

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1972-47

No. 335 **AN ORDINANCE** APPROVING AND ADOPTING THE OFFICIAL
REDEVELOPMENT PLAN FOR WEST BROADWAY NDP URBAN RENEWAL AREA (1)

Approved September 11, 1972

Be it ordained by the City of Providence:

WHEREAS, the Providence Redevelopment Agency (hereinafter sometimes called "Local Public Agency") pursuant to the provisions of Title 45, Chapters 31-33 (inclusive) of the General Laws of Rhode Island, 1956, as amended, entitled "Redevelopment Act of 1956", has formulated and submitted to the City Council on _____ for its consideration, an Urban Renewal Plan approved by the Local Public Agency, for an Urban Renewal Area which said Urban Renewal Plan is entitled, "West Broadway Redevelopment Plan, 1972-1973, N.D.P. Urban Renewal Area (1)" and comprises a report consisting of 38 pages of text 3 exhibits and 11 maps; and

WHEREAS, a general plan has been prepared by the City Plan Commission and is recognized and used as a guide for the general development of the City of Providence as a whole; and

WHEREAS, the said Urban Renewal Plan concerns itself with areas which have been designated Redevelopment Areas by the City Council of the City of Providence by Chapter 103 of the Ordinances of the City of Providence, approved July 6, 1948, as amended by Chapter _____ of the Ordinances of the City of Providence, approved _____, in conformity with the provisions of Section 22 of Chapter 1802 of the Public Laws of Rhode Island, 1946, as amended, and Title 45, Chapter 32, Section 4 of the General Laws of Rhode Island, 1956, as amended.

WHEREAS, a copy of said Urban Renewal Plan was transmitted to the City Plan Commission on _____; and

WHEREAS, the City Plan Commission, which is the duly designated and acting official planning body for the City, has submitted to the City Council its report and recommendations respecting the Urban Renewal Plan for NDP Urban Renewal Area (1), and has certified that said Urban Renewal Plan conforms to the said general plan for the City as a whole, and the City Council has duly considered said report,

No.

CHAPTER

AN ORDINANCE

recommendation and certification of the planning body; and

WHEREAS, the Plan indicates that an inspection of the dwelling units in the area by trained housing inspectors, using the "Appraisal Method for Measuring the Quality of Housing" developed by the American Public Health Association and recommended for use by the United States Public Health Service and supplemented by the Providence Building Code for all residential buildings and an evaluation of non-residential structures, performed by the inspectors of the Providence Building Inspection Department indicate that the area is a deteriorated blighted area under the provisions of Title 45, Chapter 31, Section 8 (4).

WHEREAS, the plan indicates that a survey, based upon a detailed inspection of 1452 of the 1509 structures within the said Urban Renewal Area (1) was made.

(1) Of the 1330 residential structures within Area (1), 1274 or 95.7% were inspected. These inspections revealed the following: basic dwelling deficiencies: 26.4% of the total number of the dwelling units inspected were found to have at least one basic deficiency in essential dwelling facilities. Basic deficiencies include serious deterioration, serious overcrowding, lack of dual egress, lack of sanitary facilities and serious inadequacies in lighting and ventilation. A basic deficiency indicates a serious violation of minimum standards for continued dwelling occupancy and building safety which ordinarily would justify removing occupants from the dwelling until the violation was corrected.

(2) Surveying the non-residential structures were investigators who were either inspectors of the Providence Department of Building Inspection and/or professional architects or engineers. In both instances, the same method of evaluation was employed.

Of the 179 non-residential structures surveyed, only 95 were found to be safe; 41 were found to be safe with few deficiencies; 10 were found to be safe with many deficiencies; 32 were found to be unsafe; and 1 non-residential structure scored incomplete.

Of the total number of 1509 structures in Area (1), 398 (26.4%) were found to be substandard, seriously deficient or unsafe.

WHEREAS, the plan as submitted contains a finding that the area included in the proposed Urban Renewal Plan qualified as a deteriorated area under the provisions of Title I of the United States Housing Act of 1949, as amended, (hereinafter sometimes called "Housing Act") and as a deteriorated blighted area within the meaning of the "Redevelopment Act of 1956" as amended to date, because there exist in the area buildings or improvements, used or intended to be used for living, commercial, industrial or other purposes, which by reason of (1) dilapidation, deterioration,

age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) defective design or unsanitary or unsafe character or condition or physical construction, (4) defective or inadequate street and lot layout, (5) mixed character, deterioration or shifting of uses to which they are put, or any combination of such factors and characteristics are conducive to the further deterioration and decline of the area and to injuriously affect the entire area. The NDP Urban Renewal Area (1) is not restricted to, nor does it consist entirely of, lands, buildings, or improvements which of themselves are detrimental, but is an area in which such conditions exist, and injuriously affect the entire area.

WHEREAS, the Providence Redevelopment Agency has prepared a plan for the relocation of families that may be displaced as a result of carrying out the Project in accordance with said Urban Renewal Plan and has submitted to the City Council a Relocation Plan for the Project identified as West Broadway NDP Urban Renewal Area (1); and

WHEREAS, there have also been presented to the City Council information and data respecting the Relocation Plan which have been prepared by the Providence Redevelopment Agency as a result of studies, surveys and inspections in NDP Urban Renewal Area (1) and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of this Body have general knowledge of the conditions prevailing in NDP Urban Renewal Area (1) and of the availability of proper housing in the locality for the relocation of families that may be displaced from NDP Urban Renewal Area (1) and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed said Relocation Plan; and

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the United States Department of Housing and Urban Development is authorized to provide financial assistance to local public agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, the Providence Redevelopment Agency has applied for financial assistance under said Housing Act and has entered into a planning contract for financial assistance under said Act with the United States of America, acting by and through the Secretary of the Department of Housing and Urban Development, pursuant to which Act Federal funds have been provided for the project; and

WHEREAS, the Providence Redevelopment Agency has applied for additional financial assistance under the Housing Act and proposes to enter into an additional contract or contracts with the Department of Housing and Urban Development for the undertaking of, and for making available additional financial assistance for NDP Urban Renewal Area (1); and

WHEREAS, it is provided in said Act that contracts for financial aid under the Housing Act shall require that the Urban Renewal Plan for NDP Urban Renewal Area (1) be approved by the Governing Body of the locality in which the Project is situated and that such approval include findings by the Governing Body that (1) the financial aid to be provided in the contract is necessary to enable the land within NDP Urban Renewal Area (1) to be redeveloped in accordance with the Urban Renewal Plan; (2) Urban Renewal Plan for the Urban Renewal Area in the locality as a whole provide for the redevelopment of such areas by private enterprises; and (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS, there has also been presented to the City Council information and data respecting Urban Renewal Plans for the Urban Renewal Areas in the City of Providence including the following: Capital Improvement Programs for 1950-1956, 1951-1957, 1952-1958, 1953-1959, 1954-1960, 1955-1961, 1956-1962, 1957-1963, 1958-1964, 1959-1965, 1960-1966, 1961-1967, 1962-1968, 1963-1969, 1964-1970, 1965-1971, 1966-1972, 1967-1973, 1968-1974 and the Annual Reports of the Providence Redevelopment Agency for 1948 through 1967 (inclusive); and

WHEREAS, at a public hearing held on _____ following notice of the date, time, place and purpose of such hearing, the City Council Committee on Urban Redevelopment, Renewal and Planning duly considered the Urban Renewal Plan, and all evidence and testimony for and against the adoption of such Plan, in accordance with the provisions of the "Redevelopment Act of 1956"; and

WHEREAS, said Urban Renewal Plan for the Project Area prescribes certain land uses for NDP Urban Renewal Area (1) and will require, among other things, but not by way of limitation, the widening, vacation and removal of streets, the construction and installation of streets, curbings and sidewalks, grading and other public facilities and other public actions; and

WHEREAS, it is necessary that the City Council take appropriate official action respecting the Relocation Plan and said Urban Renewal Plan for NDP Urban Renewal Area (1), in conformity with the requirements of the "Redevelopment Act of 1956" and the contract or contracts for financial assistance between the Providence Redevelopment Agency and the United States of America acting by and through the Secretary of Housing and Urban Development;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PROVIDENCE:

1. The Project is hereby designated as "West Broadway NDP Urban Renewal Area (1)".

2. It is hereby found and determined that for the purposes of the Urban Renewal Plan, the West Broadway NDP Urban Renewal Area (1) comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded as described in Exhibit A, which is attached hereto and made a part hereof as if more fully set forth herein.

3. It be and hereby is found and determined in relation to the West Broadway NDP Urban Renewal Area (1) on the basis of the facts set forth in the reports and documents mentioned in the Preamble of this Ordinance and upon the basis of evidence and testimony presented at the public hearing on said plan:

(a) That within the West Broadway NDP Urban Renewal Area (1):

(1) 26.4% of the structures are substandard or seriously deficient or unsafe in that these structures contain serious deterioration, lack of dual egress, lack of sanitary facilities, serious inadequacies in lighting and ventilation or serious overcrowding.

(b) That within the West Broadway NDP Urban Renewal Area (1):

(2) There exists the following environmental deficiencies:

- a. Defective or Inadequate Street and/or Lot Layout.
- b. Incompatible or Shifting Uses.
- c. Obsolete or Aged Buildings, Not Suitable for Improvement or Conversion.
- d. Inadequate Provision for Ventilation, Light, Sanitation, Open Space and Recreation Facilities.
- e. Defective Design or Unsanitary or Unsafe Character or Condition of Physical Construction.

4. It be and hereby is found and determined that because of a predominance of conditions of dilapidation, deterioration, obsolescence, inadequate provision for light and sanitation, unsanitary or unsafe character or condition of physical construction, mixed character of uses which injuriously affect the entire area and constitute a menace to the public health, safety and welfare of the inhabitants of the area and of the community generally, said Urban Renewal Area is a deteriorated and blighted area within the meaning of Sections 2-8 inclusive of Chapter 31 of the "Redevelopment Act of 1956" as amended, and that said West Broadway NDP Urban Renewal Area (1) is hereby determined to be a deteriorated blighted area.

5. It be and hereby is found that the West Broadway NDP Urban Renewal Area (1) requires clearance, replanning, redevelopment, and improvement and rehabilitation under the provisions of the "Redevelopment Act of 1956".

6. It be and hereby is declared to be the purpose and intent of this Body to eliminate the deteriorated and substandard conditions existing in the West Broadway NDP Urban Renewal Area (1) and the replacement of such conditions by a well-planned area in accordance with and by the means provided in the "Redevelopment Act of 1956".

7. It is hereby found, declared and determined that:

(a) The Urban Renewal Plan for the West Broadway NDP Urban Renewal Area (1) will redevelop said Urban Renewal Area in conformity with the provisions of the "Redevelopment Act of 1956"; will effectuate the purposes and policy of said Act; and will promote the public health, safety, morals and welfare of the City of Providence.

(b) The Urban Renewal Plan for said Urban Renewal Area conforms to the general or master plan for the City of Providence as a whole.

