

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 39-49

No. 500 **AN ORDINANCE** GRANTING THE CONSENT OF THE CITY OF PROVIDENCE TO THE ACQUISITION OF ITS INTEREST IN CERTAIN LANDS IN THE WEST BROADWAY NDP URBAN RENEWAL AREA (1) BY THE PROVIDENCE REDEVELOPMENT AGENCY

Approved November 28, 1969

Be it ordained by the City of Providence:

SEC. 1. Pursuant to the provisions of Title 45, Chapter 32, Section 25 of the General Laws of Rhode Island, 1956, the City of Providence hereby consents to the acquisition by the Providence Redevelopment Agency by eminent domain proceedings in connection with the West Broadway NDP Urban Renewal Area (1) of the fee to and/or all of the estate or interest of the City of Providence in the following described lots or parcels of land with all buildings or improvements thereon:

ASSESSORS PLAT

LOT

33
32

138
239

SEC. 2. This Ordinance shall take effect on its passage.

IN CITY
COUNCIL
NOV 6 - 1969
FIRST READING
READ AND PASSED
Vincent Vespa
CLERK

APPROVED

NOV 28 1969

MAYOR

IN CITY
COUNCIL

NOV 20 1969

FINAL READING
READ AND PASSED

PRESIDENT

CLERK

IN CITY
COUNCIL

OCT 14 1963

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

Wm. W. Lee
CLERK

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
Approves Passage of
The Within Ordinance

Wm. W. Lee
Chairman

OCT 30 1963

Wm. W. Lee
CLERK

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 69-50

No. 501 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PROVIDENCE APPROVING THE URBAN RENEWAL PLAN AND THE FEASIBILITY OF RELOCATION FOR THE NEIGHBORHOOD DEVELOPMENT PROGRAM

Approved November 28, 1969

Be it ordained by the City of Providence:

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

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

WHEREAS, it is desirable and in the public interest that the Providence Redevelopment Agency (herein called the "Local Public Agency") undertake and carry out the Neighborhood Development Program (herein called the "Program") identified as the Neighborhood Development Program and encompassing the areas bounded by the Penn Central Railroad to the north; Interstate Route 95 to the east; Interstate Route 95, Cranston Street, Messer Street and Wood Street to the south; and the Penn Central Railroad and Broad Street to the west; in the City of Providence, State of Rhode Island (herein called the "Locality;" and

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

WHEREAS, the Local Public Agency has made studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the urban renewal area or areas comprising the Program and has determined that the areas are deteriorated, blighted areas and that it is detrimental

The City of Providence
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the locality at large, because of buildings or improvements, either used or intended to be used for living, commercial, industrial or other purposes, or ~~any~~ combination of such uses, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) high density of population and overcrowding, (4) defective design or insanitary or unsafe character or conditions of physical construction, (5) defective or inadequate street and lot layout, (6) mixed character, shifting or deterioration of uses to which they are put, or any combination of such factors and characteristics, and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the City Council of the Locality (herein called the "Governing Body") for review and approval, Urban Renewal Plans for Urban Renewal Areas (1) and (3a), dated , 19 , and 19 , respectively, and consisting of 31 pages, 3 exhibits and 6 maps, and 22 pages, 3 exhibits, and 6 maps, respectively; supported by the following supplementary material, data, and recommendations not a part of the Urban Renewal Plans: Relocation Activity Report, consisting of 21 pages and 5 exhibits; and

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

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

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

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

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

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

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

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

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

1. That it is hereby found and determined that the urban renewal areas comprising the Program are deteriorated, blighted areas and qualify as eligible areas under Title 45, Chapters 31-33 of the General Laws of Rhode Island, 1956, as amended.
2. That the Urban Renewal Plans for the Program, having been duly reviewed and considered, are hereby approved, and the City Clerk be and is hereby directed to file said copy of the Urban Renewal Plans with the minutes of this meeting.
3. That it is hereby found and determined that where clearance is proposed that the objectives of the Urban Renewal Plans cannot be achieved through more extensive rehabilitation of portions of the urban renewal areas comprising the Program.
4. That it is hereby found and determined that the Urban Renewal Plans for the Program conform to the general plan of the Locality.
5. That it is hereby found and determined that the financial aid to be provided pursuant to the contracts for Federal financial assistance pertaining to the Program is necessary to enable the Program to be undertaken in accordance with the Urban Renewal Plans for the areas comprising the Program.
6. That it is hereby found and determined that the Urban Renewal Plan for the urban renewal areas comprising the Program will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the renewal of the areas by private enterprise.
7. That it is hereby found and determined that the Urban Renewal Plan for the urban renewal areas gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plans.
8. That it is hereby found and determined that the Program for the proper relocation of individuals and families displaced in carrying out the Urban Renewal Plans in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Plans; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families, are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the areas comprising the Program, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

The City of Providence
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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

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

11. That this resolution shall take effect immediately.

ATTEST:

IN CITY COUNCIL
NOV 6 - 1969
FIRST READING
READ AND PASSED
Unwin... Coopers
CLERK

APPROVED
NOV 28 1969
Joseph A. Morley
MAYOR

IN CITY COUNCIL
NOV 20 1969
FINAL READING
READ AND PASSED
Russell J. Boyle
PRESIDENT
Unwin... Coopers
CLERK

IN CITY COUNCIL

AUG 14 1969

FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Wm. L. Coyle
CLERK

THE COMMITTEE ON
URBAN REDEVELOPMENT

RENEWAL & PLANNING

Approves Passage of

The Within Ordinance

Wm. L. Coyle

AUG 13 1969

Chairman
Coyle

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting City Clerk of the City Council of the City of Providence (hereinafter called the "Governing Body") and the custodian of the records of the Governing Body, including the journal of the proceedings of the City Council, and is duly authorized to execute this certificate.

2. Attached hereto is a true and correct copy of a resolution, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the day of , 19 .

3. Said resolution has been duly recorded in the minutes of said meeting and is now in full force and effect.

4. Said meeting was duly convened and held in all respects in accordance with law and the by-laws of the City Council of the City of Providence. To the extent required by law or said by-laws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under law, said by-laws, or otherwise, incident to the proper adoption of said resolution, including any publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

5. If the seal appears below, it constitutes the official seal of the City Council of the City of Providence and was duly affixed by the undersigned at the time this certificate was signed. If no seal appears below, the City Council of the City of Providence does not have an is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand
this day of , 19 .

CITY CLERK

EDMUND M. MAURO
Chairman
JOSEPH E. ADELSON
Vice Chairman
JOHN J. CUMMINGS JR.
STANLEY P. BLACHER
JOHN RAO, JR.
STANLEY BERNSTEIN
Secretary
VINCENT PALLOZZI
Executive Director



PROVIDENCE REDEVELOPMENT AGENCY

August 14, 1969

Mr. Vincent Vespia
City Clerk
City Hall
Providence, Rhode Island

Dear Mr. Vespia:

The Providence Redevelopment Agency on August 12, 1969, approved the Neighborhood Development Program and the Urban Renewal Plans for the West Broadway Project NDP Urban Renewal Area (1) and Model Cities NDP Urban Renewal Area (3a) contained therein.

Public hearings and subsequent City Council approval is a condition precedent to the execution of a contract with the Federal Government and the receipt of funds necessary to proceed with the activities set forth in the aforesaid Urban Renewal Plans.

It is therefore respectfully requested that the accompanying twenty-eight (28) copies of the Urban Renewal Plan for the West Broadway Project NDP Urban Renewal Area (1) including the twenty-eight (28) copies of the Neighborhood Redevelopment Program Relocation Report for said project, and twenty-eight (28) copies of the Urban Renewal Plan for the Model Cities NDP Urban Renewal Area (3a) be introduced to the City Council at its meeting on Thursday, August 14, 1969; that the matter be referred to the Committee on Urban Redevelopment, Renewal and Planning for advertisements for Public Hearing; that said Committee approve the advertising of Notices of Public Hearing for four successive weeks starting on or before Friday, August 22, 1969; and that the required Public Hearings be held during the week of September 15, 1969.

A public hearing to amend "Redevelopment Area D-3" should immediately precede the public hearing to approve the West Broadway Urban Renewal Plan, and a public hearing to amend "Redevelopment Area

Mr. Vincent Vespia

August 14, 1969

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D-2" should immediately precede the public hearing for the Model Cities Urban Renewal Plan.

Copies of recommended notices of the aforesaid public hearings and the form of ordinances and resolutions required by the Federal Government as a condition precedent to the execution of a contract with the Providence Redevelopment Agency are attached. The magnitude and complexity of the attached resolutions and ordinances require a meeting at your convenience.

Sincerely yours,



Vincent Pallozzi
Executive Director

VP/gl

SB

NEIGHBORHOOD DEVELOPMENT PROGRAM

RELOCATION REPORT

WEST BROADWAY AREA (1)

CONTENTS:

1. Relocation Activity Report - Families and Individuals
2. Form HUD-6122 Estimated Housing Requirements and Resources
(Attachment A)
3. Local Housing Authority Letters (Attachment B)
4. Data - Department of Social Welfare (Attachment C)
5. Informational Booklet "Families and Individuals" (Attachment D)
6. Sample of "Business Relocation Record" Form (Attachment E)

I. RELOCATION ACTIVITY REPORT

A. Relocation Activity Program:

1. ADMINISTRATIVE ORGANIZATION

(a) Name of the agency which will administer relocation operations.

The Providence Redevelopment Agency will be responsible for the general administration of relocation activities. The Family Relocation Service, an agency within the Division of Community Services, will directly supervise residential relocation activities.

The Family Relocation Service has successfully supervised similar projects such as Willard Center I and II, West River, Point Street, Lippitt Hill, Mashapaug Pond, Central-Classical, Weybosset Hill, plus many Federal Highway and city takings over the past 20 years.

(b) Description of organization of relocation staff.

The staff of the Family Relocation Service will consist of (a) Relocation Supervisor, (b) Casework Supervisor, (c) Intergroup Specialist, (d) Elderly Specialist, (e) six (6) professionally-trained social caseworkers, (f) two (2) qualified housing inspectors, thoroughly trained in American Public Health Association Survey, field and office procedures, two clerk stenographers and a clerk who will serve as a receptionist at the Relocation Service field office and also maintain relocation records.

2. RELOCATION STANDARDS

Standards to be utilized in the evaluation of the suitability of relocation housing and the ability of families to pay for such housing are set forth below.

(a) Physical condition and suitability of housing.

Housing inspectors of the Family Relocation Service will inspect all vacancy referrals. In addition, all housing accommodations finally occupied by families relocating from the Urban Renewal area shall be inspected even though such accommodations were acquired through the family's own volition without assistance from the Family Relocation Service.

