement Program 1951-1956 dated August 1950, and annual supplements.
- F : Zoning Ordinance of the City of Providence, Chapter 544, Ordinances of the City of Providence, approved September 21, 1951, as amended.

Exhibit copies of each of these requisite elements of the general plan, as well as copies of other planning studies, have previously been submitted to HHFA with one or more of the reports outlined above.

COMMUNITY RENEWAL PROGRAM APPLICATION  
PROJECT NO. R.I.

BINDER NO.

A Program for Urban Renewal Action  
Providence - Rhode Island

SUBMISSION DATE:

SEP 27 1960

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EVIDENCE OF NON-FEDERAL FUNDS

CODE NO. CRP 108

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Non-Federal funds or paid services, in an amount equal to at least one-third of the estimated total cost of preparing the Community Renewal Program, have been specifically provided for that purpose by the City of Providence. Such funds amount to NINETY-SEVEN THOUSAND ONE HUNDRED THIRTY DOLLARS (\$97,130.00) , or one-third of the estimated total cost of TWO HUNDRED NINETY-ONE THOUSAND THREE HUNDRED NINETY DOLLARS (\$291,390.00) .

Evidence that such non-Federal funds or paid services have been specifically provided for that purpose by the City of Providence is attached herewith and includes:

Attachment A : Letter to the Regional Administrator from the Mayor of Providence, dated ~~September 1, 1960~~ SEP 27 1960

Where non-Federal funds are provided by the City of Providence in the form of paid services, complete and accurate records will be maintained to permit a verification of the provision of such services and to insure that such services are directly related to the preparation of the Community Renewal Program.

Where the donation of non-Federal funds in the form of paid services is made by other public agencies such as the Providence Redevelopment Agency, the City of Providence will enter into a written agreement with the Agency, which agreement will have the effect of reducing the Agency's donation to a cash basis.



CITY OF PROVIDENCE  
EXECUTIVE CHAMBER  
PROVIDENCE, R.I.

SEP 27 1960

WALTER H. REYNOLDS  
MAYOR

Mr. Lester Eisner, Jr.  
Regional Administrator of Urban Renewal  
Housing and Home Finance Agency, Region 1  
346 Broadway  
New York, New York

Re: Community Renewal Program

Dear Mr. Eisner:

In accordance with the intent of City Council Resolution No. *AZB* dated September *15*, 1960, approving the preparation of a Community Renewal Program for the City of Providence, and approving the submission of a Community Renewal Program Application to the Housing and Home Finance Agency (HHFA) for a grant of funds to prepare such a program, I have made all necessary arrangements at this time to insure that the City's contribution to the proposed work, in an amount equal to at least one-third of the estimated total cost of preparing the Community Renewal Program, will be specifically allocated in the form of cash and/or paid services for that purpose.

The staff positions required to prepare the Community Renewal Program as proposed in the Application have already been established as a part of the City's personnel classification system. An amount of money equal to at least one-third of the estimated total cost of preparing the Community Renewal Program will also be available on October 1, 1960 from a Special Account entitled Reserve for Revenue for Extraordinary Expenditures.

Whenever the City's Community Renewal Program is approved by HHFA I will immediately recommend to the City Council the creation of the proposed staff positions within the Executive Department under the direction of the Urban Renewal Coordinator and also the appropriation of the amount of money necessary for this Program from the above reserve to a separate Community Renewal Program Account.

Sincerely yours,

*Walter H. Reynolds*  
Walter H. Reynolds  
Mayor of Providence

WHR:vhf

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CRP 109-III

COMMUNITY RENEWAL PROGRAM APPLICATION  
PROJECT NO. R.I.

BINDER NO.

A Program for Urban Renewal Action  
Providence • Rhode Island

SUBMISSION DATE:  
SEP 27 1966

RESOLUTION OF GOVERNING BODY OF APPLICANT

CODE NO. CRP 109

THE CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

• • • • •

A RESOLUTION OF THE CITY COUNCIL

No. 428

Approved

A RESOLUTION APPROVING THE PREPARATION OF A COMMUNITY RENEWAL PROGRAM FOR THE CITY OF PROVIDENCE AND THE SUBMISSION BY THE URBAN RENEWAL COORDINATOR OF AN APPLICATION TO THE U.S. HOUSING AND HOME FINANCE ADMINISTRATOR FOR A FEDERAL GRANT OF FUNDS FOR THAT PURPOSE.