(c) The Urban Renewal Plan for said Urban Renewal Area is feasible and the financial aid provided pursuant to the contract or contracts for financial assistance pertaining to Area (1) between the Providence Redevelopment Agency and the Secretary of the Department of Housing and Urban Development under provisions of Title I of the United States Housing Act of 1949, as amended, is necessary to enable the land in Urban Renewal Area to be redeveloped in accordance with the Urban Renewal Plan for the Urban Renewal Area.

(d) The acquisition of the real property in accordance with the said Plan for the West Broadway NDP Urban Renewal Area (1) is in the public interest.

(e) Adequate provision for payment for property which may be acquired by the exercise of eminent domain has been made in the Urban Renewal Plan.

(f) The Urban Renewal Plan contains adequate safeguards to assure the carrying out of the work of redevelopment in accordance with the Urban Renewal Plan.

(g) The Urban Renewal Plan provides for the retention of controls and the establishment of restrictions and covenants which may run with the land.

(h) The Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of other areas of the City by private enterprise.

8. The Providence Redevelopment Agency shall sell, lease or dispose of land in the Project Area only in accordance with the terms of the Redevelopment Plan and subject to the restrictions, covenants and conditions set forth therein and which are hereby found and declared to be necessary to effectuate the purposes of the "Redevelopment Act of 1956".

9. In enacting this Ordinance, the City Council intends to comply with the provisions of the "Redevelopment Act of 1956" which relate to adoption of an Urban Renewal Plan for an approved Urban Renewal Area so that the blighted and substandard conditions in this Urban Renewal Area can be eliminated and the Urban Renewal Area can be redeveloped in accordance with the Urban Renewal Plan to attain the public purpose and policy of the "Redevelopment Act of 1956" and thereby to protect and promote and be in the interest of the public health, safety, morals and general welfare of the people in the State as a whole and particularly the people of this City.

10. The Urban Renewal Plan for the West Broadway NDP Urban Renewal Area (1), consisting of a booklet containing a table of contents, 38 pages of text, 3 exhibits and 11 maps is hereby approved, adopted and designated as the Official Urban Renewal Plan for West Broadway NDP Urban Renewal Area (1) and is herein incorporated by reference, made a part hereof and designated as "Exhibit B".

11. The Providence Redevelopment Agency is hereby fully authorized to carry out this Official Urban Renewal Plan. Provided, however, that the Agency shall not enter into any contracts for disposition of property in the Urban Renewal Area until at least ten days after the City Council of the City of Providence has received at a regular or special meeting a report from the Providence Redevelopment Agency concerning the proposed sale or lease.

12. In order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved it is found and determined that certain official action must be taken by this Body with reference to, among others, the vacation and removal of streets the relocation of sewer and water mains and other public facilities and, accordingly, this body hereby:

(a) Pledges its cooperation in helping to carry out said Official Urban Renewal Plan;

(b) Requests the various officials, departments, boards and agencies of the City of Providence having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Urban Renewal Plan;

(c) Declares that it will institute proceedings for the opening, closing, widening or changing the grade of streets and other modifications of the street layout as set forth in the Official Urban Renewal Plan;

(d) Declares that it will provide the City's share of the Net Project Cost of the redevelopment of the Urban Renewal Area, and hereby allocates \$249,955 out of non-cash credits and a cash contribution of \$912,286, representing the estimated amount of its share of Net Project Cost;

(e) Authorizes the Mayor, upon the execution of a Loan and Grant contract between the Providence Redevelopment Agency and the Department of Housing and Urban Development to convey to the Agency all of its rights, title and interest in the parcels of land or any building or structure thereon described below and shall receive credit on its obligations hereunder for the full and fair market value thereof as approved by the Government, now estimated at (\$1,755.00) One Thousand, Seven Hundred Fifty Five Dollars.

PARCEL A

That certain tract of land situated in the City of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point, said point being the northeasterly corner of Assessor's Lot 203 Assessor's Plat 37, dated December 31, 1968;

Thence, running southerly a distance of one and three hundreds (1.03) feet, more or less, to a point;

Thence, turning and running westerly a distance of one hundred ninety five and ninety five one hundreds (195.95) feet, more or less, to a point;

Thence, turning and running northerly a distance of one and three hundreds (1.03) feet, more or less, to a point;

Thence, turning and running easterly a distance of one hundred ninety five and ninety five one hundreds (195.95) feet, to the point and place of beginning.

Said tract herein described contains one hundred ninety six (196) square feet of land, more or less.

PARCEL B

That certain tract of land situated in the City of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point, said point being the northeasterly corner of Assessor's Lot 2, in Assessor's Plat 36, dated December 31, 1968;

Thence, running southeasterly for a distance of forty nine and eight tenths (49.8) feet, more or less, to a point;

Thence, turning and running southwesterly for a distance of forty (40) feet, more or less, to a point;

Thence, turning and running northwesterly for a distance of forty nine and eight tenths (49.8) feet, more or less, to a point;

Thence, turning and running northeasterly for a distance of forty (40) feet, more or less, to the point and place of beginning.

Said tract of land herein described contains one thousand, nine hundred and twenty (1,920) square feet of land, more or less.

(f) Declares that in addition it will furnish \$3,000 , which sum represents real estate taxes on unimproved land.

(g) Declares that after completion of all street construction and facilities, water lines, and storm and sanitary sewer construction, as indicated in the Urban Renewal Plan, all ways within the Urban Renewal Area scheduled to become public ways and all the aforementioned facilities and utilities shall be dedicated by the Agency to the public, and the City shall accept such dedication.

(h) Stands ready to consider and take appropriate action upon any other proposals and measures designed to effectuate said Urban Renewal Plan.

13. It is further found and determined that the method and means set forth in the Urban Renewal Plan for relocating families who are to be displaced by the Urban Renewal Plan is feasible; and that the proposals set forth in the Relocation Plan for the proper relocation of the families displaced in carrying out the Urban Renewal Plan in decent, safe, and sanitary dwellings in conformity with acceptable standards are feasible and can be reasonably and timely affected to permit the proper prosecution and completion of the Plan; and that such dwellings or dwelling units available or to be made available to such displaced families are at least equal in number to the number of displaced families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced families in the Urban Renewal Area, are available at rents or prices within the financial means of the displaced families, and are reasonably accessible to their place of employment.

14. It is hereby found and determined that the Official Redevelopment Plan gives due consideration to the provisions of adequate park and recreational areas and facilities as may be desirable for neighborhood improvement with special consideration for health, safety and the welfare of children residing in the general vicinity of the site covered by said Plan.

15. It is hereby found that there are educational institutions and a hospital located in or near the area covered by the Plan, and it is further found and determined that in addition to the elimination of slums and blight from such area, the undertaking of the Urban Renewal Plan in such area will further promote the public welfare and the proper development of the community (1) by making land in such area available for disposition, for uses in accordance with the Official Redevelopment Plan, to such educational institutions or hospital for redevelopment in accordance with the use or uses specified in the Official Redevelopment Plan, (2) by providing, through the redevelopment of the Area in accordance with the Official Redevelopment Plan, a cohesive neighborhood environment compatible with the functions and needs of such educational institutions or hospital, or (3) by any combination of the foregoing.

16. It is hereby further found and determined that consideration has been given in the Official Redevelopment Plan for the Project Area to the development of a sewer system to serve the Project Area which will, to the maximum extent feasible, provide for effective control of storm and sanitary wastes.

17. To obtain the additional financial assistance under the provisions of Title I of the "Housing Act of 1949", as amended, necessary to carry out the Official Redevelopment Plan for said Urban Renewal Area, the filing by the Providence Redevelopment Agency of any application or applications for such additional financial assistance under Title I of the "Housing Act of 1949" as amended, is hereby approved.

18. This Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy of this Ordinance to the Providence Redevelopment Agency.

IN CITY
COUNCIL
AUG 3 - 1972
FIRST READING
READ AND PASSED
Vincent L. Caspici
CLERK

APPROVED
SEP 11 1972
Joseph H. Dowley
MAYOR

IN CITY
COUNCIL
SEP 7 - 1972
FINAL READING
READ AND PASSED
.....
PRESIDENT
Vincent L. Caspici
CLERK

EXHIBIT A

LEGAL DESCRIPTION OF THE BOUNDARIES OF NDP URBAN RENEWAL AREA (1)

Beginning at the most westerly corner of the area herein described at the intersection of the centerline of Wood Street and the easterly taking line of the Dennis J. Roberts Expressway;

Thence, running generally northerly along said easterly taking line of the Dennis J. Roberts Expressway to its intersection with the easterly taking line of the proposed Route 6 connector;

Thence, running generally northeasterly along said easterly taking line of the proposed Route 6 connector to its intersection with the southerly extension of the westerly lot line of Lot 87, Assessor's Plat 33;

Thence, turning and running northerly along said extension of the westerly lot line of Lot 87, Assessor's Plat 33; and continuing northerly along the westerly lot line of Lot 87, Assessor's Plat 33 to its intersection with the easterly taking line of the Proposed Route 6 connector;

Thence, turning and running westerly and northeasterly along said proposed Route 6 connector to its intersection with the centerline of Atwells Avenue;

Thence, running easterly along said centerline of Atwells Avenue to its intersection with the centerline of Knight Street;

Thence, running southeasterly along said centerline of Knight Street to the intersection with the centerline of Westminster Street;

Thence, turning and running westerly along said centerline of Westminster Street to its intersection with the centerline of Bridgham Street;

Thence, turning and running southerly along said centerline of Bridgham Street to its intersection with the centerline of Cranston Street;

Thence, turning and running southwesterly along said centerline of Cranston Street to its intersection with the centerline of Messer Street;

Thence, turning and running northwesterly and northerly along said centerline of Messer Street to its intersection with the centerline of Wood Street;

Thence, turning and running westerly along said centerline of Wood Street to the point and place of beginning.

FILED

APR 17 11 28 AM '72
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

IN CITY
COUNCIL

APR 20 1972

FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Vincent Vespe
CLERK

THE COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Approves Passage of
The Within Ordinance

James M. Vespe
July 11, 1972
Chairman
Clerk

Councilman Acarietta
and Councilman Lynch, by request

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 , 1972.

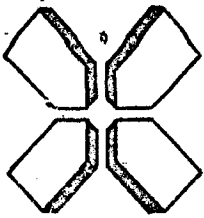
3. Said resolution has been duly recorded in the minutes of said meeting and is now in full force and effect.

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 and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this day of , 1972.

CITY CLERK



THE WEST BROADWAY PROJECT AREA COMMITTEE

"working together for a better neighborhood"

June 7, 1972

Councilman Joseph Prete, Chairman
Committee on Urban Redevelopment
Renewal and Planning
City Hall
Providence, Rhode Island

Dear Councilman Prete:

Speaking on behalf of the Citizens of our area, the West Broadway Project Area Committee takes this opportunity to review and progress of Urban Renewal during the past two NDP Action Years, and to voice its support for the proposed NDP Year Three Activities.