All evaluations of physical condition and suitability of vacancies listed with the Family Relocation Service will be based on standards set forth by the American Public Health Association's "Method of Measuring the Quality of Housing". No dwelling units will be referred to site occupants unless they qualify in the "A" or "B" categories under the American Public Health Association Standards. All dwelling units must also meet local housing code standards. "Ordinance Providing Minimum Standards for Housing". The appraisal form and rating system will disqualify all structures and dwelling units which are substandard and unsuitable due to (1) serious deterioration, (2) unsafe structural conditions, (3) lack of private bath accommodations, (4) lack of hot running water, (5) lack of adequate kitchen facilities, (6) improper plumbing,

(7) inadequate sewerage disposal facilities, (8) inadequate or unsafe heating facilities, (9) inadequate lighting facilities or unsafe wiring, (10) lack of room facilities adequate to prevent overcrowding, (11) hazardous egress, and (12) seriously unsanitary conditions or infestation.

Local experience has proven that dwelling units which qualify as "standard" under appraisal methods utilizing the American Public Health Association scoring system also meet applicable legal requirements for existing dwelling structures set forth in local building, plumbing, electrical and Minimum Standards Housing Codes.

(b) Ability of family to pay.

The Family Relocation Service will, at the start of the execution period, as outlined below, conduct a site occupant survey through which information will be obtained regarding family composition, room requirements, family income and present rental for each site family and individual. This survey will also disclose whether a family or an individual is the recipient of any financial aid or grant from any welfare departments, in addition to revealing any health or other specific problems which might exist. All of this information will be considered in evaluating both the family's ability to pay and their particular re-housing requirements.

All dwelling units listed with the Family Relocation Service must be available at a rental or purchase price within the financial means of families for whom it is otherwise suitable, or it cannot be considered acceptable for re-housing purposes even though it has been inspected and found to be physically standard.

In general, a family will be assumed capable of purchasing sales housing if the purchase price does not exceed 2 1/2 times the family's gross income. Likewise, a family will be assumed capable of paying for rental housing if the gross rental does not exceed 20 per cent of the family income.

(c) Location Standards

The Providence Redevelopment Agency through the Family Relocation Service, will assist in obtaining a decent, safe and sanitary dwelling unit for each family and individual to be displaced from the project area. The Providence Redevelopment Agency will insure that permanent housing accommodations to be provided will not only be in standard physical condition, "decent, safe and sanitary", but will be located in "areas not generally less desirable in regard to public utilities and public commercial facilities and at prices or rents within the financial means of families and individuals displaced from the project area as well as reasonably accessible to their places of employment". In each case, the particular needs of the family or individual will be considered.

(d) Temporary Relocation

Naturally all efforts will be made to avoid temporary relocation of site occupants. However, in the case of unavoidable temporary relocation, no family will be asked to take up temporary occupancy of any dwelling unit which is hazardous to health or safety, unfit for habitation or generally less desirable than their present dwelling. Should temporary relocation become necessary, it will be scheduled to take place on site in order to minimize any resulting undue hardship on displacees. Should a family be required to make a temporary move, they will be visited regularly until satisfactory permanent housing accommodations have been offered by the agency or until the family moves from the temporary accommodations on its own initiative. Once permanent relocation has been accomplished, the normal follow-up inspection will be made by the Family Relocation Service.

3. Proposals for Obtaining Relocation Housing

- (a) The Family Relocation Service will maintain and expand its current well supplied basic file of standard dwelling unit listings in an effort to fully utilize all available housing resources. This will be accomplished through (a) direct advertising, (b) close liaison with civic, social and welfare organizations, (c) follow-up of initial vacancy listings to evaluate dwelling conditions and certify such listings for referral to project families requiring relocation housing and

(d) securing preferential admission for turnover vacancies within existing public housing units.

(1) Listing of vacancies

The Family Relocation Service will maintain a systematic review of all advertised vacancies within the Providence Housing Market area. Direct appeals will also be made by the Relocation Service for vacancy listings. The Relocation Service will solicit the cooperation of the Providence Real Estate Board, the Urban League, churches, utility companies, household moving firms and home delivery companies in an effort to maintain as complete a listing of current vacancies as possible. Solicitation of information regarding vacancies will be requested as a public service through the media of radio, television and newspapers. There will also be public solicitation of information regarding anticipated vacancies or new construction.

(2) Index file

An index file already in operation will catalog and classify all existing and anticipated vacancies. Housing units will be identified by general community location, housing type, dwelling unit size and location within the structure, rental, date of availability, utilities, facilities and equipment provided and the results of the housing inspection outlined above. See Form HUD-6122 (Attachement A)

regarding information on size and rent of available dwelling units.

(3) Public housing preference and referral

Referrals of low-income families by the Family Relocation Service to the Providence Housing Authority are accomplished under well established procedures. Whenever the site occupant survey indicates a family's eligibility for low-rent public or veteran's housing or housing for the elderly, this family will be immediately referred by the Relocation Service to the Tenant Selection Office of the Providence Housing Authority where an application will be processed in the prescribed manner by the Authority. However, eligible families will be afforded priority for public housing accommodations according to Federal Housing Legislation and the administrative rulings of the Department of Housing and Urban Development. Also, standard limitations on maximum family income shall be increased to the usual limitations on maximum family income.

In order that the Family Relocation Service will know which families have been offered permanent housing accommodations in public housing facilities and which families still will require referral to listings available on the private housing market, the Providence Housing Authority will report to the Family Relocation Service the names of those families whose applications have been processed.

PUBLIC HOUSING ELIGIBILITY - INCOME LIMITS

<u>No. of Persons</u>	<u>Admission Limits</u>	<u>Special Limits</u>	<u>Continued Occ.</u>
1	\$3,800	\$4,480	\$4,650
2	4,200	4,960	5,150
3	4,400	5,200	5,400
4	4,600	5,440	5,650
5	4,800	5,680	5,900
6	5,000	5,920	6,150
7 plus	5,200	6,160	6,400

The special limits set forth above are the limits under which families forced to move for public purposes may be admitted.

(b) Analysis of re-housing needs and resources

Information set forth in Attachment A (Form H.U.D.-6122) clearly indicates no deficit in public and private housing accommodations to meet total relocation program needs is anticipated. New construction and the turnover of existing rental and sales housing in the Providence Housing Market area is sufficient to meet the re-housing requirements not only of this Urban Renewal area, but of other areas of simultaneous displacement as well.

(1) Total Relocation Program Requirements and Resources

Urban Renewal

East Side Project	60 Families
Mount Hope Project	30 Families

Highway Construction

Route 6 Connector 30 Families

Code Enforcement 10 Families

TOTAL DISPLACEMENT 130 Families

These requirements for total displacement compare with a total availability of 7,400* standard private rental housing units and 1,600* standard sales housing units.

Estimates show that some 635* units will be available through public housing turnover within the City of Providence.

Combined figures for all resources including private and public housing indicate that some 9635* units would be available within the Providence Housing Market area.

Several hundred additional dwelling units are being constructed within other urban renewal projects.

Already completed are 372 of the 590 residential units planned for the Weybosset Hill Project No. R. I. R-7. Within the Central-Classical Project No. R. I. R-2, 250 units of a total 280 units have been completed. Present plans are that 89 of the total 280 units will come under the Federal Rent Supplement Program. Some 346 units have been completed in the Lippitt Hill Project No. R. I. R-3, with 96 presently under construction and 134 more units planned for later construction phases.

*Based on a one-year estimate

To date, of a total of 1,352 units planned within these three urban renewal projects, 968 have been completed with 384 either presently under construction or scheduled for construction soon.

Based on the number of building permits issued during the past five years, some 322 units can reasonably be made available through new private construction within the City of Providence. According to latest figures available, 4,202 new homes were constructed in the state last year. While we realize that the majority of these new homes are out of the economic reach of our families, this new construction will assist our displacement problem by adding to the total supply of standard housing. The housing displaced by these potential purchasers may serve as an excellent source of rental and sales properties for referral to our displaced families and individuals.

For method of obtaining these properties, See Item 3-a (Proposals for Obtaining Relocation Housing).

An analysis of the foregoing data indicates that relocation resulting from proposed rehabilitation and acquisition within Area (1) can be accomplished without undue hardship on the families and individuals involved. Present relocation commitments including the East Side and Mount Hope Projects, together with highway construction and code enforcement activities indicate a surplus of standard housing in both the rental and sales categories. All available community resources will be

utilities in order to effect a successful relocation of all site occupants. (See Attachment B, Letter from Local Housing Authority).

4. RELATIONS WITH SITE OCCUPANTS

(a) Informational Program

All available information regarding the Redevelopment and Relocation Plans of the Providence Redevelopment Agency and the latest relocation procedures of the Family Relocation Service will be provided to both site occupants and owners by several means. All site occupants will receive published notices and also feature story publicity regarding public hearings on the Urban Renewal Plan and Relocation Activity, and will also be personally informed of these hearings. All subsequent developments pertaining to the project, including the filing of the NDP Application, the allocation of funds by the Department of Housing and Urban Development and the execution of the Urban Renewal Plan, will receive adequate coverage through all local news media facilities. Personal invitations will be extended to all site occupants to attend an open meeting where everyone will be afforded an opportunity to ask questions of the staff and the Relocation Supervisor. During the Survey and Planning stages of the Project, general informational material will be distributed to all families and individuals. Once the project goes into execution, the Family Relocation Service will distribute to all families and individuals an "Informational Statement" of a more detailed and comprehensive nature.

(b) Site Occupant Survey

Within a reasonable period prior to the actual acquisition, all site occupants to be affected by the clearance and redevelopment phases of the project will be interviewed by social caseworkers from the staff of the Family Relocation Service and given a copy of the "Informational Statement". All data pertinent to the individual re-housing needs of each family and individual will be recorded on a permanent "Site Occupant Relocation Record."

(c) Service for Displaced Families: Field Office

The Family Relocation Service will maintain a field office within the Urban Renewal Areas. Site occupants will be duly notified as to the location and the scheduled office hours so that they might have ample opportunity to discuss their individual re-housing problems with qualified relocation staff members. These office arrangements are intended as a supplementary convenience for site occupants not as a substitute for field interviews, vacancy referrals or any other established methods of assistance.