WHEREAS, under Title I of the Housing Act of 1949, as amended, herein referred to as "Title I", the Housing and Home Finance Administrator is authorized to extend financial assistance to local public agencies in the elimination and prevention of the spread of their slums and urban blight, and for that purpose is authorized under the provisions of Section 103(d) of Title I to make grants to local public bodies authorized to perform the planning work necessary to the preparation of Community Renewal Programs; and

WHEREAS, it is desirable and in the public interest that the CITY OF PROVIDENCE undertake the preparation of a Community Renewal Program, presently estimated to cost approximately TWO HUNDRED NINETY-ONE THOUSAND THREE HUNDRED NINETY DOLLARS (\$291,390.00), in order (1) to identify slum areas or blighted, deteriorated, or deteriorating areas in the community, (2) to measure the nature and degree of blight and blighting factors within such

areas, (3) to determine the financial, relocation, and other resources needed and available to renew such areas, (4) to identify potential project areas and, where feasible, types of urban renewal action contemplated within such areas, and (5) to schedule or program urban renewal activities; and

WHEREAS, the PROVIDENCE CITY COUNCIL desires the preparation of the Community Renewal Program to be undertaken by the URBAN RENEWAL COORDINATOR who is authorized under the terms of Chapter 1040, Ordinances of the City of Providence, approved July 9, 1956, as amended by Chapter 1108, Ordinances of the City of Providence, approved April 4, 1957, which terms govern his appointment, " . . . to secure such cooperation and assistance from other municipal departments, commissions, and agencies as may be required . . . [to promote] the development of a workable program to deal with the problems of urban blight and slums; . . . to establish and preserve sound and stable residential neighborhoods of decent, safe, and sanitary homes and suitable living environment for adequate family life by encouraging the rehabilitation of substandard houses, by effecting the conservation and improvement of basically sound neighborhoods, and the redevelopment of blighted and substandard areas; and . . . to utilize federal housing aids and financial assistance for housing improvement and urban renewal";

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

1. That the financial assistance available under Section 103(d) of Title I is needed to enable the CITY OF PROVIDENCE to finance the preparation of the Community Renewal Program.
2. That it is cognizant of the conditions that are imposed in undertaking the preparation of a Community Renewal Program with Federal financial assistance under Section 103(d) of Title I, including those relating to the provision of the local share of costs, and to the requirement that as a condition to the execution of a contract for a Federal grant for the preparation of a Community Renewal Program the locality must present to the Housing and Home Finance Administrator evidence (a) that a general plan meeting the requirements of the Housing and Home Finance Agency in connection with Title I projects is in existence and effect,

- and (b) that a Workable Program for the community as set forth in Section 101(c) of Title I, for utilizing appropriate public and private resources to eliminate and prevent the development or spread of slums and urban blight has been certified by the Administrator and that the certification, or a recertification, is in effect.
3. That it is the sense of this body that the local share of costs, in cash or services, can and will be provided in an amount equal to at least one-third of the total costs of all activities undertaken in the preparation of a Community Renewal Program; and that such local share of costs in an amount equal to at least one-third of the total estimated costs of all activities proposed in the Application shall be specifically allocated or committed in the form of cash and services by the CITY OF PROVIDENCE to the preparation of the Community Renewal Program.
  4. That the preparation of a Community Renewal Program for the CITY OF PROVIDENCE is hereby approved; and that the submission of a Community Renewal Program Application by the CITY OF PROVIDENCE for a grant of funds from the United States of America in an amount not to exceed ONE HUNDRED NINETY-FOUR THOUSAND TWO HUNDRED SIXTY DOLLARS (\$194,260.00) for the preparation of a Community Renewal Program is hereby approved.
  5. That the URBAN RENEWAL COORDINATOR is hereby authorized and directed to execute and to file such Community Renewal Program Application with the Housing and Home Finance Administrator, to provide such additional information and to furnish such documents as may be required by the Administrator, to act as the authorized representative of the CITY OF PROVIDENCE, to execute and to sign for the CITY OF PROVIDENCE with the approval of the Board of Contract and Supply all contracts and other instruments with the Federal Government or with third parties thereto, and, utilizing the powers inherent in his office to secure such necessary assistance from other municipal departments, commissions, and agencies as may be required or from such agencies as may be available

outside the framework of local government, to prepare a Community  
Renewal Program for the CITY OF PROVIDENCE and to submit such Pro-  
gram upon completion to both the Housing and Home Finance Administra-  
tor and to the PROVIDENCE CITY COUNCIL .