Urban Renewal was approached on a cautious note for the first year of activity in the West Broadway Area, and during the second year the program became more ambitious. Changes for the better are already visible. Deteriorated structures, that in many cases would have remained as hazardous eyesores for years, have been acquired and torn down. Rehabilitation loans and grants enabling area residents to repair and revitalize their homes, have increased, and many residents, using their own resources, have responded to this general atmosphere by painting and repairing their properties; vacant lots have been sold to adjoining owners and developed as expanded parking and residential yard space.

Having worked closely with Mr. Cook and the West Broadway Planning Staff in the formulation of the Year Three Plan, this Committee believes that the upcoming activities will be an even better, more vigorous step in the continuing effort toward revitalizing the West Broadway Area.

It is true that some people have become disenchanted with the progress of Urban Renewal in our area and have attempted through various means to alter our course. However, we also realize that our area is in need of constant attention to arrest the ever-spreading Urban Problems and that progress takes not only time but also a great deal of work and cooperation on the part of the Citizens in the Area.

It is with this in mind that the West Broadway Project Area Committee wishes to go on record as strongly supporting the proposed Third Year NDP Program for the West Broadway Area.

At a time when the NDP Program is gaining momentum and the progress is beginning to show, let us see to it that we give our total support for the future betterment of our area.

Yours truly,

Tina Regan, Acting Chairman
West Broadway Project Area Committee

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



PROVIDENCE REDEVELOPMENT AGENCY

April 17, 1972

Mr. Vincent Vespia
City Clerk
City Hall
Providence, Rhode Island 02903

Dear Mr. Vespia:

The Providence Redevelopment Agency on January 25, 1972, approved the Urban Renewal Plan for the West Broadway Project NDP Urban Renewal Area A2-1, and the filing of an application for funds thereof.

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 Plan.

It is therefore respectfully requested that the accompanying thirty (30) copies of the Urban Renewal Plan for the West Broadway Project NDP Urban Renewal Area A2-1, including thirty (30) copies of the Relocation Report for said project be introduced to the City Council at its meeting on Thursday, April 20, 1972; 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, April 28, 1972; and that the required Public Hearings be held during the week of May 29, 1972.

Copies of a recommended notice of the aforesaid public hearing and an original and ten (10) copies of ~~two~~ ordinances required by the Federal Govern-
Three

Mr. Vincent Vespia

April 17, 1972

Page 2

ment as a condition precedent to the execution of a contract with the Providence Redevelopment Agency are attached.

Sincerely yours,


Vincent Pallorzi
Executive Director

VP:lbt
SB

NEIGHBORHOOD DEVELOPMENT PROGRAM

URBAN RENEWAL AREA (1)

WEST BROADWAY

RELOCATION ACTIVITY REPORT
AND

GENERAL RELOCATION PLAN

1972-1973

PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE, RHODE ISLAND

RELOCATION ACTIVITY REPORT

1972-1973

I. RELOCATION ACTIVITY PROGRAM

A. ESTIMATE OF ANTICIPATED DISPLACEMENT

The West Broadway Urban Renewal Area is expected to displace thirty-three (33) individuals and one-hundred four (104) families during Action Year Three. A detailed analysis of this displacement may be found in EXHIBIT A.

B. DESCRIPTION OF THE HOUSEHOLDS TO BE DISPLACED

1. Survey Results

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

(a) Ethnic Distribution

137 white households - 100%

(b) The Elderly

Seventeen (17) of the households anticipated to be displaced during the Action Year are elderly.

(c) Housing Eligibility

Ten (10) households are apparently financially eligible for low-income housing for the elderly. Sixty-three (63) households are apparently financially eligible for other low income housing.

Ten (10) households are apparently financially eligible for moderate income housing. Fifty-one (51) households are apparently ineligible for assisted housing and will relocate within the private market.

2. Special Relocation Problems

No special relocation problems are anticipated, since all of the workload is non-minority, although thirteen (13) households require more than three bedrooms, there is adequate relocation housing available. Experience in second year displacement has shown that many of these families will utilize benefits of the Uniform Relocation Assistance Act to become homeowners.

C. NATURE AND VOLUME OF COMPETING DEMANDS

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

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

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

1. Low Income Housing, Elderly

There are ten (10) households to be displaced during the Action Year who are apparently eligible for low income housing for the elderly.

The Providence Housing Authority has under management 440 units of such housing, plus 500 units of additional elderly housing under construction and expected to be available in the fall of 1972.

2. Low Income Housing, Family

Sixty-five (65) households to be displaced during Action Year Three are apparently eligible for other low income housing. The Providence Housing Authority has 2,532 family units now under management, of which roughly 680 units are vacant. The Housing Authority has made application to HAA to undertake a program of rehabilitation and redesign of many of the units under management, in order to improve their physical condition and appearance.

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

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

3. Moderate Income Housing

Ten (10) households to be displaced during Action Year Three are apparently financially eligible for moderate income housing.

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

4. Private Rental and Sales Housing

Fifty-two (52) households to be displaced during Action Year Three are apparently able to afford housing on the private market. The Advance Report of the 1970 U.S. Census of Housing indicates that roughly 3,413 units (a 7.8% vacancy rate) are available for rent, and 187 (a 0.8% vacancy rate) are available for sale, at a given time in the City. According to a report by the Rhode Island Homebuilders Association, 114 new units were under construction in Providence in the first two months of 1972.

5. Effect of Competing Demand on Available Housing

(a) Total Competing Demand

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

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

(1) West Broadway Displacement

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

(2) Code Enforcement Displacement

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

(c) Total Displacement and Resources During the Action Year

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

Thus, a total of 150 households to be displaced will be apparently eligible for a total of 3060 existing low income units (with roughly 605 additional units planned); and a total of 152 households will apparently require units of moderate income and/or private market housing from a total of 613 existing moderate income units (with roughly 210-235 planned units) and 3600 private units vacant at a given moment.

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

E. RENT ASSISTANCE PROGRAM

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

F. ANTICIPATED TEMPORARY RELOCATION

No temporary relocation is anticipated to be required at this time.

Extraordinary cases requiring temporary moves will be treated according to the procedures set forth in the General Relocation Plan.

G. ANTICIPATED DISPLACEMENT OF BUSINESS CONCERNS

Eighteen (18) businesses are estimated to be displaced during the Action Year. No special problems are anticipated in their relocation.

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

<u>OWNER</u>		<u>ADDRESS</u>
Green Bar	A.P. 35 Lot 219	1718 Westminster Street
Hope Electronic Supply	A.P. 35 Lot 220	1710 Westminster Street
United Iron Works	A.P. 35 Lot 221	1704 Westminster Street
Robin Jewelry Co.	A.P. 35 Lot 222	1698-1700 Westminster Street
DeCola's Dressmaking	A.P. 35 Lot 223	1686-1690 Westminster Street
Tony's Barber Shop	A.P. 35 Lot 223	1686-1690 Westminster Street
Economy Auto Body	A.P. 35 Lot 224	1684 Westminster Street
NuCrown Jewelry	A.P. 35 Lot 226	1662-1666 Westminster Street
Coken Electric Co.	A.P. 36 Lot 253	449 Cranston Street
Coken Electric Co.	A.P. 36 Lot 275	40-44 Wendell Street
Josie's Variety Market	A.P. 36 Lot 133	71-73 Wood Street
John's Wholesale Service Station	A.P. 36 Lot 219	393 Cranston Street
John's Barber Shop	A.P. 36 Lot 84	162-174 Messer Street
Joseph Kelly Wholesale Florist	A.P. 36 Lot 84	162-174 Messer Street
Oak Tap	A.P. 37 Lot 176	116 Oak Street
Central Coat & Linen Supply	A.P. 37 Lot 188	15-17 Marvin Street
J & R Auto Body Co.	A.P. 37 Lot 207	5 Marvin Street
Enterprise Novelty Co.	A.P. 37 Lot 311	14 Ellery Street
Penta Construction Co., (Garage Storage)	A.P. 37 Lot 319	110 Hudson Street

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

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: 12 months From <u>7-72</u> to <u>7-73</u> (month/year) (month/year)	LOCALITY PROVIDENCE, RHODE ISLAND LOCAL AGENCY PROVIDENCE REDEVELOPMENT AGENCY PROJECT NAME AND NUMBER WEST BROADWAY A2-1																																																																																																																					
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C. Total estimate of relocation payments to individuals, families, business concerns, nonprofit organizations, and farms. (Total, Block A, Line 11; plus Total, Block B, Line 6)																																																																																																																							
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D. Assistance Costs. Estimate of all relocation costs, other than the payments enumerated above, to be included in computing the amount of the Federal grant, contribution or loan for the project.																																																																																																																							
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E. Estimate of total settlement costs to be paid to owners whose real property will be acquired for the project. (These are not "relocation costs" or "relocation payments," but are acquisition costs subject to funding arrangements under P.L. 91-646.)																																																																																																																							
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HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: 12 months

From 7-72 to 7-73
(month/year) (month/year)

LOCALITY
PROVIDENCE, RHODE ISLAND

LOCAL AGENCY
PROVIDENCE REDEVELOPMENT AGENCY

PROJECT NAME AND NUMBER
WEST BROADWAY A2-1

A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Nonminority		Negro/Black		American Indian		Spanish-American		Oriental		Other Minority		Total	
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant
<u>Families</u>														
Elderly	2	4											2	4
Other	11	87											11	87
<u>Individuals</u>														
Elderly	1	10											1	10
Handicapped														
Other	3	19											3	19

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

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

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

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)										By Bedrooms Required					
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000		6	1								1			1				1	
\$ 1000 - 1999		15	3	3							6		4	1	1			6	
2000 - 2999		5	2	3	3	1					9		1	4	3	1		9	
3000 - 3999		5	6	8	4	1			1		20		8	5	6		1	20	
4000 - 4999		1	6		4	3	3			1	17		5	6	3	2	1	17	
5000 - 5999		1		3	5	1	4	4		1	18		3	7	6	2		18	
6000 - 6999			4	6		1					11		3	3	4		1	11	
7000 - 7999			3	1	1	1					6		2	1	2	1		6	
8000 - 8999			6			2				1	9		3	1	3	1	1	9	
10000 - 14999				2		1		1			4			2		2		4	
15000 - 24999					2	1					3				3			3	
25000 & Over																			
Totals		33	31	26	19	12	7	5	1	3	104		29	31	31	9	4	104	

C. FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING

Complete the following table to show number of families and individuals apparently eligible for low-rent public housing.
 Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (Nb. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000			6	1								1			1				1
\$ 1000 - 1999			15	3	3							6		4	1	1			6
2000 - 2999			5	2	3	3	1					9		1	4	3	1		9
3000 - 3999			5	6	8	4	1			1		20		8	5	6		1	20
4000 - 4999			1	6		4	3	3			1	17		5	6	3	2	1	17
5000 - 5999					3	5	1	4	4		1	18		3	7	6	2		18
6000 - 6999																			
7000 - 7999																			
8000 - 9999																			
10000 & over																			
Totals			32	18	17	16	6	7	4	1	2	71		21	24	19	5	2	71