(d) Service for Displaced Families: Referral Procedure

Notification of suitable vacancy listings to site occupants will be made by the use of a "Vacancy Referral Card" together with a combination "Identification and Referral Disposition Card". This card will contain the following information

(a) address of the vacancy, (b) identity of the site occupant to whom said

occupancy has been referred and (c) the final decision of the site occupant as to the acceptance or rejection of the listing. This card will also contain a request that the site occupant inform the Relocation Service as promptly as possible as to his decision regarding the listing referral. Site families and individuals will be referred only to vacancies whose location and general characteristics are comparable to their individual rehousing requirements and which all meet all Federal and Local Housing Standards as outlined above, (See Section 2 (2) (Physical Condition and Suitability of Housing)

(e) Service for Displaced Families: Inspection of Dwelling

Every vacancy listed with the Family Relocation Service will be inspected for physical condition and relocation suitability as outlined in Section 2 (a). Any dwelling unit which does not meet all prescribed local code requirements will not be accepted. The Relocation Service will maintain records which will show that (a) every site family and individual has been offered a standard dwelling unit which meets American Public Health Association Standards and is in accordance with the requirements of the Housing Act of 1964, as amended to date, and (b) every site family and individual assisted by the Family Relocation Service in obtaining permanent re-housing facilities has occupied a dwelling unit which meets these standards.

All site occupants will be advised both by the "Informational Statement" and through subsequent personal on-site contacts by the social caseworker to take precaution in selecting re-housing facilities. In the case of voluntary relocation, a follow-up inspection will be made to determine whether the new housing meets all code standards. In regard to voluntary moves into substandard housing, the Family Relocation Service has taken the following action:

- (1) Established a well coordinated program involving the Family Relocation Service, the Division of Code Enforcement and the Department of Building Inspection. By means of this Program, code violations detected by the Family Relocation Service housing inspectors are referred to these agencies for enforcement and correction. This program has aided the Relocation Service by making available a more ample supply of standard housing for our clients.
- (2) Families and individuals are urged through the "Informational Statement" and personal contact by their social caseworker to consult the Relocation Service before making a final decision to move. All site occupants are urgently requested to allow the Relocation Service housing inspector to determine whether or not prospective rehousing accommodations selected by the family or individual meet federal and local housing codes.

(3) In recognition of special relocation problems faced by minority groups, our Intergroup Specialist has established a program whereby minority families are visited more frequently than others in order to encourage full utilization of our staff services and standard rental and sales listings.

It is our intention, through the means listed above, to minimize the number of moves into substandard housing within Urban Renewal Area (1) and also in all future Urban Renewal Areas.

(f) Services for Displaced Families: Tracing of Families Who Move Without Notification

The Family Relocation Service will employ all reasonable means to trace "lost" families and individuals including inquiries to postal authorities, welfare agencies, utility services and moving companies. Any such family found to be living in substandard housing will be offered further assistance by the Family Relocation Service in securing relocation into decent, safe and sanitary housing accommodations.

There will be entered on an individual "Site Occupant Relocation Record" a final disposition for every site family and individual. Only when it has been noted on a site occupant's record that (a) they have been offered and refused suitable accommodations and have moved elsewhere on their own initiative, or (b) that they have been offered and refused suitable accommodations and have

been evicted as trespassers in the project area, or (c) that they have been relocated into standard housing with or without agency assistance, then and only then will the relocation responsibilities of the Providence Redevelopment Agency and the Family Relocation Service under local policy and federal regulations be considered to have been fully carried out. The Relocation Service will submit to the Department of Housing and Urban Development quarterly reports and a Final Relocation Report as required.

(g) Referral to Social Agencies

The Family Relocation Service maintains a staff of six (6) social caseworkers and a Casework Supervisor, all professionally trained. This staff works in conjunction with various private and public social agencies throughout the city and state. By means of this inter-agency coordination, any family who is not receiving assistance, but is in need of assistance, is promptly referred to the proper agency which can meet their individual specific requirements.

(h) Obtaining Mortgage Financing

All displacees will be provided with all latest available data regarding low-cost mortgage financing, including those programs to be implemented under the Housing Act of 1968. Appointments will be arranged and transportation provided for families who wish to discuss various home financing plans with officials of local lending institutions of the Federal Housing Administration.

5. EVICTIION POLICY

The staff of the Relocation Service will make every effort to establish a helpful, cordial and understanding relationship with all site families and individuals in order to encourage relocation within the specified time limits thereby eliminating any need for eviction proceedings. While relocating some 5,800 families and individuals to date, the Family Relocation Service has encountered no situations requiring eviction proceedings.

A "Legal Notice to Vacate" will be sent by registered or certified mail to every site family and individual at least sixty (60) days prior to the legal vacation date.

The Providence Redevelopment Agency will take appropriate action under Rhode Island law to institute eviction proceedings in the case of (a) a tenant who has refused to accept all reasonable assistance to relocate and yet continues in possession of his premises beyond the date set forth in the notice to vacate, or (b) a tenant who fails to meet his rental obligations, or (c) a tenant who maintains a nuisance. Refusal of reasonable assistance shall be considered to exist when (a) a family refuses without adequate reason to consider accommodations which, in the judgment of the agency, meet local standards and are suitable to the family's needs, or (b) a family wilfully fails to cooperate with the agency, refuses to admit members of the Relocation staff into the dwelling for purposes of interview and assistance and persistently evades the attempts of the agency to contact the family by other reasonable means.

If, under the circumstances noted above, eviction proceedings are required, attorneys of the Providence Redevelopment Agency will petition for the issuance of a Writ of Trespass and Ejectment as provided for by the laws of the State of Rhode Island. Upon issuance, such a writ will be served by the Sheriff of Providence County. The writ will contain a statement as to the basis for bringing the action and will set forth a date on which the occupant is to appear in court. However, as previously noted, no evictions have been required within the redevelopment project undertakings to date.

6. RELOCATION PAYMENTS

- (a) In accordance with Section 114 of Title I of the Housing Act of 1964, as amended, and the rules and regulations of the Department of Housing and Urban Development issued thereunder, relocation payments may be made by the Providence Redevelopment Agency to eligible displaced families and individuals in amounts not to exceed \$200.00.

In accordance with recent amendments under Section 516 of the Housing and Urban Development Act of 1968, an "Additional Payment" which will supersede the present Relocation Adjustment Payment will be made to families and elderly or handicapped individuals who qualify under revised regulations of this Act. This type of payment may be made over a two-year period in an amount not to exceed \$500 per year.

The time limit for the submission of such claims will not exceed six (6) months in the case of regular relocation payments and sixty (60) days in the case of "Additional Payments".

A "Replacement Housing Payment" may be made to an owner-occupant of a single or two-family dwelling unit which is acquired for a Department of Housing and Urban Development assisted project to enable that owner-occupant to purchase a replacement dwelling. The owner's eligibility for such payment and the amount of the payment will be determined according to regulations provided under the Housing Act of 1968. The maximum amount of this payment shall in no case exceed \$5,000; and a displaced owner-occupant may not receive both this payment and the "Additional Payment" provided for families and elderly or handicapped individuals.

The "Informational Statement" for site occupants will provide clear statements regarding the availability of relocation payments and additional payments and will point out that official list of specific conditions under which such payments may be made will be available at the offices of the Providence Redevelopment Agency and at the Family Relocation Service field office.

(b) Method of Payments to Families and Individuals

Fixed Payment Schedule

1 Room	\$ 50.00
2 Rooms	70.00
3 Rooms	90.00
4 Rooms	110.00
5 Rooms	130.00
6 Rooms	150.00
7 Rooms	170.00
8 Rooms	190.00
9 Rooms or more	200.00
Individual householder in furnished room	5.00
Families in furnished rooms	10.00

Note: All claimants will be given the option of Fixed
Payments or Actual Relocation Payments and Direct
Loss of Property.

7. RELOCATION SERVICES PROVIDED FOR INDIVIDUALS

- (a) All individuals occupying separate housekeeping units will receive the same full and complete service as rendered to families. This service will include the availability of housing, social service information and listing referral as well as follow-up procedures.
- (b) Other individuals occupying non-housekeeping units will receive full and complete services as shown above.

8. LOCAL STATUTORY RELOCATION REQUIREMENTS

Section 45-32-20 of the "Redevelopment Act of 1956" requires that the contents of any redevelopment plan shall include, among other things, "a general statement of the extent of relocation resulting from the proposed redevelopment of the area and the proposed method of re-housing of displaced persons".

The Urban Renewal Plan for Area (1), submitted herewith as Code ND-401, includes such a statement based on information presented in these relocation reports.

Section 45-32-20 of the statute requires that such a statement be incorporated by reference in the adoptive ordinance approved by the City Council after a public hearing on the Urban Renewal Plan.

9. The estimated total man hours which are anticipated to be attributed to such surveys, services and other relocation activities within the NDP Urban Renewal Area(s), for the first action year are as follows:

<u>Position</u>	<u>Man Hours</u>
Chief of Community Services	364
Supervisor of Family Relocation	364
Casework Supervisor	1820
Casework Supervisor	910
(2) Social Caseworkers	3640
Elderly Specialist (Social Caseworker)	1820
Intergroup Specialist	1820
(4) Clerk Stenographer II	5460
Renewal Inspector	<u>364</u>
Estimated Totals	16,562

(a) Estimated Displacement - NDP Urban Renewal (Area 1)

Families and Individuals

<u>No. of</u>	<u>White Non-Minority</u>	<u>Negro</u>	<u>Other Minority (Specify)</u>	<u>Total</u>
Families	59	5	--	64
Elderly	--	-	--	--
Individuals	21	1	--	22
Elderly	15	-	--	15
Handicapped	--	-	--	--
Other	<u>--</u>	<u>-</u>	<u>--</u>	<u>--</u>
Total	95	6	--	101

(b) Description of general characteristics of families and individuals to be displaced.

(1) Through a careful analysis of available data as obtained by means of both a 100% American Public Health Association housing study conducted by the Providence Redevelopment Agency and a Rehabilitation Reuse Study completed by a private consultant firm, the following general information has been revealed regarding families and individuals to be displaced:

The majority of these people are within the low-middle income category, with the total displacement figure containing a relatively small percentage of minority (Negro) families and individuals.

The fact that the area involved is an older urban center, marked with a dense mixture of residential and commercial structures has led to a rather extensive exodus of younger generation families and individuals, leaving a resident population which is predominantly comprised of middle aged and elderly persons.

- (2) Our most recent estimates indicate that some 195 families, 98 individuals and 11 business concerns will be displaced from Area (1) during the reservation year. Displacement within Area (3) will involve approximately 180 families, 98 individual householders and 9 business concerns.

- (c) Information on small business concerns to be displaced is as follows:

<u>Jack's Market</u> -	A.P. 13, Lot 177 - 25 Courtland Street Business owned by: Giacomo Califano Type of ownership: Proprietorship
<u>Central Creamery</u> -	A.P. 13, Lot 177 - 23 Courtland Street Business owned by: Anthony Marchetti Type of ownership: Proprietorship
<u>Mogatti Florist</u> -	A.P. 33, Lot 98 - 9-11 Courtland Street Business owned by: Guido Mogatti Type of ownership: Proprietorship

- (d) Description of survey to be conducted, training program, etc.