WALTER H. REYNOLDS

MAYOR  
CITY OF PROVIDENCE

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

- (1) That he is the duly qualified and acting CITY CLERK of the CITY OF PROVIDENCE , herein called the "Applicant", and the keeper of the records of the Applicant, including the journal of proceedings of the PROVIDENCE CITY COUNCIL , herein called the "Governing Body";
- (2) That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on the 15th day of September, 1960 , and duly recorded in his office;
- (3) That said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner and for the adoption of said resolution; and all other requirements and proceedings under law incident to the proper adoption of passage of said resolution, have been duly fulfilled, carried out, and otherwise observed;
- (4) That if an impression of the seal has been affixed below, it constitutes the official seal of the Applicant and this certificate is hereby executed under such official seal. If no seal has been affixed below, the Applicant does not have and is not legally required to have an official seal;
- (5) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 27th day of September, 1960 .

(SEAL)

D. Everett Whelan

D. EVERETT WHELAN

CITY CLERK  
CITY OF PROVIDENCE

ATTEST:

COMMUNITY RENEWAL PROGRAM APPLICATION  
PROJECT NO. R.I.

BINDER NO.

A Program for Urban Renewal Action  
Providence • Rhode Island

SUBMISSION DATE:

SEP 27 1960

---

RESOLUTION OF GOVERNING BODY OF MUNICIPALITY

CODE NO. CRP 110

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The Applicant is the City of Providence. A resolution of the Providence City Council, being the governing body of both the municipality and the Applicant, has, therefore, been submitted as Code No. CRP-109, above. No other resolution of the governing body of the municipality is required.

COMMUNITY RENEWAL PROGRAM APPLICATION  
PROJECT NO. R.I.

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A Program for Urban Renewal Action  
Providence • Rhode Island

SUBMISSION DATE:  
SEP 27 1960

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EVIDENCE OF LEGAL ELIGIBILITY OF APPLICANT

CODE NO. CRP 111

---

The Applicant, being the City of Providence, is a single local public body legally eligible (1) to undertake and to perform the activities proposed in this Application and (2) to enter into a contract with the Federal Government and to receive Federal grants and other assistance for such purposes.

Evidence of the legal eligibility of the Applicant to undertake the proposed activities and to enter into a contract with the Federal Government is attached herewith and includes:

Attachment A : Opinion of Counsel.

Attachment B : Legal Documentation.

COMMUNITY RENEWAL PROGRAM APPLICATION  
PROJECT NO. R.I.

BINDER NO.

A Program for Urban Renewal Action  
Providence • Rhode Island

SUBMISSION DATE:

SEP 27 1960

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OPINION OF COUNSEL

ATTACHMENT A TO CODE NO. CRP 111

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OPINION OF COUNSEL

I, the undersigned, DO HEREBY CERTIFY that I am the duly appointed and acting City Solicitor of the City of Providence, Rhode Island, the Local Public Body named as the Applicant in the Community Renewal Program Application to which this opinion appertains; that I have been authorized to submit the attached documentation in behalf of said Local Public Body; and that such documentation is a true and correct copy of applicable law to the best of my knowledge and information.

I have reviewed such Community Renewal Program Application, dated **SEP 27 1960**, and approved by the City Council of the City of Providence, the local governing body of the Applicant, on **SEP 15 1960** including particularly the data and information relating to (a) the description of the scope and character of the activities proposed to be undertaken in order to prepare a Community Renewal Program, (b) the proposed work program for such activities, and (c) the proposed budget and the method of financing the work program including the provision by the City of Providence of the local share of costs, in cash or paid services, in an amount equal to at least one-third of the total costs of all activities proposed in the Application to be undertaken in order to prepare the Community Renewal Program.

I am of the opinion that the Applicant, being the City of Providence, is (a) a municipal corporation which has been legally created by the General Assembly of the State of Rhode Island, and (b) a duly organized and acting public body having within its general corporate powers as set forth in Section 1 of Chapter 832 of the 1940 Public Laws of Rhode Island, which Act revised, consolidated, and amended a previous charter act of the City of Providence, the legal power to undertake, perform and finance any or all



COMMUNITY RENEWAL PROGRAM APPLICATION  
PROJECT NO. R.I.