APPENDIX 3. GUIDEFORM: ESTIMATED CONCURRENT DISPLACEMENT

ESTIMATED CONCURRENT DISPLACEMENT DISPLACEMENT PERIOD: <u>12</u> months From <u>7-72</u> to <u>7-73</u> (month/year) (month/year)	LOCALITY PROVIDENCE, RHODE ISLAND LOCAL AGENCY PROVIDENCE REDEVELOPMENT AGENCY PROJECT NAME AND NUMBER WEST BROADWAY A2-1
--	---

A. ANTICIPATED DISPLACEMENT (Number of Families and Individuals)

Type of Govern- mental Action	White, Nonminority		Negro/ Black		American Indian		Spanish- American		Oriental		Other Minority		Total	
	F	I	F	I	F	I	F	I	F	I	F	I	F	I
HUD-assisted Projects	104	33											104	33
Local Code Enforcement	-													
Highway Construction	-													
Other (identify)	-													
Total	104	33											104	33

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

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

Income Range	Families							Individuals		
	Number of Bedrooms							Type of Unit		
	0	1	2	3	4	5 or more	Total	Nonhouse- keeping	Housekeeping 0-ER	1-ER
Low-Income Rental		18	17	13	3	2	53		-	32
Sales									-	-
Moderate-Income Rental		11	14	15	6	2	48			1
Sales					2	1	3			
Above Moderate-Income Rental										
Sales										

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

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months		LOCALITY: PROVIDENCE, RHODE ISLAND	
		From <u>7-72</u> to <u>7-73</u> (month/year) (month/year)		LOCAL AGENCY PROVIDENCE REDEVELOPMENT AGENCY	
				PROJECT NAME AND NUMBER WEST BROADWAY A2-1	

Sponsor, Program, and Location	Date of			Type	In each column, enter number of units						
	Fund Commitment	Start of Constr. or Rehab.	Completion		Number of Bedrooms						
					0	1	2	3	4	5 ^{1/}	
Providence Housing Authority Housing for the Elderly	Spring 1971	Spring 1971	Fall 1972	Low-Income Rentals	324	162	16				
				Sales							
				Moderate-Income Rentals							
				Sales							
Urban Housing Corp. Turnkey Program South Providence	Application awaiting designation of sites in South Providence Area			Low-Income Rentals	(total of (50))						
				Sales							
				Moderate-Income Rentals							
				Sales							
Mt. Hope Redevelopment Associates Section 236 Mt. Hope Renewal Area	10/71	11/71	9/72	Low-Income Rentals	(20% Rent Supplement)						
				Sales							
				Moderate-Income Rentals		6	10	10	10		
				Sales							
Homes for Hope Section 236 South Providence	Application awaiting designation of sites in South Providence Area			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals	(20-30 Units)						
				Sales							
Urban Housing Corp. Section 235 South Providence	Application awaiting designation of sites in South Providence Area			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales	(15-25 Units)						

Use additional sheets as necessary.
^{1/} In this column, enter number of units containing 5 or more bedrooms.

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

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months		LOCALITY PROVIDENCE, RHODE ISLAND	
		From <u>7-72</u> to <u>7-73</u> (month/year) (month/year)	LOCAL AGENCY PROVIDENCE REDEVELOPMENT AGENCY		
				PROJECT NAME AND NUMBER WEST BROADWAY A2-1	

Sponsor, Program, and Location	Date of			Type	In each column, enter number of units						
	Fund Commitment	Start of Constr. or Rehab.	Completion		Number of Bedrooms						
					0	1	2	3	4	5 ^{1/}	
Build; Inc. Section 235 South Providence	Application awaiting designation of sites in South Providence Area			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales			(6 Units)				
American Belle Corp. Section 235	Information not available at this time			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales			(10 Units)				
University Heights Section 236	N.A.	Spring 1972	N.A.	Low-Income Rentals			(42-45 Units)				
				Sales							
				Moderate-Income Rentals			(98-105 Units)				
				Sales							
C.U.R.E. Section 235 South Providence	Application awaiting designation of sites in South Providence Area.			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales			(25 Units)				
Progress for Providence Section 235	Information not Available at this time.			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales			(11 Units)				

Use additional sheets as necessary.

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

7/71

Page 1

-2-

EXHIBIT C

GENERAL RELOCATION PLAN

A. POLICIES AND PROCEDURES - GENERAL

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

B. RELOCATION AGENCIES

1. Residential Relocation Agency

(a) Name and Description

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

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

(b) Organization of Residential Relocation Staff

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

2. Non-Residential Relocation Agency

(a) Name and Description

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

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

(b) Organization of Non-Residential Relocation Staff

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

3. Coordination of Relocation Activities

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

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

C. RESIDENTIAL RELOCATION STANDARDS

1. Housing Resources Policy

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

2. Physical and Occupancy Standards for Housing

(a) Physical Standards

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

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

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

(1) Housekeeping Units

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

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

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

(2) Non-Housekeeping Units

- i. For non-housekeeping units, all of the above criteria shall apply, excepting (1) i, ii, and iii;
- ii. For non-housekeeping units, the kitchen and bath facilities provided shall meet in number and design the requirements set forth in the Housing Code of the City of Providence;
- iii. For non-housekeeping units, hot and cold running water must be supplied to each kitchen, basin, and bath facility.

(b) Occupancy Standards

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

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

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

3. Ability-to-Pay Standards

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

The FRS will establish overall standards for housing expense-to-adjusted income ratios which will be applied to the relocation of all households. No family shall be referred to a comparable relocation unit which involves costs in excess of these standards, except by that family's choice.

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

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

4. Environmental Standards

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

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

5. Equal Opportunity Standards

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

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

D. RESIDENTIAL RELOCATION ASSISTANCE ADVISORY PROGRAM

1. Surveys to Determine Relocation Needs

(a) Planning Surveys

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

(b) Additional Surveys

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

2. Informational Program and Site Office

(a) General

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

(b) Publicity and Public Meetings

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

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

(c) Informational Letters

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

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

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

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

(13) the address, telephone numbers, and hours of the Relocation Office;

(14) and a statement that households will be assisted in applying for government-assisted housing and that FHA Form 3476 will be provided to displaced households to indicate their priority for certain types of housing.

(d) Field Office

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

The office will keep regular office hours (8:30 a.m. to 4:30 p.m.) or at other times by appointment. The location of the office and a schedule of office hours will be publicized by the press, through notices and newsletters, and by personal contact with site occupants. All site occupants will be advised and encouraged to visit the office in order to assure that they receive the maximum benefits for which they are eligible.

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

(a) Development of Relocation Resources

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

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

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

(b) Listings

(1) Low-Income Housing

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

(2) Private Housing

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

(c) Referrals

(1) Compliance with LPA Standards

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

(2) Private Market Referral Procedures

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

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

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

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

(d) Referrals to Assisted Housing Units

(1) Priority of Admission

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

(2) Application Assistance

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

(e) Inspection of Relocation Housing

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

(f) Assistance in Obtaining Housing

(1) Problems Encountered by Relocates

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

(2) Information on Available Housing

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

(3) Assistance to Prospective Homeowners

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

(4) Homeownership Counseling

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

(g) Tracing Self-Relocates

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

4. Housing Discrimination Complaints

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

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

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

5. Local Subsidies or Rental Assistance Program

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

6. Social Service Assistance

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

All families and individuals will be provided with easy access to needed social services and counseling both prior to and subsequent to relocation.

Necessary services and counseling shall also be made available to those residents who do not move, whenever the need exists.

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

Special programs will be continued or instituted, such as:

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

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

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

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

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

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

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

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

E. NON-RESIDENTIAL RELOCATION ASSISTANCE ADVISORY PROGRAM

1. Surveys to Determine Relocation Needs

(a) Planning Surveys

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

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

(b) Additional Surveys

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

2. Informational Program and Field Office

(a) Informational Program

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

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

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

(b) Field Office

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

3. Services to be Provided to Non-Residential Concerns

(a) Consultations

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

(b) Current Information on Relocation Sites and Referrals

(1) Gathering Information on Relocation Sites

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

i. General Data

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

ii. Economic Information

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

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

(2) Listings and Referrals

i. Listings

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

ii. Referrals

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

(3) Referrals to the Small Business Administration

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

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

F. EQUAL OPPORTUNITY IN HOUSING

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

To these ends, the FRS will:

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

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

G. LPA GRIEVANCE PROCEDURE

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

H. PROCEDURES FOR RESIDENT INVOLVEMENT

Through Project Area Committees, and similar bodies, the LPA involves project or program area residents extensively in the development, publicizing, and execution of project and program plans. This involvement includes considerations as to amount and location of displacement, amount and nature of relocation resources, and the acceptability and workability of the relocation plan. The LPA will establish such additional or different procedures as are mandated by HUD in the future, in relation to direct resident involvement in the formulation and establishment of specific relocation plans and procedures.

I. PROCEDURES FOR MAKING RELOCATION PAYMENTS

1. Eligibility

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

2. Notification to Persons in Area

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

3. Assistance in Making Claims

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

4. Time Limit for Submission of Claims

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

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

5. Review

(a) Determining Eligibility

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

(b) Ineligible Claimants

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

(c) Relocation Payments Documentation

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

6. Prior HUD Approval

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

7. Payment of Claims

(a) Timing of Payment

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

(b) LPA Setoff Against Claim

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

8. Procedures to Avoid Duplicate Payments.

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

9. Payments Not to be Considered as Income

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

10. Residential Relocation Payments

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

(a) Moving Expenses

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

(1) Real Moving Expenses

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

(2) Fixed Payment and Dislocation Allowance

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

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

(b) Replacement Housing Payment for Homeowners

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

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

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

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

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

(c) Replacement Housing Payments for Tenants and Certain Others

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

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

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

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

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

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

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

11. Non-Residential Relocation Payments

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

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

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

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

1. General

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

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

2. Conditions under which Temporary Relocation may be Considered

(a) Households

(1) Reasons for Considering Temporary Relocation

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

(2) Condition of Housing

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

(3) Time Limit of Temporary Relocation

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

(4) Assurances to Households

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

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

(b) Business Concerns and Non-Profit Organizations

(1) Reasons for Considering Temporary Relocation

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

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

(2) Assurances

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

3. Agency Documentation of Temporary Relocation

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

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

4. Relocation Payments for Temporary Relocation

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

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

K. TERMINATION OF RELOCATION ASSISTANCE

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

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

L. EVICTION POLICY

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

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

M. RELOCATION RECORDS AND REPORTS

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

1. Relocation Record

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

housekeeping unit; and each business concern and non-profit organization.

The record shall contain all data relating to relocation of the displaced occupant, including the nature and dates of services that are provided, the type and amount of relocation payments made, and the location to which those displaced are relocated, including a description and/or inspection certificate for the accommodations.

