

December 31, 1975

The Honorable City Council  
City Hall  
Providence, Rhode Island

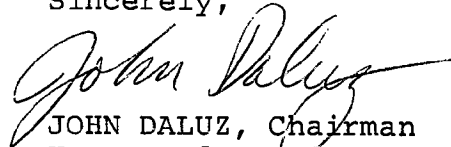
Dear Council Members:

It is the desire of the Homestead Board to keep the City Council appraised of our continued progress in making homesteading a reality in Providence. In that spirit, I am transmitting to the Council for your information and review, a copy of the recently adopted rules and regulations that will govern the Homestead Program for the City of Providence.

I am confident that you will find that the Board's long and laborious hours of consultation and review have resulted in a comprehensive and suitably adapted set of regulations that will create a workable homestead program in Providence.

If the Council would like any additional information or if I may be of any further service to its membership, please do not hesitate to call on me.

Sincerely,

  
JOHN DALUZ, Chairman  
Homestead Board

IN CITY-COUNCIL

JAN 8 1976

READ:

WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

  
CLERK

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.  
JAN 5 9 45 AM '76

FILED

HOMESTEAD BOARD OF THE CITY OF PROVIDENCE

RULES AND REGULATIONS

## SITE SELECTION

The Board shall

- (1) Compile and maintain a catalogue of all unoccupied dwellings and vacant lots owned by the City of Providence, and
- (2) Present to the City Council by resolution a list of those parcels deemed habitable or suitable for new construction, as properties for disposition in accordance with homestead law, and
- (3) Review said properties so approved in Par. (2) above in accordance with the objectives of the program, and
- (4) Advertise the availability of such property for homesteading in the Providence Journal or Bulletin and such other methods as deemed appropriate.

## APPLICATION PROCESS

The Board shall

- (1) Accept applications for Homestead properties in such form(s) as provided by the Board.
- (2) Acknowledge in appropriate manner the receipt of each application.
- (3) Shall review each application for preliminary qualification.
- (4) Notify each applicant of his application status. In the event that an applicant is deemed not to be preliminarily qualified, the reason for such determination shall be made known to the applicant within thirty (30) days.
- (5) Cause an interview with applicant deemed preliminarily qualified and will at this time require 'sworn' proof of personal and financial data, including certified copies of latest Federal Income Tax Return, and an inventory of the applicant's own skills and those skills at his disposal and any other information that the Board deems appropriate. At this interview the applicant will be informed about the program and its requirements.

The applicant shall

(1) Sign such consent forms and agreements deemed necessary by the Board including but not limited to

- (a) Authorization for a credit examination.
- (b) Agreement to rehabilitate or contract thereon.
- (c) Agreement to bring the assigned parcel up to City Housing Standards within eighteen (18) months after assignment.
- (d) Agreement to allow periodic inspection by the City's Code Enforcement Building Inspection or by any other agency of the City Government.
- (e) Agreement to surrender and quit the assigned parcel upon determination by the Board that applicant has become unable or unwilling to proceed reasonably or satisfactorily toward fulfilling the objectives of the program.
- (f) Agreement to live in, occupy and maintain as a single family dwelling to City Housing Standards, the parcel assigned to him for a period of not less than three (3) years.

## SELECTION PROCESS

The Board shall grant special consideration to the following categories of applicants:

- (a) Those applicants who live within the corporate boundaries of the City of Providence.
- (b) Those applicants who have been evicted from housing due to eminent domain proceedings by the City of Providence or by the State of Rhode Island of housing within the City of Providence.
- (c) Those applicants who are presently living in crowded or substandard housing according to the standards of the City of Providence Housing Code.

Final approval by the Board will be contingent upon

- (1) An applicant showing the ability to continue to make monthly mortgage or loan payments, tax payments, utility, heat and maintenance costs and maintain fire and liability insurance and such other insurance as deemed necessary by the Board without exceeding thirty-five (35%) percent of current income.

- (2) Applicant must pass a credit investigation conducted through the Homestead Program.
- (3) An applicant must personally inspect the interior and exterior of the property with a Code Enforcement Inspector and such other persons as deemed appropriate by the Board.
- (4) An applicant must conform to the requirements of law and these regulations.
- (5) Where there is evidence that the investment in the property is justified.
- (6) Where there is evidence that the property meets the needs of the homesteader.
- (7) Where adequate financing is available to complete the required repairs or construction.
- (8) Where there is evidence of strong likelihood of the applicant fulfilling the conditions of the award.

When more than one applicant for a single property has met all the conditions and requirements and deemed by the Board to be equally qualified, the Board's selection will be by lot at a time and place set by the Board.

Upon final approval, the Board shall recommend the execution by the duly authorized officer of the City of a conditional deed of the assigned parcel to the applicant receiving final approval.

Upon the applicant's fulfillment of all conditions of the City Ordinance and these regulations, the Board shall approve and recommend the execution by the duly authorized representative of the City of all documents necessary to convey fee simple title to the assigned parcel.

APPROVED:

Louis A. Mascia  
CITY SOLICITOR

Date: December 15, 1975



City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: January 9, 1976

TO: Members of the City Council

SUBJECT: REPORT OF HOMESTEAD BOARD

CONSIDERED BY: City Clerk, Vincent Vespia

DISPOSITION: Attached is copy of letter of transmittal and related Homestead Board of the City of Providence, rules and regulations, the same for your information.

*Vincent Vespia*

City Clerk