- (1) A series of public meetings shall be held to familiarize proposed project displaces with the aims and goals of the project. An explanation of the steps to be followed in order to be eligible for reimbursement of moving expenses

and relocation adjustment payments shall be made. This shall be followed by an official letter which reiterates the steps to be followed together with the individuals and officers to be contacted to answer specific questions.

- (2) There is compiled a list of the commercial and industrial business establishments within the proposed project by the use of sources available to this staff. Through personal interviews, actual, individual, space requirements are ascertained. At this time, each business site occupant is also solicited for information relative to the completion of the Business Relocation Record. As an aid to this Agency's Management branch further, each business occupant is registered.
- (3) A constant systematic review of all advertised vacancies in the Providence commercial and industrial market area is maintained by the Providence Redevelopment Agency. A direct appeal is also made by the Business Relocation office for vacancy listings. The cooperation of the Providence Real Estate Board, utility companies, moving firms, etc., is encouraged in order to maintain as complete a listing of current vacancies as possible. An index file has been set up to catalogue and classify all existing and anticipated vacancies. Commercial and industrial space is identified by general community location, total floor space available, sale or lease, date of availability,

general condition of plan, building dimensions, land dimensions, zoning and off-street parking facilities.

A copy of the "space sheet" is attached.

Site business occupants will be notified of suitable vacancy listing on a copy of the "space sheet" forwarded by letter or through personal interview. A request will be made that information on this decision be returned promptly by the site occupant to the Business Relocation Office.

(4) See Attachment E. "Business Relocation Record."

(e) Staff and Costs Attributable to Relocation by Activity

It is estimated that the business relocation workload will include one (1) man for a duration of one (1) month

It is estimated that the business relocation workload will include one (1) man for a duration of one (1) month.	\$ 1,000
Small Business Displacement Purchases	\$ 7,500
Moving Expenses	\$10,000
Total	<u>\$17,500</u>

10. Description of housing supply and demand in locality and relationship to relocation resources:

- (a) Number of available standard housing units in locality, public and private, adequate in size and cost to meet the needs of those anticipated to be displaced

This information has been set forth in the accompanying form HUD-6122 (Estimated Housing Requirements and Resources for Displaced Families.

- (b) Vacancy rate estimates: The anticipated vacancies in available standard housing units will not fall below the required minimum.

- (a) Not Applicable
(b) See paragraph C.2.a.

(c) Statements and documentation that the Providence Redevelopment Agency, through the Family Relocation Service, shall insure that all displaced families and individuals shall be afforded the full opportunity to relocate in housing that is decent, safe, and sanitary, that is within their financial means and that is available on a non-discriminatory basis have been included under paragraph 2., entitled Relocation Standards and the Narrative in Support of Estimates of Housing Needs and Resources as shown on Form HUD-6122.

The estimated supply of standard private rental and sales dwelling units expected to be available to displaced families and individuals is based on the prevailing vacancy ratio of 6.9% within the Providence Housing Market area. The projected vacancy ratio within public housing units is based on a reported annual turnover of 20%. This figure has remained reasonably consistent over the past several years.

In addition, figures obtained from the Home Builders of Rhode Island indicate that of some 4,200 new dwelling units constructed within the state in the past year, approximately 25% or 1050 of these new units are within the Providence Housing Market area.

Latest figures show that of 1352 dwelling units planned within the Lippitt Hill, Central-Classical and Weybosset Hill Urban Renewal Projects, some 968 units have been completed, with 384 additional units planned or presently under construction.

An analysis of the above mentioned housing resources indicates that there are and will be ample adequate relocation housing resources of appropriate size and cost available to families and individuals displaced from Area (1), as well as those displaced by other concurrent urban renewal and highway projects.

(1) Not Applicable

(2) See paragraphs b(1); b(2); and b(3); above

11. Description of Fair Housing Assurances

- (a) Description of State or local fair housing statutes, ordinances, or regulations, with appropriate citation.

The "Laws Against Discrimination" includes the "Fair Housing Practices Act" Chapter 27, Public Laws 1965.

- (b) The Providence Human Relation Commission, Rhode Island Commission Against Discrimination and the office of the Attorney General of the State of Rhode Island are the specific agencies to which has been designated the responsibility for the enforcement of the ordinances and regulations as set forth within the Rhode Island "Fair Housing Practice Act."

- (c) The agencies identified above are also responsible for the enforcement of all provisions of Title VI of the Civil Rights Act of 1964 and Title VII of the Civil Rights Act of 1968.
- (d) All families and individuals are requested to report to the Family Relocation Service, any type of discrimination in relation to housing which they might encounter, and which is in direct violation of either Federal or local housing legislation. Such families or individuals are then directed and advised on how to register a complete and formal complaint to the appropriate agencies, (as mentioned above,) in order that any such discriminatory practices may be dealt with in the manner prescribed by law.
- (e) Not applicable: State of Rhode Island has enacted Fair Housing Practices Act (1965)

- 12. Relocation policies and procedures as adopted by the Providence Redevelopment Agency have been set forth in detail in sections 2 through 8 of this item.
- 13. The estimated number and total amount of relocation grants expected to be made for the first action year within Area (1) are as follows:

64 Regular Relocation Payments	\$ 8,400
45 "Additional Payments" (Families)	22,500
37 Regular Relocation Payments (Ind.)	370
15 "Additional Payments (Elderly)	7,500
5 "Additional Payments (Handicapped)	2,500
4 Replacement Housing Payments (Owner Occupant)	<u>14,000</u>
	55,270
15 % Contingency Factor	<u>8,290</u>
Total Estimated Payments	63,560

These estimated totals are based on revised provisions for Relocation Payments under Section 516 of the Housing and Urban Development Act of 1968.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

ESTIMATED HOUSING REQUIREMENTS AND
RESOURCES FOR DISPLACED FAMILIES

PROJECT LOCALITY

Providence, R.I.

PROJECT NAME

West Broadway NDP Urban Renewal Area (1)

PROJECT NUMBER

R. I. R-20

INSTRUCTIONS: Place original and one copy in Binder No. 1,
and one copy each in other binders.

ESTIMATED LENGTH
OF DISPLACEMENT
PERIOD: 12 MOS.

DATE OF SUBMISSION

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED *

FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	844/ 2296	820/ 2238	24/ 58
b. Estimated number to be displaced from property to be acquired by LPA	8/ 39	7/ 34	1/ 5
c. Estimated number to be displaced from property to be acquired by other public bodies	13/ 2	13/ 2	0/ 0
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	16/ 23	16/ 23	0/ 0

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	7/34	38	3	1/5	5	1
b. Eligible for federally aided public housing	5/26	30	1	1/3	4	0
c. Eligible for State or locally aided public housing	1/1	2	0	0/2	1	1
d. Ineligible for public housing	1/7	6	2	-	-	-

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	13/2	15	0	0	0	0
b. Eligible for federally aided public housing	5/1	6	0	-	-	-
c. Eligible for State or locally aided public housing	3/0	3	0	-	-	-
d. Ineligible for public housing	5/1	6	0	-	-	-

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	16/23	36	3	0	0	0
b. Eligible for federally aided public housing	3/21	23	1	-	-	-
c. Eligible for State or locally aided public housing	3/1	3	1	-	-	-
d. Ineligible for public housing	10/1	10	1	-	-	-

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	36/59	95	N/A	1/5	6	N/A
b. Private rental housing	24/33	57	-	0/3	3	-
c. Private sales housing	0/3	3	-	0/1	1	-
d. Federally aided public housing	12/22	34	-	1/1	2	-
e. Other public housing	0/1	1	-	0/0	-	-

* Individuals/Families

PROJECT NAME		PROJECT NUMBER								
West Broadway		R. I. R-20								
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)										
SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹								
		1	2	3	4	5	6	7	8	9 OR MORE
TOTAL	36/59									
\$0 - \$49	1/1	1	1							
\$50 - \$99	11/3	11	1	2						
\$100 - \$149	5/2	5	2							
\$150 - \$199	4/12	4	6	1	3	2				
\$200 - \$249	3/4	3	1	2		1				
\$250 - \$299	3/4	3		1		1	1	1		
\$300 - \$349	4/7	4	2	2	1			1	1	
\$350 - \$399	1/12	1	2	5	2	1	2			
\$400 - \$449	3/4	3	1		2		1			
\$450 - \$499	0/1			1						
\$500 or more	1/9	1	1	1	3	3	1			

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED						
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	36/59	48	21	20	6	
\$0 - \$49	1/1	1	1			
\$50 - \$99	11/3	12	2			
\$100 - \$149	5/2	6	1			
\$150 - \$199	4/12	9	2	5		
\$200 - \$249	3/4	4	2	1		
\$250 - \$299	3/4	3	1	1	2	
\$300 - \$349	4/7	6	3		2	
\$350 - \$399	1/12	3	6	3	1	
\$400 - \$449	3/4	3	1	3		
\$450 - \$499	0/1		1			
\$500 or more	1/9	1	1	7	1	

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME		West Broadway		PROJECT NUMBER		R. I. R-20			
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)									
SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	1/5								
\$0 - \$49									
\$50 - \$99	1/0	1							
\$100 - \$149									
\$150 - \$199	0/1	1							
\$200 - \$249									
\$250 - \$299	0/2							1	1
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more	0/2	2							

D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	1/5	2	2		1	1
\$0 - \$49						
\$50 - \$99	1/0	1				
\$100 - \$149						
\$150 - \$199	0/1		1			
\$200 - \$249						
\$250 - \$299	0/2				1	1
\$300 - \$349						
\$350 - \$399						
\$400 - \$449						
\$450 - \$499						
\$500 or more	0/2	1	1			

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME West Broadway	PROJECT NUMBER R. I. R-20
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1. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES

TYPE OF HOUSING		1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING																
a. Federally aided		19	189		8	218		5	151		2	31			6	
b. State or locally aided			3		1	27			10			0			0	
2. STANDARD PRIVATE RENTAL HOUSING																
TOTAL		29	1850	N/A	12	4366	N/A	13	962	N/A	3	148	N/A		74	N/A
GROSS MONTHLY ITAL	Under \$40															
	\$40 - \$49															
	\$50 - \$59															
	under \$60															
	\$60 - \$69	18	1156		4	2895		2	381		1	17				
	\$70 - \$79	7	379		6	811		3	270		1	39				
	\$80 - \$89	3	120		1	371		3	164		1	44			30	
	\$90 and over	1	195		1	289		5	147			48			14	
3. STANDARD SALES HOUSING																
TOTAL			41	N/A		865	N/A	2	501	N/A	1	152	N/A		41	N/A
SALES PRICE	Under \$5,000		8			117			45			13			4	
	\$5,000 - \$5,999		4			103			36			10			4	
	\$6,000 - \$6,999		2			107			45			13			4	
	\$7,000 - \$7,999		2			107			54			13			4	
	\$8,000 - \$8,999		4			110			49			22			4	
	\$9,000 - \$9,999		8			70			54			18			6	
	\$10,000 - \$11,999		4			103		1	76		1	27			6	
	\$12,000 and over		9			148		1	142			36			9	