2. Relocation Reports

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

N. LPA EVALUATION OF RELOCATION

1. Periodic Evaluation

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

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

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

2. Procedures Resulting from Evaluation

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

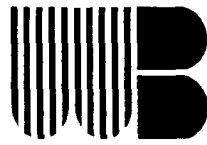
O. ASSISTANCE OF VOLUNTEERS

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

Areas to be considered will include:

- 1. developing and maintaining lists of available housing;

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



NEIGHBORHOOD DEVELOPMENT PROGRAM • URBAN RENEWAL AREA 1

WEST BROADWAY

PROPOSED REDEVELOPMENT PLAN, 1972-1973

PROVIDENCE REDEVELOPMENT AGENCY • PROVIDENCE, RHODE ISLAND

NEIGHBORHOOD DEVELOPMENT PROGRAM

URBAN RENEWAL AREA (1)

WEST BROADWAY

PROPOSED REDEVELOPMENT PLAN, 1972-1973

PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE, RHODE ISLAND

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List of Attached Maps: NDP Urban Renewal Area (1)

- Map No. 1 - Existing Land Use and Zoning
- Map No. 2 - Proposed Land Use
- Map No. 3 - Proposed Acquisition
- Map No. 4 - Action Sections
- Map No. 7 - Disposition Map
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URBAN RENEWAL PLAN FOR NDP URBAN RENEWAL AREA (1)

1972-1973

INTRODUCTION

1. URBAN RENEWAL AREA (1) BACKGROUND

The boundaries for Urban Renewal Area (1) for 1972-1973 are the same as those for 1971-1972. Urban Renewal Area (1) was first approved as an N.D.P. Area on March 26, 1970. Area (1) is a deteriorated, blighted area, within the meaning of the Redevelopment Act of 1956, as amended to date, because there exist in the area buildings or improvements, used or intended to be used for living, commercial, industrial or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) high density of population and overcrowding, (4) defective design or unsanitary or unsafe character or conditions of physical construction, (5) defective or inadequate street and lot layout, (6) mixed character, shifting or deterioration of uses, and/or any combination of such factors and characteristics, are conducive to the further deterioration and decline of such area to the point where it may become a slum blighted area. Area (1) is not restricted to, nor does it consist entirely of, lands, buildings, or improvements which of themselves are detrimental, but is an area in which such conditions, exist, and injuriously affect the entire area. The Agency's building inspections showed that out of 1509 structures, 398 or 26.4% were deficient.

2. ABBREVIATIONS

- | | |
|--|---------------------|
| 1) City of Providence | -City |
| 2) Providence Redevelopment Agency | -Agency |
| 3) Zoning Ordinance of the City of Providence,
approved September 21, 1951, and as amended to date | -Zoning Ordinance |
| 4) Urban Renewal Plan | -Plan |
| 5) NDP Urban Renewal Area (1) | -Area (1) |
| 6) Local Planning Agency Block | -L.P.A. Blk. |
| 7) Census Tract and Block | -C.T. & Blk. |
| 8) Assessor's Plat Number | -A.P.# |
| 9) The Building Ordinance of the City of Providence,
approved November 21, 1941, and as amended to date. | -Building Ordinance |
| 10) Neighborhood Development Program | -NDP |

3. DEFINITIONS

- 1) Lot Coverage- The percentage of the entire parcel covered by the ground floor areas of all structures.
- 2) Maximum Density- The total number of dwelling units allowed within a given parcel or area.
- 3) Building Height- The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.
- 4) Parking Space- An area, interior or exterior, of not less than 200 sq. ft., net, when considered separate from access thereto and screening and landscaping thereof; and not less than 360 sq. ft. when considered in conjunction with the access thereto and screening and landscaping thereof.
- 5) Parking Area- That portion of a parcel of land which is required either by the Zoning Ordinance or by the controls of this Plan to be allocated, utilized and/or reserved for the parking of vehicles.
- 6) Gross Floor Area- Gross floor area shall include total floor area in a given unit or structure which is devoted to the use in question, but not to include floor area devoted to interior parking or cellar, providing the cellar is used only for the storage of mechanical equipment.

A. DESCRIPTION OF NDP URBAN RENEWAL AREA (1)

1. Generally speaking, Area (1) is characterized by high ratios of building coverage to lot size, resulting in inadequate open spaces; by the presence of industrial and heavy commercial uses in residential areas, which represent a blighting influence on the neighborhood; by strip commercial uses, located along the major east-west arteries, which are generally not neighborhood oriented and which lack adequate parking and loading spaces; and by a street grid pattern which allows traffic to take numerous "short cuts" between major arteries thereby passing through densely populated residential areas.

Area (1) contains 232.8 acres of which 165.9 acres or 71.3% are built-up. Of the 165.9 built-up acres, 141.7 acres are predominantly public, institutional or residential. There is a total of 1480 lots in Area (1) of which 1437 or 97.1% are improved. 1266 or 88.1% of the 1480 lots are residential. 1010 or 68% of the lots are under 5000 square feet, and 208 or 14% of the lots are under 3200 square feet. 761 or 51.4% of the lots have a building coverage exceeding 45% (for corner lots) or 40% (for interior lots). 873 lots have side yard deficiencies; 387 lots have rear yard deficiencies; and 723 lots have front yard deficiencies.

Area (1) has a total of 1509 structures of which 1330 or 88.1% are residential. 780 structures (52%) are within 10 feet of another structure. Of the total of 1509 structures, 398 or 26.4% are deficient. Of the 86 blocks in Area (1) 60 blocks contain one or more mixed-use structure; and there are 205 non-conforming uses in Area (1). Statistically, there is only 1442 square feet of land per dwelling unit, for each of the 3725 dwelling units.

Residential structures in general, reflect the hazardous conditions of electric, heating and plumbing facilities, and in addition have numerous minor defects which collectively have a deteriorating affect on the surrounding area. Residential structure quality categories, as established by the American Public Health Association, are: A-Excellent, B-Acceptable, C-Intermediate, D-Substandard, E-Slum. Residential structures which contained minor defects in significant numbers fell into one of the three lower residential grading categories in the following percentages: Category "C" 18.0%; Category "D" 7.2%; Category "E" 0.9%. Of the 3725 dwelling units inspected, 1105 or 29.7% had at least one basic deficiency in essential dwelling facilities. Basic deficiencies include serious deterioration, serious overcrowding, lack of dual egress, lack of sanitary facilities and serious inadequacies in lighting and ventilation. A basic deficiency indicates a serious violation of minimum standards for continued dwelling occupancy and building safety, which ordinarily would justify removal of occupants from the dwelling until the violation was corrected.

In general, the social data for Area (1) indicates that a decline in the social environment has accompanied the decline of the physical conditions in Area (1). In 1962, there were two cases of tuberculosis reported within Area (1). In 1967, there were no reported cases of this disease. In 1962, there was one case of syphilis reported for 10,000 people within Area (1), while in 1967 there was one case of syphilis reported per 2100 people in Area (1). Further, in 1962 there was one case of gonorrhea reported per 5500 people in Area (1), while in 1967 there was one case of this disease reported per 4300 people. Moreover, in 1962 there were 3.1 illegitimate births reported per 1000 women of child bearing age in Area (1), while in 1967 nearly 7.9 illegitimate births were reported for every 1000 women of child bearing age. Finally, in 1967 one person in 15 [living within Area (1)] was receiving some form of public assistance.

2. Boundaries of Urban Renewal Area (1)

Area (1) is located on the western outskirts of downtown Providence. In general, Area (1) lies within an area bounded by Knight, Bridgham, Cranston and Messer Streets, and the easterly taking lines of the Dennis J. Roberts Expressway and the Proposed Route 6 Connector. The boundaries of this area have been established without regard to the race, religion, national origin or color of skin of any residents of this area. The boundaries of Area (1) are as shown on Map No. 1, Existing Land Use and Zoning. A legal description of the Area (1) Boundary is attached as EXHIBIT A.

B. STATEMENT OF DEVELOPMENT OBJECTIVES

1. Local Objectives to be achieved through renewal are: The removal of substandard structures; the rehabilitation of all remaining structures; the prevention of new slums and deterioration; the provision of new housing units throughout the area; the relief of congestion and the centralization of non-residential uses; the provision of new active and passive recreation areas; the provision of appropriate community facilities; the modernization of public utilities; the improvement of pedestrian and vehicular circulation patterns; and the provision of a decent, safe and sanitary home for every citizen of the community.
2. Urban Renewal Plan Objectives
 - a. Improvement of structural condition and maintenance throughout the area by providing for the intensification of the enforcement of all City Code Standards and the encouragement of the attainment of higher-than-code standards in the rehabilitation of structures.
 - b. Spot clearance of those deteriorated structures not rehabilitated.
 - c. Relocation of rehabilitable or standard structures where necessary and feasible.
 - d. Rehabilitation by the Agency, or disposition by the Agency for private rehabilitation, of deteriorated residential and non-residential structures.
 - e. Provision of improvements in traffic circulation.
 - f. Maintenance of the present variety of physically adequate housing in residential sections.
 - g. Minimization of displacement of as many of the current residents as possible, except when clearance is necessary for (a) the elimination of deteriorated structures which are not rehabilitable; (b) the provision of public facilities, necessary commercial or institutional uses, new residential development or other project improvements.

- h. Establishment of Public recreational facilities.
 - i. Promotion of sound development in the area by the provision and enforcement of controls governing the use and maintenance of the land.
 - j. Improvement of the physical environment of the area by the separation of incompatible land uses and, where necessary by the removal of incompatible land uses.
 - k. Provision of a substantial number of low or moderate income housing units, such that a minimum of 20 percent of all the dwelling units permitted by this Plan on land disposed of for residential construction or residential rehabilitation shall be of low or moderate cost.
 - l. Provision of sites for the expansion or development of necessary public facilities and private institutional facilities.
 - m. Provision of adequate relocation sites for existing non-residential uses serving the neighborhoods involved, wherever possible.
 - n. Provision of sites for all types of new development replacing inadequate or inappropriate existing development.
 - o. Improvement of residential properties by the elimination of environmental deficiencies.
 - p. Use of vacant land acquired, or of other sites cleared by the Agency, for off-street parking, open space, or relocated structures.
 - q. Provision of street trees and public open spaces.
 - r. Separation of storm and sanitary sewer lines.
 - s. Repaving and replacing of streets and sidewalks throughout Area (1) where necessary.
 - t. All properties not designated for acquisition in Area (1) will be subject to the controls for rehabilitation.
 - u. Improvement of tenant-landlord communication as well as establishment and clarification by each of the other's responsibilities in the maintenance of the structure.
3. The Physical Character of the Area will be basically an orderly arrangement of land uses, such that residential uses will not be adversely affected by non-residential uses. The residential areas will be less congested and therefore will provide yard space to accommodate off-street parking and on-site play areas for small children. The non-residential areas will be arranged to provide a more functional and less congested operation of the businesses involved.