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A Program for Urban Renewal Action  
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LEGAL DOCUMENTATION

ATTACHMENT B TO CODE NO. CRP 111

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The following material is intended to document the legal eligibility of the Applicant, being the City of Providence, to undertake and to perform the activities proposed in this Community Renewal Program Application:

1940 PUBLIC LAWS OF RHODE ISLAND • CHAPTER 832

"Powers of the City of Providence.

"Section 1. Corporate Powers and Obligations to Continue. The inhabitants of the City of Providence shall continue to be a body politic and corporate by the name of the City of Providence; and as such shall continue to have, exercise and enjoy all the rights, immunities, powers, privileges and franchises, and shall be subject to all the duties and obligations, now incumbent on or appertaining to said city as a municipal corporation, or by virtue of the laws of this state so far as the same shall not be altered by this charter or any acts in amendment hereof."

1956 PUBLIC LAWS OF RHODE ISLAND • CHAPTER 3654 \*

"Article 2 : Legislative Findings, Policy of State and Purposes of Act.

"Section 6. It is hereby declared that the purposes of this act are the elimination and prevention of blighted and substandard areas and their replacement through redevelopment by well-planned, integrated, stable, safe and healthful neighborhoods in the manner and by the means provided in this act, thereby carrying out the policy of this state, as heretofore declared in section 5 of this act."

"Article 3 : General Provisions and Definitions.

"Section 19. 'Redevelopment' means the elimination and prevention of the spread of blighted and substandard areas. Redevelopment may include the planning, replanning, acquisition, rehabilitation, improvement, clearance, sale, lease or other disposition, or any combination of these, of land, buildings or other improvements for residential, recreational, commercial, industrial, institutional, public or other purposes, including the provision of streets, utilities, recreational areas and other open spaces consistent with the needs of sound community growth in accordance with the community's general plan and carrying out plans for a program of voluntary repair and rehabilitation of buildings or other improvements."

"Article 4 : Prerequisites.

"Section 26. The community must have a master or general community plan adopted by the planning commission or the legislative body, and in either case the plan must include . . . :

(d) A description of the area or areas in which blighted and substandard conditions are found and recommendations as to the area or areas which should be designated for redevelopment."

"Article 7 : Redevelopment Revolving Fund.

"Section 41. The legislative body of any community, at any time after it has adopted a resolution declaring that there is need for an agency to function in the community, may establish a redevelopment revolving fund. For the purpose of raising moneys to be deposited in such fund, the community may appropriate tax money or other funds and/or issue and sell its general obligation or revenue bonds, and said moneys shall be used to effectuate the purposes and the provisions of this act upon resolution of the legislative body. . . ."

"Section 43. Any community in this state is authorized to appropriate moneys raised by taxes or other funds, including but not limited to funds in the redevelopment revolving fund and to borrow money as provided in this act and may lend or give the same to any redevelopment agency established by it for the purpose of acquiring property in any project area or for the clearance and preparation of any project area for redevelopment or for financing or otherwise assisting in the carrying out of any redevelopment plan or to effectuate the purposes and provisions of this act."

---

\* This act is now designated as Chapters 31-33, Title 45 of the General Laws of Rhode Island, 1956 [which chapters are known and may be cited as the "Redevelopment Act of 1956"], as amended.

R E P O R T

COMMITTEE TO STUDY ADDITIONAL  
PARKING FACILITIES IN THE DOWN-  
TOWN AREA

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The City of Providence has been experiencing a period of transition for at least one decade. Its population has been changing, both in number and in the relocation of homes as well as business establishments. The costs of maintenance for standard services is on the increase; the roll of taxpayers to support these needs has been on the decline; the need for new projects and facilities is evident. This situation is typical of every metropolitan municipality. There is nothing unique concerning the Providence situation.

The area known as the downtown business-shopping district is among the problems confronting the citizens of Providence. It consists mainly of three streets laid out long before the automobile was ever thought of as the common means of transportation. Today's public, for the most part, is accustomed to a degree of mobility without precedence. Public carriers of all types have been losing ground everywhere as the number of privately owned automobiles increases. It is not unusual to find many families with two automobiles. The total result <sup>is</sup> ~~being~~ that there are more drivers and automobiles <sup>on</sup> ~~in~~ the roads than ever before.