N/A - Not Applicable

PROJECT NAME							PROJECT NUMBER								
West Broadway							R. I. R-20								
II. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued															
B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES															
TYPE OF HOUSING		1 BEDROOM		2 BEDROOMS		3 BEDROOMS		4 BEDROOMS		5 OR MORE BEDROOMS					
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE			
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW	EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided		1	189		218		151		31		1	6			
b. State or locally aided			3		27		10		0			0			
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL		2	1665	N/A	3929	N/A	866	N/A	1	133	N/A		67	N/A	
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49														
	\$50 - \$59														
	under \$60 - \$69	1	1040		2605		343		15						
	\$70 - \$79		342		730		243		1	35					
	\$80 - \$89		108		334		148			40			27		
	\$90 and over	1	175		260		132			43			40		
	3. STANDARD SALES HOUSING														
TOTAL			37	N/A	1	778	N/A	451	N/A		137	N/A		37	N/A
SALES PRICE	Under \$5,000		7		105		41		12			7			
	\$5,000 - \$5,999		3		93		32		9			3			
	\$6,000 - \$6,999		2		96		40		12			2			
	\$7,000 - \$7,999		2		96		49		12			2			
	\$8,000 - \$8,999		4		99		44		20			4			
	\$9,000 - \$9,999		7		63		49		16			7			
	\$10,000 - \$11,999		4		93		68		24			4			
	\$12,000 and over		8		133		128		32			8			

NARRATIVE IN SUPPORT OF ESTIMATES OF HOUSING
NEEDS AND RESOURCES SHOWN ON FORM HUD-6122

1. Basis of estimates and resources from which data was obtained:
 - a. All data upon which the estimates within Blocks II, III, IV and VI are based was obtained by means of an American Public Health Association Housing Evaluation Study which was conducted by qualified housing inspectors of the Family Relocation Service staff. Since this information was based on a 100 percent survey, it should prove accurate for purposes of this submission.
 - b. Information obtained through the A.P.H.A. Housing Evaluation Survey was used as a basis for the proposed rehousing of families (Block V). Family income and tenure of occupants to be displaced by acquisition (Blocks II and III) and rehabilitation (Block IV) were the main factors considered in determining the rehousing requirements of these families within private rental or sales housing and federally or locally aided public housing.
 - c. Data obtained by means of the 100 percent A.P.H.A. Study, regarding family size, income, rental and tenure, were the determining factors utilized in the proposed distribution of rehousing requirements into public housing, private rental and private sales (Block VII).
 - d. The basis for the number, size, rental and price distribution of housing expected to be available during the displacement period (Block VII) was the prevailing average annual vacancy ratio for private rental and sales categories as indicated within the "Analysis of The Providence Housing Market" as of November, 1966, conducted by the Analysis and Research Section of the Federal Housing Administration.

Since the vacancy ratio projections which have been utilized in estimating relocation housing resources in both the private rental and private sale categories are based on the most recently completed area housing analysis, they reflect an updated account of the overall housing supply which is and will be available within the Providence Housing Market Area during the displacement period of Urban Renewal Area (1). Present indications are that the prevailing vacancy turnover of existing rental and sales housing within the Providence Housing Market area will be adequate to meet not only the rehousing requirements of Urban Renewal Area (1), but simultaneous urban renewal and highway displacement requirements as well.

Considering the majority of local rental housing is obtained on a contract rental basis, private rental listings made available to the Relocation Service were adjusted from contract rental to gross rental as required on Form HUD-6122. Based on estimates obtained through a survey of local utility companies and the Rhode Island Oil Dealers Association, a figure of \$30 per month was established as the average monthly rate.

In addition to the above-mentioned resources, many listings within the low and middle rental price categories are available in the private rental housing market within the Providence Housing Market Area.

Actual moveouts during the period of July 1, 1966 to June 30, 1967, as reported by the Providence Housing Authority, were the basis for the estimated availability of federally and locally aided public housing during the displacement period. The annual vacancy turnover is approximately 20 percent of the total number of housing units including the 256 units in the locally aided public housing development known as the Valley View Project.

NOTE: Reference to Availability of Housing Resources under Item d:

The Family Relocation Service has, since July of 1960, maintained a strict open-occupancy policy wherein any listing which excludes members of any race is rejected. In addition, if any family is refused housing after referral by this agency, that particular listing is immediately and permanently removed from our files. While Block VII indicates the availability of 9,000 standard units to white families, 8,100 or 10 percent less are shown as available to non-white families. We base this difference on the percentage of discrimination experienced by the Family Relocation Service within the past few years. While significant strides have been, and continue to be, made in the area of racial understanding and greater community comprehension of displacement problems faced by minority groups, we submit the figures as truly representative based on our own immediate past experience.

2. Based on the systematic approach used in the housing resources study, an analysis of the accompanying data indicates that the resulting conclusions are valid.
3. See Relocation Activity Report, ND-507 (Section 2.b., Ability of Family to Pay).
4. A description of the estimated competing demands for standard housing for families and individuals who will be displaced through other governmental activities concurrently with Urban Renewal Area (1) has been included in the Relocation Activity Report, ND-507, (Section 3.b., Analysis of Rehousing Needs and Resources.)

It is important to note that with the completion of the Route 6 Connector, 30 families remaining, there will be no further highway displacement within the City of Providence. The Route 6 Connector Project marks the final phase of highway construction within the city involving any residential displacement, thus making a greater supply of housing resources available to our urban renewal displacees.

5. Special problems, minority groups, low-income families, elderly, handicapped, etc.:

a. As the record clearly indicates, the Family Relocation Service has, over the years, realized the problems of minority groups facing displacement.

By means of a strict open-occupancy policy, as mentioned above, the Relocation Service has made a major effort to focus the attention of the entire community upon the complex problems of our minority groups and displacees. Working with the cooperation of the Urban League of Rhode Island and the Mayor's Human Relations Commission, we have been able to develop a more total community awareness of the problems of providing more and better housing accommodations for minority families. Recently enacted legislation which gave Rhode Island one of the strongest Fair Housing Laws in the nation should prove to be of great assistance in the community's effort to make decent housing available to all of its citizens.

Also, in relation to the problems of the displaced minority groups, the Family Relocation Service presently enjoys the full-time services of an Intergroup Specialist whose function is to make frequent visits and afford more specialized services to all minority families and individuals within projects under our jurisdiction. The Intergroup Specialist also devotes

much time and effort to working with various professional, civic and religious organizations in attempting to accomplish a more complete community understanding of minority housing problems.

b. Securing decent, safe and sanitary housing within the economic reach of large and low-income families presents some added difficulties. In an effort to meet this problem, our social caseworkers are particularly careful in utilizing all available community resources. Through their efforts, various special services affecting social, physical and financial rehabilitation are offered to these families. Also, an agreement with the Rhode Island Division of Public Assistance, whereby the legal financial rental requirements have been waived to accommodate large families, has proven very helpful in meeting the needs of our larger and low-income families.

c. Under a specialized program for elderly displacees, instituted in December of 1961, the Family Relocation Service utilizes the services of a specially-trained social caseworker who works exclusively with elderly displacees within our projects. By developing a close liaison with the Rhode Island Commission on Aging, the Providence District Nursing Association and various other medical and social organizations, our elderly specialist has been able to offer needed additional social and health services to our aged clients.

d. In an effort to meet our responsibility to handicapped site occupants, a working arrangement has been developed with the Rhode Island Bureau for the Handicapped, wherein all cases of handicapped individuals are referred to this organization during our pre-acquisition survey to insure every

opportunity to provide special services to these unfortunate people.

The Relocation Service also maintains a periodic check on services rendered to handicapped individuals to insure that these services are maintained.

We submit the program outlined above as an indication of the sincere desire of the Family Relocation Service to uphold and respect the dignity of all people.

6. Occupants other than families, based on the A.P.H.A. Housing Evaluation Study are 36 white individuals and 1 non-white individual. All of these individuals reside in housekeeping units. There is in addition, a negligible amount of individuals residing in rooming houses about whom we have insufficient information at this point as to income, rental and other related factors.
7. The type and quantity of housing which will be available as rehousing resources for the relocation of displaced individuals is indicated on Pages 4 and 5 of Form HUD-6122 (Attachment A).
8. Numerical estimate of non-residential displacement (non-applicable)
(Refer to Business Relocation Report)
9. All non-white property owners and prospective owners to be displaced by Urban Renewal Area (1) will be afforded all of the assistance, information and related services as described in Section 4.h. of the Relocation Activity Report (Obtaining Mortgage Financing).
10. All displaced families and individuals are informed of the availability of Federal Rent Supplement Housing and how and where to make application for such housing. All families and elderly individuals are informed that such application is required if they are to qualify for an "Additional Relocation

Payment". Copies of a Certificate of Eligibility, F.H.A. Form No. 3476 are completed and given to officials of the Federal Rent Supplement Program and to the displaced family or individual by the Family Relocation Service.

Under present arrangements, officials of the Rent Supplement Housing Program shall notify the Family Relocation Service, in writing, as to the final disposition of all families and individuals who apply for rent supplement housing, in order that the Relocation Service will know which families and individuals have been accepted and which families and individuals will need further assistance in securing standard rehousing facilities. Such notification is made a permanent part of the family's record and also utilized in determining eligibility for Addition Relocation Payments.

All displacees are advised of their priority regarding such housing by reason of displacement; and transportation is provided for those who would otherwise be unable to complete such application.

11. The established procedure for referral of displaced families and individuals to existing public housing has been described in the Relocation Activity Report under (3) Proposals for Obtaining Relocation Housing (Section 3, Public Housing Preference and Referral). While no new public housing is planned for the immediate future, the Providence Housing Authority is incorporating some suggestions by the Relocation Service within its scheduled program of modernization of existing public housing units on a city-wide basis.
12. The Family Relocation Service has since July of 1960, maintained a strict open-occupancy policy, whereby any listing which is not offered on an open-occupancy basis, cannot be accepted. Also, through the efforts of our

Intergroup Specialist, working with various civic, religious and social groups, we are constantly attempting to develop a more complete awareness of the complex rehousing problems faced by displaced minority groups within the community. It is our hope that by fostering a more comprehensive understanding of this problem on the part of the general community and through effective administration of the recently enacted strong Fair Housing Legislation, additional segments of the existing local housing market may be made available to all people regardless of race, creed or color.