4. Basic Amenities to be Provided by this Plan are: more functional recreation areas within each neighborhood; centralization of commercial areas which will allow for neighborhood shopping and, at the same time, relieve the residential areas of the mixed land uses; and better traffic circulation which will help to relieve congestion on the neighborhood streets thereby allowing for a better flow of thru-traffic.
5. Social and Economic Objectives within Area (1) are to be brought about primarily in the following ways. First, the physical environment of the area will be uplifted through; the provision of new, public, active and passive recreation areas; the elimination of blighting influences caused by the incompatible mixing of residential and non-residential land uses; the elimination of sub-standard structures which are infeasible of rehabilitation; and rehabilitation of remaining structures. Second, a substantial effort by various City Agencies will be made to upgrade the quality of education within the area, to encourage the continuance of existing public and private day-care centers, as well as to provide similar, new facilities, as needed; to provide new job opportunities through the centralization and revitalization of existing industry, and to encourage the location of new industrial uses within the new industrial areas.

C. GENERAL LAND USE PLAN

1. Land Use Map (See Map No. 2, Proposed Land Use) for Area (1), showing the predominant land uses including public uses and other uses, and the major circulation routes.
2. Description of Proposed Predominant Land Use Categories
 - a. Residential Land Use is broken down into the following three categories:
 - 1) Low Density Residential
 - (a) having a maximum of one dwelling unit per 2500 sq. ft. of lot area.
 - (b) incidental uses - see below
 - 2) Medium Density Residential
 - (a) having a maximum of one dwelling unit per 1200 sq. ft. of lot area.
 - (b) incidental uses - see below
 - 3) High Density Residential
 - (a) having a maximum of 150 dwelling units per acre, subject to approval by the Zoning Board of Review.
 - (b) incidental uses - see below

b. Other Uses

- 1) Uses incidental to and compatible with residential areas, such as Parks, Playgrounds, Churches, etc., will also be allowed.
- 2) Within the medium density residential areas, along the major east-west arteries, specific allowance will be made to permit professional uses, such as Doctors, Dentists, Lawyers, Funeral Directors, etc. These professional uses are subject to approval by the Agency and the Zoning Board of Review.

c. Commercial Land Use is low density, having a maximum lot coverage of 40%, and a maximum floor area ratio of 0.4. The commercial use areas, which will be of the cluster type, will exist to provide needed services to the neighborhoods involved.

d. Industrial Land Use is of the low density type, having a maximum lot coverage of 60% and a maximum floor area ratio of 1.2. These industrial uses, which will be clustered in a specific area, will be allowed to exist because they provide employment for people in the neighborhoods.

3. Planning Criteria to be Used to Determine:

a. Type, Intensity and Location of Other Uses Permitted within Predominant Land Use Categories:

- 1) Standards governing the type, intensity and location of secondary or auxiliary uses within predominant land use categories are contained in the City of Providence Zoning Ordinance as amended to date. In some instances the standards of the Plan are more restrictive than the Zoning Ordinance.
- 2) Criteria used to determine the type, intensity and location of auxiliary uses (such as public, institutional) within predominant land use categories are:
 - (a) Demonstration that there is a need for such a facility to serve the neighborhood.
 - (b) Compatibility between auxiliary use and predominant land use.
 - (c) Economic feasibility and availability of land for provision of adequate off-street parking, loading, etc.
 - (d) Applicable Zoning Restrictions.

b. Type, Location and Other Characteristics of the Internal Circulation System

- 1) Guided by the City's Master Plan for Circulation, alterations to the existing internal circulation system within the NDP Area will be determined by the following criteria:

(a) Proposed intended use, whether:

- Primarily residential, with infrequent commercial
- Residential equally mixed with commercial
- Primarily commercial and/or industrial

(b) Estimated traffic volume

(c) Existing or planned access to major thoroughfares.

- 2) The internal circulation system will insure an effective separation between neighborhood traffic and through or transient traffic, and at the same time allow for a smooth transition between internal streets and major perimeter streets.

c. Other Public Improvements and Facilities not Identified on the Proposed Land Use Map:

- 1) Separation of storm and sanitary sewers.
- 2) Other site improvements as dictated by right-of-way adjustments.
- 3) Public facilities as indicated in the City's Master Plan.

D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES shall include:

1. Rehabilitation

- a. A cross section of structures within Area (1) were inspected. Economic feasibility was established through the use of before-and after-value and work to be done.
- b. In cases where a property owner is unable or unwilling to undertake rehabilitation of his property or where non-compliance with a request to rehabilitate will result in a severe blighting influence, the Agency may acquire by Eminent Domain or purchase said property for resale to a buyer who will then undertake rehabilitation of said property or, as a final alternative, acquire said property for clearance.

c. Property Rehabilitation Standards

1) Residential Rehabilitation Standards

(a) Minimum Housing Standards

Minimum Housing Standards for acceptable dwelling rehabilitation within rehabilitation sections of Area (1) shall consist of legal requirements contained in an ordinance of the City of Providence entitled "An Ordinance Providing Minimum Standards for Housing", Chapter 1040, approved July 9, 1956, as amended to date, and a code of the State of Rhode Island entitled "Rhode Island Housing Maintenance and Occupancy Code", approved May 7, 1970, as amended to date.

(b) Residential Area Standards

In addition to the minimum legal requirements for rehabilitation set forth above, voluntary project standards for desirable dwelling rehabilitation and improvements shall consist of those standards which the Federal Housing Administration has established for eligibility for F.H.A. financing. These standards as adopted from Housing and Urban Development Publication HUD PG-50, as amended, entitled "Rehabilitation Guide for Residential Property", shall be applicable to the Area. These items are attached as EXHIBIT C.

(c) In addition, buildings and uses proposed for rehabilitation shall be subject to compliance with those controls for open space, off-street parking facilities and screening, landscaping, etc. which are set forth in Section E, "Land Disposition Supplement," and are applicable to residential properties. Provided, however, that a waiver or modification to the strict application of these controls may be granted by the Agency, and by the Zoning Board of Review, where necessary, due to location of the structure on the land, lack of available open space, adverse topography, etc. where the objectives of the Plan are not abrogated by such action, and where such action is not in violation of the Zoning Ordinance or the Building Ordinance.

2) Non-Residential Rehabilitation Standards

(a) Minimum Non-Residential Standards

The Building Ordinance and the Zoning Ordinance shall control all matters concerning the construction, alteration, repair, removal, demolition, use, addition, location, occupancy, and maintenance of all buildings and other structures and their service equipment.

(b) Buildings and Uses Proposed for Rehabilitation shall be subject to compliance with those controls for open space, off-street parking and loading, screening, and buffering, etc. which are set forth in Section E, "Land Disposition Supplement", and are applicable to non-residential properties. Provided, however, that a waiver or modification to the strict application of these controls may be granted by the Agency, and by the Zoning Board of Review, where necessary, due to the location of the structure on the land, lack of available open space, adverse topography, etc. where the objectives of the Plan are not abrogated by such action, and where such action is not in violation of the Zoning Ordinance or the Building Ordinance.

(c) Non-Residential Area Standards

Owners of all non-residential properties shall be encouraged to undertake:

- (1) The cleaning or repainting of all exterior and interior metal, masonry, glass and woodwork where required.
- (2) The provision of off-street parking and loading spaces relative to the type of establishment.
- (3) The screening, from the view of adjoining residential uses and rights-of-way, of all outdoor parking areas, loading areas and storage spaces, by use of a uniform appearing adequate year-round screen.
- (4) The replacement of all broken, loose, or unsafe fenestration of all windows, doors, and store fronts.
- (5) The grading or regrading of all lots in such a manner as to provide a satisfactory drainage of water runoff away from buildings and from the lot to a public street or drainage easement.
- (6) The suitable surfacing or resurfacing of all driveways, parking areas, walks and plazas so as not to constitute a nuisance to the surrounding areas.
- (7) The proper landscaping of all other open areas.

(8) Either the replacement of existing undesirable signs or the placement of new signs which in either case are to be:

(a) Neither flashing nor animated.

(b) Integrated with the overall appearance of the structure to which the signs are affixed.

(9) The placement and shielding of any spotlight or similar source of illumination so that the light source is not visible from any right-of-way or from adjacent properties.

(10) The repair, painting or replacement of fencing, walls and screening as required.

The implementation of rehabilitation standards as well as the execution of rehabilitation activities outlined above will involve essentially; (a) the enforcement by the City of its Minimum Standards Housing Ordinance; (b) the enforcement by the City of its Zoning Ordinance; (c) the enforcement by the City of its Building Ordinance; (d) the enforcement by the City and State of all other applicable ordinances; (e) the provision by the Agency of technical assistance to property owners and other private persons to implement and to facilitate the voluntary rehabilitation and improvement of property up to project standards; and (f) the exercise, from time to time and as necessary, by the Agency of its power of selective clearance in order to secure the acquisition of single or scattered parcels of real property within the Area, through purchase, condemnation or otherwise; and the relocation and the demolition and/or removal of buildings or improvements thereon where necessary.

(d) Performance Standards (See EXHIBIT B)

2. Acquisition and Clearance*

a. The major Urban Renewal Treatment for Area (1) is rehabilitation rather than clearance. Nevertheless, treatment through rehabilitation will be supported by acquisition and clearance in instances where:

1) There exist substandard buildings which are economically infeasible of rehabilitation; or

*All properties to be acquired are identified on Map No. 3, Proposed Acquisition, for Area (1).

2) There is a need to remove blighting influences, such as:

- (1) Overcrowding or improper location of structures on the land.
- (2) Excessive dwelling unit density.
- (3) Conversions to incompatible types of uses, such as rooming houses among family dwellings.
- (4) Obsolete building types.
- (5) Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke or fumes.
- (6) Unsafe, congested, poorly designed or otherwise deficient streets.
- (7) Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline.
- (8) Other equally significant environmental deficiencies.

3) There is a need to provide land for public facilities or improvements to such existing facilities; or

4) Such clearance is needed to promote historic or architectural preservation; or

5) There is a need to provide land for plan objectives.

b. Properties within the rehabilitation areas not now identified for acquisition may be acquired during subsequent years, in accordance with the law, after proper notice to the person, and after a public hearing as provided by law, if:

- 1) They do not meet the standards of this Plan and are found to be economically infeasible of rehabilitation,
- 2) They would impede the proposed land use objectives for public facilities within Area (1), or
- 3) The owner of such properties is unwilling or unable to undertake rehabilitation of said properties up to the standards for rehabilitation established in this Plan.

c. Properties within rehabilitation areas designated for acquisition, may be subsequently exempted from acquisition if they have in the interim been demolished or rehabilitated in conformance with the controls for rehabilitation as set forth in this Plan.

d. Under the provisions of the Redevelopment Act of 1956, as amended, the Agency is empowered to undertake all redevelopment functions, including:

- 1) Acquisition
- 2) Clearance
- 3) Relocation
- 4) Installation and construction of site improvements
- 5) Disposition
- 6) Rehabilitation
- 7) Acceptance from the City of donations of land, site improvements, supporting facilities, cash grants-in-aid, services and other cooperative activities necessary to the execution of this Plan, which the City, under the terms of the same statute, is empowered to contribute with or without consideration to the program undertaking.