The past ten years have also seen the development of neighborhood or suburban shopping centers which provide its customers with free and unlimited parking facilities. These centers are easily accessible and offer keen competition to downtown stores and establishments. It is not difficult to understand why downtown has been losing ground to these new facilities.

The previous notwithstanding, the downtown area still offers a greater variety to our citizens. Leading shops and merchants are located downtown. The headquarters of our banks, insurance firms, and national companies are located here. By making the downtown

area accessible, offering low-cost parking facilities, and modernization, downtown Providence need have no peer  as a shopping and business district.

The matter of accessibility remains for the completion of freeways and expressways presently under construction. A program of modernization seems to be under way. Many stores have already modernized or plan to do so. It is only a question of time until others follow suit. The problem of parking facilities, however, is one with which this community is greatly concerned, and it was to examine this subject that we were created by resolution <sup>approved</sup> 658, December 18, 1959 so as to report to this Honorable City Council relative to additional low-cost public parking in the downtown Providence area.

The City of Providence has not been asleep these past ten years as evidenced by urban renewal, redevelopment projects, improvement of residential neighborhoods, planning and development of industrial parks. In these areas we are years ahead of other like municipalities. In the field of providing low-cost public parking facilities for the downtown area, however, we have never gone beyond the planning stages.

Since this committee was created, there have been several developments directly affecting the subject of our study:

1. The Downtown Master Plan has been unveiled.
2. Private interests have announced plans to develop hotels and motels, including commercial parking facilities.

Let us consider each of these developments individually.

Downtown Master Plan:

When the public parking phase of the Master Plan became known, it was discovered that all the sites under consideration by this committee were also included as parking facilities in the Mas-

ter Plan. We suggest that the foregoing is further <sup>evidence</sup>~~evidence~~ of the clear thinking of those responsible for the Master Plan. It is the feeling of this committee that the Master Plan solves most of the problems we were asked to study. Notwithstanding the foregoing, however, the committee voted unanimously to continue meeting for the purpose of studying certain question and basic policies germane to the subject of low-cost public parking.

It is our feeling that the Master Plan at best represents a futuristic Utopia. This is not to say that it is without merit; it is a necessary guide though it is doubtful that all of this plan will ever materialize. Already certain private interests have announced plans for developing facilities which conflict with the Master Plan. In spite of this, it is a goal and as such is worth the manpower and time devoted to its development.

Time, however, is of the essence. There is no timetable for the Master Plan. The speed at which it will travel will depend greatly upon the willingness of private interests to spend money exceeding \$50,000,000.00. The need for low-cost public parking cannot wait. It is, therefore, recommended:

1. That the parking phase of the Master Plan be developed immediately wherever possible, being mindful that such facilities should be developed so as to be equally useful in the event that there are deviations from the Master Plan as it now exists.

Private Developments:

It is noted with great pleasure that plans for some new developments in the downtown area are taking into consideration the importance of meeting the parking needs of potential patrons. The present parking problem might never have materialized if existing

larger downtown interests had concerned themselves with parking facilities for the many people they attempt to bring downtown via newspaper ads, radio, television and other media. They have been satisfied to reap the harvest and allow the burden of obtaining low-cost parking to fall by default into the lap of the municipal government. It is interesting to note that the District of Columbia is considering mandatory off-street parking facilities for new construction in its downtown area.

While it is true that many downtown stores have arrangements for their customers with certain commercial parking lots, this benefit applies only to those making a purchase costing a certain sum and is limited to the first hour of parking. In view of the foregoing, your committee makes the following recommendation:

2. That the City Council consider the advisability of tax benefits for those individuals or firms providing certain off-street parking facilities in conjunction with new construction in the downtown area.

Although the need of "low-cost" public parking is generally accepted, a definition of "low-cost" has not been considered. Earlier in this report it was pointed out that if downtown Providence is to attract potential shoppers, it must be in a position to compete with the free and unlimited parking offered by suburbia. While land is inexpensive and plentiful in the outskirt areas, it is extremely costly in the downtown Providence locality. In addition to this, it is anticipated that the expense of erecting multi-level parking facilities as provided by the Master Plan will cost many millions of dollars to the taxpaying public of the City of Providence. In order to recover these expenditures, it will be necessary to charge parking fees equal<sup>to</sup> or greater than those presently in effect at commercial parking facilities. To do this will defeat much of the

purpose of revitalizing the downtown area as outlined in the Master Plan.