New Private Construction Required to Meet Rehousing Needs:

There is no need for new private construction to meet rehousing requirements.

Public Housing Needed as a Relocation Resource:

See Attachment C (Relocation Activity Report, ND-507)

SUPPLEMENTARY INFORMATION

The percentage of low-income families and individuals who are ineligible for low-rent public housing for reasons other than income as noted on Page 2 has been reported in line (b) Block V (Proposed Rehousing of Families) and Section 2, Pages 4 and 5 of Block VII (Estimated Rehousing Requirements and Availability). There are ample standard private rental units available at a gross monthly rental charge of under sixty-nine dollars (\$69.00) for white and non-white family bedroom requirements.

Through a long and close relationship with the Welfare Department, the Family Relocation Service has been able to obtain rental subsidies which can help to insure standard private rental housing for the large or low-income family.

All information regarding family size and bedroom requirements included in Block VI, Pages 2 (A and B) and 3 (C and D), was obtained by means of an official American Public Health Association Housing Evaluation Study. Bedroom requirements are based on actual family composition data obtained during the detailed study. These requirements are not necessarily based on a two person to a bedroom pattern.

THE HOUSING AUTHORITY OF THE CITY OF PROVIDENCE, RHODE ISLAND

263 CHAD BROWN STREET
PROVIDENCE, R. I. 02908

COMMISSIONERS

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CHAIRMAN

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REV. JOSEPH B. TAYLOR, O.P.

ARTHUR FALCONE

SECRETARY

AND

EXECUTIVE DIRECTOR

TEL. 421-1451

May 2, 1968

Mr. John A. Ryan
Assistant Administrator
Family & Business Relocation Service
580 North Main Street
Providence, Rhode Island

Dear Mr. Ryan:

This is in connection with your inquiry in regard to certain details about the public housing program under our management in the City of Providence in order that your agency may submit required information to housing and home finance agencies for the West Broadway Renewal Project. Please be informed that all public housing developments under our control are available to all eligible applicants without regard to race, creed, color or national origin.

- (1) The number of units under management broken down by bedrooms is as follows:

DEVELOPMENT	EFFI- CIENCY	ONE BR	TWO BR	THREE BR	FOUR BR	FIVE BR	
Chad Brown	0	78	109	109	16	0	
Admiral Terrace	0	64	98	96	16	4	
Roger Williams	0	207	222	249	66	0	
Codding Court	0	35	54	24	6	0	
Hartford Park	0	120	404	156	48	20	
Manton Heights	0	50	153	99	22	6	
Sunset Village	32	4	0	0	0	0	(Elderly)
Dexter Manor	120	60	20	0	0	0	(Elderly)
Bradford House	112	84	8	0	0	0	(Elderly)
Totals	264	702	1068	733	174	30	

Grand Total 2,971

-See Page Two-

ATTACHMENT B

RE: Details of Housing Assistance
Program Under our Management

- (2) Income limits for initial occupancy, special limits for those forced to move for public purposes and continued occupancy limits are as follows:

<u>NO. OF PERSONS</u>	<u>INITIAL OCCUPANCY</u>	<u>SPECIAL</u>	<u>CONTINUED OCCUPANCY</u>
1	\$ 3,800	\$ 4,480	\$ 4,650
2	4,200	4,960	5,150
3	4,400	5,200	5,400
4	4,600	5,440	5,650
5	4,800	5,680	5,900
6	5,000	5,920	6,150
7 or more	5,200	6,160	6,400

- (3) Initial occupancy is \$35.00 per month for all developments with the exception of Dexter Manor and Bradford House where the minimum rent is \$40.00 per month.

The minimum welfare rents are as follows:

One BR	\$ 43.00
Two BR	\$ 45.00
Three BR	\$ 47.00
Four BR	\$ 49.00
Five BR	\$ 51.00

- (4) The following are the admission priority preferences within the preference group people not housed according to their need:

Redevelopment or other public purposes
Disabled Veteran
Family of Deceased Veteran
Servicemen or Veterans (must have served in active military or naval forces of U. S. on or after September 16, 1940 and prior to July 26, 1947. On or after April 6, 1917 and prior to November 11, 1918. On or after June 27, 1950 and prior to February 1, 1955.)

Others.

-See Page Three-

RE: Details of Housing Assistance
Program under our Management

- (5) The following are moveouts from July 1, 1966 to June 30, 1967:

	EFFI CIENCY	ONE BR	TWO BR	THREE BR	FOUR BR	FIVE BR
<u>DEVELOPMENT</u>	<u>Apts.</u>	<u>Apts.</u>	<u>Apts.</u>	<u>Apts.</u>	<u>Apts.</u>	<u>Apts.</u>
Chad Brown	0	15	20	35	3	0
Admiral Terrace	0	9	25	21	2	0
Roger Williams	0	33	39	41	8	0
Codding Court	0	3	9	3	0	0
Hartford Park	0	15	58	29	8	4
Manton Heights	0	1	42	24	4	3
Hart. Park Exten.	0	0	10	0	0	0
Sunset Village	2	0	0	0	0	0
Dexter Manor	13	2	9	0	0	0
Bradford House	4	2	0	0	0	0
<u>Total</u>	19	80	203	153	25	7

Grand Total 487

- (6) The following are the admission requirements other than those related to family composition:

1. Citizenship or proof that the lack of citizenship is through no fault of the applicant.
2. You are the family of a deceased veteran or servicemen who are living in Providence at the time he or she entered.
3. You are a veteran or servicemen and were living in Providence at the time you entered service.
4. You have been living in Rhode Island for the past year and the last three months in Providence.
5. You are one person, 62 years of age or totally disabled under the terms of the Social Security Act.
6. You are a couple and wish to qualify for housing built especially for the elderly, one person must meet the age qualification mentioned above.
7. You have a housing need; living in unsafe, unsanitary, or overcrowded housing.
8. You were forced to move from Providence.

TO: Mr. John A. Ryan
Assistant Administrator

PAGE Four

DATE May 3rd, 1968

RE: Details of Housing Assistance
Program under our Management

(6) (cont'd.)

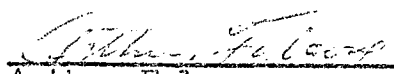
9. You are a family head, your employment is in Providence and you are not within reasonable commuting distance.

10. You are a Providence resident about to be without housing through no fault of your own or separated because of a lack of suitable housing facilities.

(7) The percentage of applicants ineligible for reasons other than excess income is approximately 9.5%.

I hope you find this information of use to you in your presentation.

Very truly yours,



Arthur Falcone
Executive Director

AF:iaf

THE HOUSING AUTHORITY OF THE CITY OF
PROVIDENCE, RHODE ISLAND

263 CHAD BROWN STREET
PROVIDENCE, R. I. 02908

COMMISSIONERS

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ARTHUR FALCONE
SECRETARY
AND
EXECUTIVE DIRECTOR

TEL. 421-1451

May 2, 1968

Mr. John A. Ryan
Family and Business Relocation Service
580 North Main Street
Providence, Rhode Island 02904

Dear Mr. Ryan:

The following admission and continued occupancy limits are effective for the Federal-aided developments of this Authority.

<u>No. of Persons</u>	<u>Admission Limits</u>	<u>Special Limits</u>	<u>Continued Occupancy</u>
1	\$3,800	\$4,480	\$4,650
2	\$4,200	\$4,960	\$5,150
3	\$4,400	\$5,200	\$5,400
4	\$4,600	\$5,440	\$5,650
5	\$4,800	\$5,680	\$5,900
6	\$5,000	\$5,920	\$6,150
7 or more	\$5,200	\$6,160	\$6,400

The special limits set forth above are limits under which families forced to move for public purposes may be admitted.

The following amendment to the Rent Section of our Statement of Policy is also effective:

"The amount of \$100.00 or all of a minor's income up to \$600.00, whichever is higher, will be exempted from net family income for each minor other than the head of the family and his spouse in determining rent at admission."

-See Page Two-

ATTACHMENT B-1

TO: Mr. John A. Ryan

PAGE TWO

DATE May 2, 1968

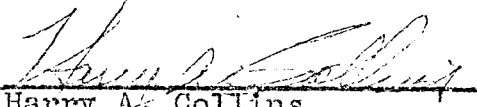
RE: Admission and Continued Occupancy Limits

This exemption has been made to ease the hardship on families that may have added income by the employment of minors.

At the present time we have a number of vacancies which could be utilized by families now living under sub-standard conditions.

Any information about further eligibility factors and the availability of dwelling units can be received by contacting the tenant selection office which is located in Dexter Manor at 100 Broad Street. The telephone number is 421-1443.

Sincerely yours,


Harry A. Collins
Assistant Secretary

HAC:iaf
cc: HC
AF

THE HOUSING AUTHORITY OF THE CITY OF
PROVIDENCE, RHODE ISLAND

263 CHAD BROWN STREET
PROVIDENCE, R. I. 02903

COMMISSIONERS

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ARTHUR FALCONE

SECRETARY

AND

EXECUTIVE DIRECTOR

TEL. 421-1451

May 1, 1968

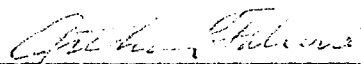
Mr. John A. Ryan
Assistant Administrator
Family & Business Relocation Service
580 North Main Street
Providence, Rhode Island

Dear Mr. Ryan:

Our rents for all Federal-aided developments are set on the basis of providing all utilities. This includes either gas or electricity for cooking, electricity for refrigerators and lighting, space heating and hot water.

I hope this information is satisfactory.

Sincerely yours,



Arthur Falcone
Executive Director

AF:iaf

ATTACHMENT B-2

THE HOUSING AUTHORITY OF THE CITY OF
PROVIDENCE, RHODE ISLAND

263 CHAD BROWN STREET
PROVIDENCE, R. I. 02908

COMMISSIONERS

JOSEPH P. CARROLL
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ARTHUR FALCONE
SECRETARY
AND
EXECUTIVE DIRECTOR

TEL. 421-1451

May 1, 1968

Mr. John A. Ryan
Assistant Administrator
Family & Business Relocation Service
580 North Main Street
Providence, Rhode Island

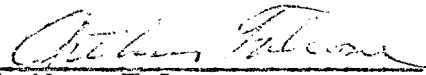
Dear Mr. Ryan:

Please be advised that this Authority has been informed by HUD that it stands high on the list of Cities that will come under the recently enacted Federal legislation dealing with modernization of older developments.