E. LAND DISPOSITION SUPPLEMENT

1. Specific Land Use Designations, Standards and Controls for Area (1)

a. Statement of Uses to be Permitted and Controls to be Imposed

In order to achieve the objectives of this Plan, the following controls shall restrict the use and development of those areas acquired for redevelopment in each of the following four (4) action sections (See Map No. 4, Action Sections), namely:

Action Section 1 "Broadway-North"-bounded by Atwells Avenue to the north, Knight Street to the east, Broadway to the south and the Proposed Route 6 Connector to the west.

Action Section 2 "Broadway-Westminster"-bounded by Broadway to the north, Knight Street to the east, Westminster Street to the south and the Dennis J. Roberts Expressway to the west.

Action Section 3 "Armory-West"-bounded by Westminster Street to the north, Parade Street to the east, Cranston Street to the south and Messer Street, Wood Street and the Dennis J. Roberts Expressway to the west.

Action Section 4 "Armory-East"-bounded by Westminster Street to the north, Bridgham Street to the east, Cranston Street to the south and Parade Street to the west.

The various permitted land use categories are indicated below
(See Map No. 9, Proposed Zoning). Proposed changes in zoning
are indicated on Map No. 9, Proposed Zoning.

E.1.a.,1) Section 1: "Broadway-North" Section

a) R-4 Multiple Residence Zone

(1) Permitted Uses

- (a) R-4 Multiple dwelling uses of the Zoning Ordinance shall be permitted in this section except for:
Apartment Hotel or Hotel, Fraternity or Sorority House, or Rooming House.

(2) Development Controls for Permitted R-4 Uses:

- (a) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks, and Building Height shall be governed by applicable provisions of the Zoning Ordinance, as amended to date.
- (b) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance, as amended to date.
- (c) Dwelling Accomodations: All living units shall be full family dwelling accomodations, having separate and private access, complete bathroom and kitchen, and shall be otherwise in full conformity with the requirements of Chapter 1040, Ordinances of the City of Providence, entitled: "The Ordinance Providing Minimum Standards for Housing," as approved July 19, 1956, and as amended to date.
- (d) Name Plate or Sign: For each dwelling unit, one name plate not exceeding 1/2 square foot in area, shall be permitted, indicating the name and/or address of the occupant or any permitted occupation, and shall be suitably integrated with the architectural design of the structure which it identifies. The size, design, placement and number of signs must be specified in all redevelopment proposals. The replacement or addition of any sign during the duration of the Plan must be approved by the Agency. The Agency in its sole and absolute discretion shall have the final right of approval.

- (e) Off-Street Parking: One off-street parking space for each dwelling unit, plus additional parking spaces equal in number to one-quarter of the number of dwelling units in excess of three dwelling units shall be provided. Any fraction of a required parking space shall mean an additional required whole parking space. The Agency in its sole and absolute discretion shall have the final right of approval.
- (f) Screening: Except for that portion of a driveway or accessway which opens directly into a public right-of-way, the following screening shall be provided, namely: off-street parking for residential uses shall be screened from the street by a strip, at least four (4) feet wide, densely planted with evergreen shrubs or trees which are at least four (4) feet high at the time of planting and which are of a variety that will attain a height of at least six (6) feet; or a continuous wooden fence of uniform appearance, at least four (4) feet high but not more than five (5) feet high above the finished grade, the linear surface of which may be solid or perforated, but said perforation shall not exceed 25% of the total linear surface of the fence, except that whenever permanent outdoor parking facilities are to be established for four (4) or more vehicles no portion of the required screening may be perforated. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15) feet distant from their point of intersection, screening shall be provided at a height of (3 1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.
- (g) Overnight Off-Street Parking: In residential zones, overnight off-street, outdoor parking shall be specifically prohibited except for pleasure vehicles.
- (h) Landscaping, On-Site Improvements and Maintenance: All sites shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable, properly designed and constructed walks and access drives. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass, shrubs, and trees; except that, where the Agency approves, an area not in excess of 20% of the unbuilt and unpaved area may be landscaped with another material for decorative purposes or a garden only. After fully developed, the land,

buildings and other improvements within Area (1) shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

(i) Additional Applicable Controls are Listed Below Under the Headings:

1) "Other Conditions, Covenants, Restrictions, and Provisions Controlling the Development and Use of Acquired Land and Improvements." See page 31.

2) "Miscellaneous Provisions." See page 33

b) C-1 Limited Commercial Zone

(1) Permitted Uses

(a) The only C-1 Limited Commercial Uses permitted within this section shall be: a Bakery; Barber Shop; Beauty Parlor; Drugstore; Grocery; Fruit or Vegetable Store; Laundry Agency; Meat Market; Delicatessen; and Variety Store; except any other C-1 uses that may be approved by the Agency. Residential and institutional uses shall be excluded from this area. The Agency in its sole and absolute discretion shall have the final right of approval.

(2) Development Controls for Permitted C-1 Uses:

(a) Lot Coverage: The total ground floor coverage of all buildings shall not exceed 40% of the lot area.

(b) Building Setback: No buildings shall be closer than (15) feet to any public right-of-way line. All buildings on lots abutting an R Zone shall have a minimum setback of (20) feet from building line of the R Zone.

(c) Building Height: Buildings shall not exceed a height of (22) feet and shall not consist of more than one story.

(d) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance, as amended to date.

(e) Permitted Signs:

- (1) Number of Signs Permitted: A maximum of (2) signs shall be permitted, including any plaques and signs which are integrated into the building's architecture. This limitation shall not include directional signs nor signs for multiple-unit buildings where the same number of signs will be allowed for each business.
- (2) Subject Matter: Signs shall pertain only to the identification of the business conducted within the building, to the product sold, or to the direction of visitors. No pictures or samples shall be permitted on a sign except as a part of a trademark. No flashing or animated signs shall be permitted.
- (3) Type of Signs Permitted: Horizontal or vertical wall signs, otherwise known as belt or face signs. Signs painted on the wall shall not be allowed. Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name and/or trademark of the firm will be permitted. All necessary directional signs on the lot occupied by the building to which the signs pertain will also be permitted.
- (4) Permitted Sign Location: No signs shall extend above the roof or parapet, and no signs shall be attached to, sit upon, or be painted on the roof or canopy. No free standing signs shall be permitted other than for visitor directional signs.
- (5) Sign Dimensions: No signs shall exceed a maximum surface area of (2) square feet for each linear foot of that face of the building displaying such signs. No sign shall project more than (12) inches from the face of the building on which such sign is displayed. No plaques shall exceed (8) square feet in surface area.
- (6) Sign Illumination: Any spotlight or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent right-of-way or from any adjacent properties.

- (7) Additional Regulations: In addition to the above sign controls, signs of an individual unit (within a multiple-unit building) shall not extend beyond that portion of the face of the building which directly encloses that unit. The Agency in its sole and absolute discretion shall have the final right of approval.
- (f) Off-Street Parking: Shall be governed by the applicable provisions of the Zoning Ordinance.
- (g) Off-Street Loading: For every 20,000 square feet or fraction thereof a floor area over 4,000 square feet, there shall be a minimum of one off-street loading space at least 10' X 25' with a 14 foot height clearance, if covered. If this requirement is waived or modified by the Agency and by the Zoning Board of Review, there shall be reserved such additional off-street loading spaces as are required by this provision. The site plan, as submitted shall show the full number of required off-street loading spaces and shall designate the landscaped area as reserved for off-street loading. In no case shall a site plan be acceptable which includes proposals providing for off-street loading spaces, either to be developed for current use or to be reserved for future use, which will adversely interfere with the area's circulation pattern. No off-street loading or unloading shall be permitted in front yards. All loading and unloading activities and all maneuvering shall take place on private property.
- (h) Parking Space Construction: All off-street parking and loading areas, including drives and other access ways, shall be adequately paved with bituminous or cement concrete or other equivalent surfacing material and shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as set forth below in paragraph (i). The parking area shall be landscaped such that for every (2,000) square feet of gross parking area there shall be at least one live tree which shall be at least (15) feet high at the time of planting, and which will attain a height of at least (20) feet, and there shall be an area of at least (200) square feet, which shall be planted and permanently maintained in grass. Illumination shall be so arranged as to shield the light source from the view of adjoining lots and abutting rights-of-way.

- (i) Screening: Except for that portion of a driveway or accessway which opens directly into a public right-of-way, outdoor parking and loading areas shall be screened from the view of all adjoining residential uses and from all adjacent rights-of-way by means of a uniform growth of evergreen plant materials at least four (4) feet wide and at least four and one-half (4 1/2) feet high at the time of planting (measured at the edge of the street right-of-way, in the case of parking areas located at or below the street grade; and measured at the edge of parking areas located above the street grade) and which is of a variety that will attain a height of at least six (6) feet. With the approval of the Agency, the following types of screening may also be permitted. (1) masonry wall, which shall not be greater in height than four and one-half (4 1/2) feet nor less than four (4) feet, measured as above for evergreens, which shall be integrated with the architectural design, style and facia of adjacent, existing buildings. However, neither rough, unfinished cinder block nor rough, unfinished concrete shall be permitted. (2) continuous wooden fence, which shall not be greater in height than four and one-half (4 1/2) feet nor less than four (4) feet, measured as : above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the building as well as with the architecture of adjacent, existing buildings. A uniform appearing, adequate year round screen shall be approved by the Agency. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15) feet distant from their point of intersection, screening shall be provided at a height of (3 1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.
- (j) Landscaping: The entire site shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable walks and access drives which are properly designed and constructed. All unbuilt and unpaved areas of the site shall be planted and permanently maintained with grass, shrubs, and trees. Except that, where the Agency approves, an area not in excess of 10% of the unbuilt and unpaved portion of the site may be maintained in a landscaping material other than grass, shrubs, and trees. After fully developed, the land, buildings and other improvements within Area (1) shall be

maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

(k) Additional Applicable Controls are Listed Below Under the Headings:

1) "Other Conditions, Covenants, Restrictions, and Provisions Controlling the Development and Use of Acquired Land and Improvements." See page 31.

2) "Miscellaneous Provisions." See page 33

E.1.a.,2) Section 2: "Broadway-Westminster" Section

a) R-4 Multiple Residential Zone

(1) Permitted Uses

(a) R-4 Multiple Dwelling Uses of the Zoning Ordinance shall be permitted in this section of the area except for: Apartment Hotel or Hotel, Fraternity or Sorority House, and Rooming House.

(b) The Agency may, when it deems it advisable, file a petition with the Zoning Board of Review for exceptions or waivers to the Zoning Ordinance, for the purpose of allowing a new professional use to locate along the southerly frontage of Broadway and the northerly frontage of Westminster Street.