The changing times compel that the matter of low-cost public parking in the downtown area be considered as one of the municipal services to be rendered to the taxpaying public just as we accept the services of education, fire and police protection, etc. A practical long-range view justifies this for the protection of the life of the downtown Providence area as well as the tax base and employment available to our citizens. It is therefore recommended;

3. That the parking facilities included in the Master Plan provide parking to the general public at nominal prices and that this need and the expenses therefore be considered a municipal service necessary for the economical welfare of our citizens.

At the request of this Honorable Body, the Traffic Engineer allowed free parking at downtown metered zones after 11 a.m. on Saturdays during the months of July and August.

It is well established that many of our citizens who are employed at factories, insurance companies, banks, law offices, etc. are not required to work on Saturdays. Not too long ago, Saturday was the most active business day for downtown merchants. Among the reasons for this <sup>ph</sup> were the aforementioned group that had just received its weekly pay on the previous day. It is our contention that these people would be willing to patronize downtown stores rather than mill-outlets and shopping <sup>centers</sup> if adequate parking facilities <sup>ph</sup> were available.

While the July-August free parking program was indeed helpful, it is our feeling that it ought to be extended throughout the entire year. Although this proposal is not new, and we are mindful of previous objections thereto, it is hereby recommended:

4. That the Traffic Engineer continue the Saturday free parking after 11 a.m. program on an experimental basis throughout the remainder of the year, and that he submit to this Honorable Body a full evaluation report on this program after the aforementioned period has expired.

On April 27, 1960, the committee visited the City of Worcester to inspect their off-street parking program. We were received by the Traffic Engineer of the City of Worcester and later were guests of the city at a luncheon attended by the City Manager. We participated in a tour through the downtown area and inspected some 13 off-street parking lots around the immediate perimeter of the downtown area and two parking garages which were built by the City of Worcester. These lots and garages are administered by a public parking authority, whose members serve without compensation. We were informed that the City of Worcester started a program about 10 years ago of acquiring land for off-street parking purposes, and that they now have 13 lots in operation as well as the two aforementioned parking garages. The rates are 5¢ per hour in most instances, and some areas are 10¢ per hour. According to Worcester officials, business in the downtown area has remained constant and the volume has held up extremely well; property values have not depreciated nor has it been necessary for the city to lower assessments. It appears that the municipal off-street parking lot program in Worcester and the vision of the public officials and the merchants have made this possible. The program is practically self-sufficient since there is no desire or intent on the part of the City to make a profit from these operations. The committee was convinced that low cost-long term parking is the only solution to save the downtown area, its business district, and its property values from further

erosion, and even though it is rather late, at this time, to start such a program, we recommend:

5. Notwithstanding the Master Plan contemplated for some time in the future, that immediate attention be given to the establishment of a parking authority for the City of Providence.

The committee would like to express its appreciation to the following individuals who have been extremely helpful in providing us with the necessary information to make this report possible: Roger T. Chandler, Traffic Engineer of the City of Providence; Frank H. Malley, City Plan Director of the City of Providence; A. Wallace Gove, Traffic Engineer of the City of Worcester; William A. Dean, Jr., Chairman of the Worcester Off-Street Parking Board; Honorable Francis A. McGrath, City Manager of the City of Worcester; and William E. McWilliams, Second Deputy City Clerk of the City of Providence.

Respectfully submitted,

COMMITTEE TO STUDY ADDITIONAL  
PARKING FACILITIES IN THE DOWN-  
TOWN AREA



PETER K. ROSEDALE, Chairman  
RALPH MATERA  
EDWARD J. LOUGHRAN  
WILLIAM A. GRAY  
FRANK LAZARUS

IN CITY COUNCIL  
SEP 15 1960

READ:  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.



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PROVIDENCE, R. I.

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SEP 13 1960

TO: [Illegible]  
FROM: [Illegible]  
SUBJECT: [Illegible]

[The following text is extremely faint and largely illegible, appearing to be a series of lines of a document or letter.]