It appears at this time that consideration is being given on a city-wide basis and is not limited to Roger Williams Homes.

I trust that the foregoing will be of some assistance to you.

Sincerely yours,


Arthur Falcone
Executive Director

AF:iaf

ATTACHMENT B-3



State of Rhode Island and Providence Plantations

DEPARTMENT OF SOCIAL WELFARE

DIVISION OF PUBLIC ASSISTANCE

1 WASHINGTON AVENUE

PROVIDENCE, R. I. 02905


July 23, 1968

Mr. John Ryan
Family Relocation Service
580 North Main Street
Providence
Rhode Island

Dear Mr. Ryan:

Attached is a copy of the revised Shelter Policy that Mr. James
H. Reilly requested me to sent to you.

Very truly yours,


Alice R. McElroy 47

ARM/ag
Enc.

ATTACHMENT C

Standards of Assistance	Requirements	202
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III. SHELTER

Shelter is purchased in various ways: By rental, home ownership, or living with relatives or friends. The cost standards are as paid up to a maximum according to the way in which this requirement is purchased.

A. Rentals

1. Shelter Only

As paid up to \$80.00 a month in accordance with the following:

An amount up to \$55.00 for rent may be approved by the caseworker. Rental between \$56.00 and \$80.00 will be referred to the casework supervisor for evaluation and decision. A PA-81 is required.

Rental in excess of \$80.00 must be referred to the Chief Supervisor of Field Operations for evaluation and decision.

Approval for rental in excess of \$55.00 must be related to the special factors involved including size of family, number of bedrooms required, condition of the home, prevailing rates in the community, and minimum housing standards.

2. Shelter with Heat and/or Utilities Included in the Rental

As paid up to the maximum of \$55.00 a month when authorized by the caseworker or up to \$80.00 a month when approved by the supervisor PLUS the appropriate cost standard on a monthly basis for the requirements of heat and/or utilities which are included in the rental.(Heat/utility Standards-Sec.202,pp.2,2a)

For GPA cases only, the maximum rental is computed on a monthly basis and then converted by use of the Table PA-79 to a weekly figure for the assistance plan.

3. Recipient's Rights in Rental Payments

In accordance with the provision of the minimum housing laws, a landlord agrees to keep the premises in good repair (excluding damages or disrepair caused by willful neglect or abuse by the tenant) and to comply with the applicable health and safety laws of the city or town where the property is located. Tenants' complaints on property conditions should be registered with the minimum housing authority.

When an enforcing officer has ordered repairs, alterations, or improvements because conditions are a serious hazard or a danger to the occupant(s), there is legal provision for the tenant to pay his rent into an escrow account established by the enforcing officer from which the cost of repairs are paid.

There is provision in the law also which prohibits rent increases and evictions when intended as a penalty to the tenant for complaints to the minimum housing authority.

Workers have a responsibility to make persons aware of these provisions and their rights as a tenant under the law.

B. Home Ownership

1. Basic Expenses: Up to a maximum for shelter only.

This should cover the cost of current taxes, water, insurance, interest on mortgages and special assessments.

2. Additional Expenses

a. Payment on Principal

The cost of principal payments on mortgages is provided with the approval of the casework supervisor when (1) the mortgage is held by a cooperative

Standards of Assistance	Requirements	202
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bank which is required by law to collect principal payments; (2) there are no other banks in the community which will accept interest payments only; and (3) it is impossible for the applicant or recipient to transfer the mortgage to a bank which will accept interest payments only.

b. Repairs

The cost of repairs is provided with the approval (PA-81) of the casework supervisor when (1) the repairs are necessary to safeguard the health or safety of the recipient, such as plumbing, broken stairs, falling ceilings, etc. or to protect the property such as roofs, foundations, etc., and (2) it is impossible for the recipient to raise money to meet the cost by encumbering the property.

A description of the repair work needed, and a copy of an itemized estimate by amounts for materials and labor obtained by the recipient from a concern or person of his choice must be in the record to substantiate the decision.

C. Living with Relatives or Friends*

1. Adult Recipients in AABD and GPA

a. When an adult recipient lives with a relative who is responsible under the law to support (including a married daughter) shelter costs are met only under the following conditions and according to the method specified.

(1) When the relative is also a recipient - In this case, shelter costs are met according to Public Assistance Standards and may be included in one payment or divided among the payments according to the plan of the family.

(2) When the relative has no or less income than is needed according to the CLS (201.2,p.19) to support the appropriate number of persons living in the family excluding the recipient and if the relative is not providing shelter items as a support contribution.

In this case, shelter costs are included on a pro-rated basis. The amount included in any one or more payments in the same household is not to exceed the Public Assistance cost standard. The specific amount included is determined by dividing the actual cost of the requirements, as documented by the relative, by the total number of persons in the family group. This amount, up to the PA maximum is included in the assistance plan. If more than one payment is made in the same family group, the combined amounts included may not exceed the PA maximum.

b. When an adult recipient lives with a relative who is not responsible under the law to support, or with a friend, shelter costs are met if required by the relative or friend by payment of board or sharing expenses. (A married daughter with no income is a responsible relative and the policy above applies).

If the plan is to pay board, the rate is as paid up to:

\$15.00 a week or \$65.00 a month for room and board.

\$20.00 a week or \$87.00 a month if there is need for general supervision and/or simple care which includes helping the recipient with dressing, bathing, etc.

If the plan is to share expenses, the amount included is computed in accordance with C-1-a(1) if both are on Public Assistance, or C-1-a(2)(second paragraph) if the recipient is living with a non-dependent person.

*State law requires that a license be obtained when two or more persons who are either aged or ill and who are unrelated to the owner are boarded in the same home. These homes are licensed as rest homes. Applications for a license can be made to the State Department of Social Welfare, Fiscal Agent.

Standards of Assistance	Requirements	202
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\$20 a week or \$86.50 a month if there is need for simple care which includes helping the recipient with dressing, bathing, etc.

If the plan is to share expenses, the amount included is computed in accordance with Cla(1) if both are on public assistance, or Cla(2) (second paragraph) if the recipient is living with a non-dependent person.

2. Adults and Children in ADC and GPA

No board rates are provided for children. When a child or family (parents and children) lives with an independent person or family, shelter costs are included as a requirement under the following conditions and if included, in an amount computed in accordance with Cla(2) second paragraph.

- a. In a loco parentis situation, shelter costs are included if required by the "parents" and if the net income of the "parents" is less than the CLA amount for the number of persons excluding the dependent child.
- b. When a child lives with his mother and step-father, no shelter costs are included.
- c. When a family lives in the same home with the grandparents of the children shelter costs are included only if required by the grandparents and if their net income is less than the CLS amount for the number of persons excluding the dependent family.
- d. When a family lives with other relatives or friends, shelter costs are met if required by either paying board or by sharing expenses. If board, the amount is as paid up to the maximum computed by adding together the board rate for the adult and the food standard for each child. If expenses are shared the amount included is in accordance with Cla(2) second paragraph.

D. LIVING IN NON-PROFIT HOMES

An otherwise eligible person may receive a payment in a non-profit home provided he (1) did not enter the home under contract by payment of an entrance fee, by a transfer to the Home of property or insurance, or by some other provision in the Home's charter, or (2) is not entitled to free care under charter provisions because of the payment of dues to an organization which provides the home for this purpose.

Regular rate: up to 4.00 a day; 60.75 semi-monthly; 121.50 a month

Nursing care rate: up to 6.50 a day;

This amount is provided only when the non-profit home has been certified and approved by the Fiscal Agency of the Department to provide such care for its residents. Approval of the Office of Medical Services is required and is obtained in the same way as for nursing homes (202 p. 14). The responsibility for servicing these cases remains with the regular caseload carrier.

E. LIVING IN REST HOMES*

When a recipient is admitted to a rest home which is a home licensed to provide service limited to board and supervision, an amount is included as paid, up to a maximum of 4.90 a day, 74.50 semi-monthly, 149.00 a month, to cover the cost of room and board and any required supervision.

Approval by the Office of Medical Service is required for admission to rest homes in order to ensure that such a placement is in accord with the care needed by the recipient. Approval is obtained in the same way for nursing and convalescent homes and the responsibility for servicing these cases is with the NCR caseload carrier.

Standards of Assistance	Requirements	202
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V. INSURANCE

Premiums on Commercial or Fraternal Life Insurance

- 18 and over -- up to 2.15 a month -- .50 a week
- under 18 -- up to .45 a month -- .10 a week

Premiums in excess of these amounts may be provided in accordance with adjustment procedures in 201.1.

Supplementary Medical Insurance (Federal Health Insurance Program)

A premium of \$3.00 per month is provided for persons over 65, not receiving Social Security Benefits, enrolled in Supplementary Medical Insurance (Part B) of the Federal Health Insurance Program.

Blue Cross Hospital Insurance for GPA Only

As paid up to .60 a week for an Individual Payment Policy and \$1.10 a week for a Family Payment Policy.

VI. TRANSPORTATION

A. Criteria for Determining Need

Transportation is provided for the following purposes and under conditions specified.

1. Purpose

- a. To reach nearest service: shopping centers no more than twice weekly.
- b. To reach medical and therapeutic facilities: frequency specified by appropriate authority.
- c. To reach school or rehabilitation and work training opportunities.
- d. To reach nearest restaurants when meals are eaten out regularly.
- e. To visit immediate family members in hospitals, sanitoriums, or schools in R.I. once weekly unless need for more frequent visiting is documented by the appropriate authority.
- f. To attend religious services once a week.

2. Conditions

- a. When the distance involved makes walking impractical.
- b. When age or health prohibits walking and carrying bundles.
- c. When there is no transportation available free of charge or available from other agencies, or no relatives or friends able and willing to supply transportation or do necessary errands for the recipient.

B. Cost Standard

For public transportation, actual cost up to \$6.00 a month -- \$1.50 a week for each eligible person. An amount in excess of this maximum is included when there is evidence of the need for this.

When public transportation is unavailable or inappropriate, travel by privately owned automobile, can be met at the rate of .03 a mile for the number of miles to be traveled for the above purposes. In emergency situations cab service is provided at prevailing rates in the community.

RHODE ISLAND DEPARTMENT OF SOCIAL WELFARE

DIVISION OF PUBLIC ASSISTANCE

1 Washington Avenue
Providence, R. I. 02905

November 14, 1966

TO: Local Director and Staff in Providence

FROM: James H. Reilly
Administrator

DEPT: Public Assistance

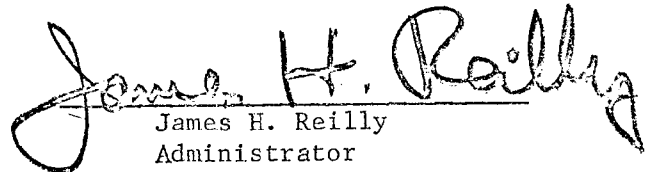
SUBJECT: NEW SCHEDULE OF MAXIMUM PUBLIC ASSISTANCE RENTALS IN PROVIDENCE

The following new rental schedules have been established for the Providence Housing Authority:

3½ rooms	\$43.00
4½ "	45.00
5½ "	47.00
6½ "	49.00
7½ "	51.00

These rates become effective on January 1, 1967. Social work staff should adjust grants so that payments to recipients will reflect this increase in rate.

JHR:ECV


James H. Reilly
Administrator

ATTACHMENT C-2

PROPOSED TEXT FOR FAMILY RELOCATION INFORMATIONAL BOOKLET

- NDP URBAN RENEWAL AREA (1)

- FORMERLY WEST BROADWAY PROJECT -

PLEASE DON'T MAKE A MOVE - until you have read this booklet.

This booklet answers general questions which you and your family might have regarding relocation. If you have some personal questions, however, please contact the Family Relocation Service. This agency was set up to assist you. Moving can be inconvenient and present many difficulties. This is why the Relocation Service exists--to help minimize these problems and help make your move a successful one. The Relocation Service can provide you with a wide choice of good homes at a price you can afford.

There will be a Relocation Service Office in the West Broadway Urban Renewal Area (1), at _____. This office will be open daily Monday through Friday from 9 a.m. to 5 p.m. The telephone number will be _____. Please don't hesitate to call this number for information or assistance.

Help from the Family Relocation Service will be offered to you, but not forced upon you. You have the right to accept or reject this help. Perhaps you have already made some moving plans. Even if you have, please consult the Family Relocation Service before you go ahead with a move. Make sure that you understand all eligibility requirements so that you will receive maximum benefits for a minimum of inconvenience. Take advantage of Relocation Service experience and "know how". Remember, the Relocation Service was established expressly for your benefit. Let the skills and knowledge of the Relocation Service help to insure your move into a good home.

ATTACHMENT D

WHAT HELP CAN THE RELOCATION SERVICE GIVE YOU?

For one thing, the Relocation Service can offer you the benefit of their long experience in meeting your rehousing needs. Before your home is acquired, you will be visited by a staff worker from the Relocation Service who will ask you where you want to rent or buy, how much you can afford to pay and how many rooms you will require. A family is generally assumed capable of purchasing sales housing if the purchase price does not exceed 2-1/2 times the annual gross income. Also, a family may be assumed capable of paying for rental housing if that rental does not exceed 20 percent of the family income.

Once the Relocation Service has the above information regarding your rehousing needs, they can assist you through their adequate supply of listings to the choice of a house that will meet your own particular needs. These listings are constantly updated so that you may have an accurate referral guide as you plan to move. All homes on this list are inspected by the Relocation Service before they are offered to you. Any housing which does not comply with both the local code and American Public Health Association standards for decent, safe and sanitary housing is rejected. Also, in order to avoid moves into future renewal areas, the locations of all Relocation Service listings are checked against the latest information available concerning future projects.

No family or individual has to move into a substandard home. Neither should anyone have to move again and again. Your use of the Relocation Service can help guarantee that you do not make such an unfortunate move.

ATTACHMENT D

The Federal Government is vitally interested in your successful relocation. An official government regulation states that "Families displaced by a Title I (Urban Renewal) project shall have the full opportunity of occupying housing that is decent, safe and sanitary, that is within their financial means and that is in reasonably convenient locations." Good housing must be available to you or the community cannot legally go through with the renewal project.

Because of the fact that you are being displaced for an urban renewal project, you will receive special preference if you choose to move into one of the many low-rent public housing developments within the City of Providence. You will qualify under special higher income admission limits, which means you may make more money and still be eligible for public housing.

You may also be eligible for special low-income housing under the Federal Rent Supplement Program (Wiggins Village) provided that you qualify in accordance with prescribed income and asset limitations. Please be sure to check with your Relocation Service regarding your eligibility for both low-rent public housing and Federal Rent Supplement housing.

Properties which are available for purchase from the Veterans Administration and the Department of Housing and Urban Development at low mortgage rates are also listed and will be offered for your inspection.

DON'T HURRY INTO A MOVE - THIS IS VERY IMPORTANT

A hurried move could mean a move into a home which is substandard or which is being considered as part of a future clearance site. Please wait for official information before moving. Failure to remain in your home until the proper date could mean the loss of relocation payments to which

you are entitled. If you do remain in your home until the proper time, you may receive:

- (1) Up to \$200 to cover regular moving expenses. You have a choice of either applying for moving money under the Fixed Payment Schedule (based on the number of rooms occupied) or filing a claim for your actual moving expenses (documented by a receipted bill from your mover) plus any direct loss of property (documented by written evidence of the actual value of the lost items). All claims must be sent to the Relocation Service West Broadway field office within six (6) months after the date of your move. Your claim for Relocation Payment may also include the cost of storing your personal property for a period of one year or less. This payment can also cover the cost of the move to and from storage, including carting, dismantling, disconnecting and reinstalling as well as insurance. All claims should be sent to the Relocation Service West Broadway field office within six (6) months and should include storage costs paid to date.

A supplementary claim for storage costs incurred after the first payment must be submitted within six (6) months after the property is moved from storage, except in no case later than fifteen (15) months after you have moved. Don't hesitate to contact the Relocation Service for advice and assistance in filing your claim.

- (2) "Additional Payments" provided by the Federal Government to minimize the economic hardships of displacement encountered by families and elderly and handicapped individuals of low and moderate income. This payment could be as much as \$500 per year for 2 years.

ATTACHMENT D

Families and elderly individuals (at least 62 years of age) and handicapped individuals, who are displaced by urban renewal projects may be eligible for this type of payment. In order to qualify for this type of payment, these families and individuals must have applied for and been unable to obtain both low-rent public housing and rent supplement housing. Also, no payments may be made to those who move into substandard housing. Your payment, if you qualify, will be made according to a federal payment scale, based on both your annual rental required to provide decent, safe and sanitary housing of adequate size for your needs. Again, the purpose of this Additional Payment is to minimize the hardship of displacement experienced by families and elderly and handicapped individuals of low and moderate income. Your claim for this type of payment should be filed with the Relocation Service within sixty (60) days after you move. Please do not hesitate to consult the Relocation Service to determine whether you are eligible for this special payment.

- (3) A Replacement Housing Payment is provided for owner-occupants of a single or two family dwelling unit who are displaced by urban renewal projects. To be eligible, the displaced owner must have occupied the property for a period of not less than one year prior to the initiation of negotiations for the acquisition of the property. Also, a displaced owner-occupant must purchase and occupy the replacement dwelling within one year following the date on which he is required to move from the dwelling acquired for the

ATTACHMENT D

project activity. This payment is limited to an amount which, when added to the acquisition price, will equal the average price required for a decent, safe, and sanitary dwelling of modest standards, adequate in size to accomodate the displaced owner-occupant, which is reasonably accessible to public services and places of employment, and available on the private market. In no case will this payment exceed \$5,000. Under no circumstance may a displaced owner-occupant receive both this payment and the "Additional Payment" described in Section 2, above.

- (4) Settlement Costs (a special payment which may be made to owners whose property is acquired, for certain settlements costs and related charges in connection with the sale of their property. All eligible owners will be made aware of the details of this program and how to file a claim at the time of the property cloaing by the Real Estate Office.)

These Relocation Payments (moving expenses and direct loss compensation) and the Additional Payments will in no way affect the income of those families or individuals who are receiving any type of welfare assistance. These payments are made at a time when additional difficulties have to be met and they will not be considered as "added income".

Remember - There is no need to rush your relocation.

There will be an adequate choice of good homes available when it is time for you to move. The Relocation Service staff is ready to work with you to find the home to suit your needs. The staff worker will visit your home, on a fairly regular basis, to see how you are doing and to offer assistance.

The staff is also prepared to offer special help as it is requested or required.

If you should select a home without assistance, please call the Relocation Service and a qualified housing inspector will verify whether or not the house is in good condition and is not in a future proposed clearance site. These inspections are made as a public service, at no cost to you. This inspection could be very important to you because it could cost you money if you should buy a house that does not meet the City's Minimum Housing Standards Code. You would then be legally obliged to make repairs so that the house would meet code requirements. Also, you could be seriously inconvenienced if you should rent or buy a house which is scheduled for future clearance - causing you to move again in the near future.

TEMPORARY HOUSING

Although the agency will do its utmost to avoid any temporary rehousing, it is possible that you could be asked to move (in an emergency) before you find the home that you want. If this situation should arise, you will be offered good housing within the project area which you can occupy on a temporary basis. This temporary move can be without cost to you.

Rent Payment must be made to the Providence Redevelopment Agency by all occupants of property which is acquired. This applies to both owners and tenants. Your rent must be paid up to date of your move before you can receive your relocation payment.

Evictions are rare. There have been none in the previous nine renewal projects over a period of eleven years. Eviction is resorted to only under the following conditions:

- * Failure to pay rent.
- * Maintenance of a nuisance or use of the premises for illegal purposes.
- * A material breach of the rental agreement
- * Refusal to consider accommodations meeting relocation standards.
- * Refusal to admit a relocation interviewer.
- * Situations requiring eviction under state or local law.

You should consult your Relocation Service if you have any questions regarding the conditions listed above.

Remember--this booklet contains only a brief description of the Relocation Program and how it affects you. For answers to more detailed and particular questions regarding your own personal situation, consult your Relocation Service. The staff is ready to serve you.

IMPORTANT ADDRESSES AND TELEPHONE NUMBERS

(List of numbers for the Relocation Service, Redevelopment Agency, etc.)

Map of the urban renewal project area (with accompanying map of the project).

BUSINESS RELOCATION RECORD

ATTACHMENT E

I. Name of Firm _____ Telephone _____

• Site Address _____

(a) Residence _____

Proprietor _____

(a) Age _____

Business Use _____

(a) Nature of use _____

1. Breakdown of major use _____

(b) Area _____ (c) Rental _____

1. Floors _____ (d) Employees _____

2. Storage _____ (e) Market area _____

3. Parking _____ (f) Suppliers _____

II Relocation Needs _____

(a) Space _____ (d) Time _____

(b) Type location _____ (e) Expansion plans _____

1. Area _____ (f) Zoning _____

2. Site _____ (g) Transportation problems _____

(c) Rental range _____

III Anticipated Problems _____

IV Assistance Desired _____

V. Credit Data _____

Firm
Number

Comments