(2) Development Controls for Residential Uses are as follows, namely: The development controls for Residential Uses in the R-4 Multiple Residence Zone of this "Broadway-Westminster" Action Section shall be identical to those controls stated for the R-4 Multiple Residence Zone in the "Broadway-North" Action Section, which may be found on pages 14 through 16 hereof.

(3) Development Controls for New Professional Uses: which may be allowed under the terms of Paragraph (1),(b), of this item, shall be as follows:

(a) Lot Coverage and Minimum Lot Size: shall be governed by the applicable provisions of the Zoning Ordinance for an R-4 Multiple Residence Zone.

- (b) Building Setback: For mixed residential/professional and solely professional, the setback distance shall be at least (15) feet from building to the front lot line; at least (15) feet from building to the side lot line; and at least (25) feet from building to the rear lot line.
- (c) Building Height: The maximum building height shall be two (2) stories, not to exceed (35) feet in height.
- (d) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance.
- (e) Dwelling Accomodations for Residential Units in a Mixed Residential/Professional Structure: Controls are identical to paragraph (c) on page 14 of this item.
- (f) Name Plate or Sign: For each mixed residential/professional building and for each solely professional building one exterior identification sign shall be permitted, which shall not exceed (12) square feet in area, which shall not project more than six (6) inches away from the wall on which it is attached, and which shall not extend above the roof level. No sign shall sit on, be attached to, or be painted on the roof or canopy. No sign shall be painted on the wall itself. No sign shall be flashing or animated. No free-standing sign shall be allowed.

In cases of mixed residential/professional buildings, for each dwelling unit, one name plate shall be permitted, which shall not exceed 1/2 square foot in area, indicating the name and/or address of the occupant or any permitted occupation.

All signs must be suitably integrated with the architectural design of the structure to which they are attached. The placement, replacement or addition of any sign during the duration of the Plan must be approved by the Agency. The Agency in its sole and absolute discretion shall have the final right of approval.

- (g) Off-Street Parking: For structures containing professional uses, the following number of parking spaces shall be provided: one (1) parking space for each professional in each office, plus one (1) parking space for each full-time employee, and one (1) additional parking space for each (350) square feet of gross floor area in each office. In

addition to the above required parking spaces, where a building contains residential and professional uses, one (1) parking space shall be provided for each dwelling unit. The Agency in its sole and absolute discretion shall have the final right of approval.

- (h) Screening: Excluding that portion of a driveway or accessway which opens directly into a street, off-street parking for combined residential/professional and for solely professional uses shall be screened from the street and from adjoining properties by: a strip, at least four (4) feet wide, densely planted with evergreen shrubs or trees, which are of a variety that will attain a height of at least six (6) feet; or by a wall or fence of uniform appearance, at least four (4) feet high, but not more than five (5) feet high. Rough or unfinished concrete or rough unfinished cinder block shall not be allowed. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15) feet distant from their point of intersection, screening shall be provided at a height of (3 1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.
- (i) Overnight Off-Street Parking: Identical to paragraph (g) on page 15 of this Plan.
- (j) Landscaping, On-Site Improvement and Maintenance: Identical to paragraph (h) on page 15 of this Plan.
- (k) Additional Applicable Controls are Listed Below Under the Headings:
 - 1) "Other Conditions, Covenants, Restrictions, and Provisions Controlling the Development and Use of Acquired Land and Improvements." See page 31.
 - 2) "Miscellaneous Provisions." See page 33.

b) C-2 General Commercial Zone

(1) Permitted Uses

- (a) C-2 General Commercial Uses of the Zoning Ordinance shall be permitted within this section with the exception of residential and institutional uses.

(2) Development Controls for C-2 Uses

- (a) Lot Coverage: The total ground floor coverage of all buildings shall not exceed 40% of lot area.
- (b) Building Setback: No building shall be closer than (15) feet to any public street right-of-way line. The minimum building setback from any interior lot line shall be (10) feet.
- (c) Building Height: Building shall not exceed (1) story, not to exceed (20) feet in height above the average finished grade of the adjoining ground along the front wall of the building.
- (d) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance.
- (e) Permitted Signs: A maximum of two (2) signs shall be permitted, including any plaques and any signs which are a part of the building's architecture. This limitation shall not include directional signs permitted below. Signs shall pertain only to the identification of the business conducted within the building, to the products sold and to the direction of visitors. No pictures or samples shall be permitted on a sign except as part of a trademark. No flashing or animated signs shall be permitted. In multiple-unit buildings, the same number of signs will be allowed for each business, subject to the controls for multiple-unit buildings stated below. No signs shall extend above the roof or parapet, and no sign shall be attached to, sit upon or be painted on the roof or canopy. No free-standing sign shall be permitted, except for visitor directional signs allowed below. Only the following types of signs shall be permitted, namely:
 - (1) Horizontal or vertical wall signs, otherwise known as belt or face signs, excluding signs painted on the wall, itself.
 - (2) Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name or trademark of the firm.

(3) All necessary directional signs shall be located on the lot occupied by the building to which the signs pertain. All signs shall be integrated with the architectural design, style and facia of the building to the exclusive satisfaction of the Agency. No sign shall exceed a maximum surface area of (3) square feet for each linear foot of that face of the building displaying such sign. No sign shall project more than (12) inches from the face of the building on which said sign is displayed. No plaque shall exceed (8) square feet in surface area. Any spot-light or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent street or from any adjacent properties. In addition to all the sign controls, the following sign regulations shall pertain to multiple-unit buildings, namely: those signs pertaining to a given individual unit (within a multiple-unit building) shall not extend beyond that portion of the face of the building which directly encloses that given individual unit. The Agency in its sole and absolute discretion shall have the final right of approval. .

(f) Off-Street Parking: The redeveloper shall demonstrate that off-street parking is adequate in number, size, location, access and arrangement to meet the operational requirements of the land and building uses proposed. However, in lieu of such demonstration, for each one (1) square foot of gross floor area, there shall be provided at least one (1) square foot of off-street parking lot area; but in no event shall the number of parking spaces be less than the minimum required by the Zoning Ordinance. The Agency in its sole and absolute discretion shall have the final right of approval.

(g) Off-Street Loading: At least one (1) off-street loading space measuring (10) feet by (25) feet by (14) feet high, if covered (for access, maneuverability and operational use) shall be provided for each 20,000 square feet of floor area, or fraction thereof over 4,000 square feet of floor area, devoted to a use that involves the receipt or distribution by vehicles of material or merchandise. If this requirement is waived by the Zoning Board of Review there shall be reserved such additional off-street loading spaces as are required by this provision. The site plan, as submitted, shall show the full

number of required off-street loading spaces and shall designate the landscaped area as reserved for off-street loading. In no case shall a site plan be acceptable which include proposals providing for off-street loading spaces either to be developed for current use or to be reserved for future use which will adversely interfere with the Area's vehicular circulation pattern. No off-street loading shall be permitted between the street and the front of the building.

(h) Parking Space Construction: All off-street parking and loading areas, including drives and other accessways, shall be adequately paved with bituminous or cement concrete or other equivalent surfacing material and shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as stated in paragraph (i). The parking area shall be landscaped such that for every 2,000 square feet of gross parking area there shall be at least one (1) live tree which shall be at least (15) feet high at the time of planting and which will attain a height of at least (20) feet, and there shall be an area of at least (200) square feet which shall be planted and permanently maintained in grass. Illumination shall be so arranged as to shield the light source from the view of all adjoining lots and from all abutting street. The Agency in its sole and absolute discretion shall have the final right of approval.

(i) Screening: Except for that portion of a driveway or accessway which opens directly into a public right-of-way, outdoor parking and loading areas shall be screened from the view of all adjoining residential uses and from all adjacent streets by means of a uniform growth of evergreen plant materials at least (4) feet wide and at least (4 1/2) feet high at the time of planting (measured at the edge of the street right-of-way, in the case of parking areas located at or below the street grade; and measured at the edge of the parking area pavement, in the case of parking areas located above the street grade) and which is of a variety that will attain a height of at least (6) feet. With the approval of the Agency, the following types of screening may also be permitted, namely: (1) masonry wall, which shall not be greater in height than (4 1/2) feet nor less than (4) feet, measured as above for evergreens, which shall be of uniform appearance, and which shall be integrated with the

architectural design, style and facia of the proposed building as well as with the architecture(s) of adjacent, existing buildings. However, neither rough, unfinished cinder block, nor rough, unfinished concrete shall be permitted. (2) continuous wooden fence, which shall not be greater in height than (4 1/2) feet nor less than (4) feet, measured as above for evergreens, and which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the building, as well as with the architecture(s) of adjacent, existing buildings. A uniform appearing, adequate, year-round screen shall be approved by the Agency. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15) feet distant from their point of intersection, screening shall be provided at a height of (3 1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.

- (j) Landscaping and On-Site Improvements and Maintenance: The entire site shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable walks and access drives which are properly designed and constructed. All unbuilt and unpaved areas of the site shall be planted and permanently maintained with grass, shrubs and trees, except that subject to review and approval by the Agency, an area not in excess of 10% of the unbuilt and unpaved portion of the site, may be maintained in a landscaping material other than grass, shrubs and trees. After fully developed, the land, buildings and other improvements to all sites in the project area shall be maintained in good repair and in clean and sanitary conditions. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

- (k) Other Applicable Controls are Listed Below Under the Headings:

1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and the Use of Acquired Land and Improvements."
See page 31.

2) "Miscellaneous Provisions." See page 33.

E.1.a,3) Section 3: "Armory-West" Section

(a) R-2 Two Family Zone

(1) Permitted Uses

(a) The only R-2 Two Family uses permitted within this section shall be: One-Family detached dwellings; Park, Playground or Community Center; Parking Space; Two-Family Dwellings. The Agency in its sole and absolute discretion shall have the final right of approval.

(2) Development Controls for Residential Uses

The development controls for the permitted R-2 Residential Uses in the "Armory-West" Action Section shall apply as follows, namely:

(a) Maximum Density: The maximum dwelling density shall not exceed (11) family living units per acre.

(b) Minimum Lot Size: The minimum lot size for a single family detached dwelling shall be (7,000) square feet; and the minimum lot size for a two family detached dwelling shall be (8,000) square feet.

(c) Lot Coverage, Building Setback, and Building Height: shall be governed by the applicable provisions of the Zoning Ordinance, as amended.

(d) Building Construction: The construction of buildings shall conform to the regulations set forth in Chapter 1079 of the Ordinances of the City of Providence known as the "Building Ordinance of the City of Providence", adopted December 21, 1956, as amended to date.

(e) Dwelling Accomodations: All living units shall be full-family dwelling accomodations, having separate and private access, complete bathroom and kitchen, and shall be otherwise in full conformance with the requirements of Chapter 1040, Ordinance of the City of Providence. "The Ordinance Providing Minimum Standards for Housing", as approved July 19, 1956, and as amended.

(f) Name Plate or Signs: For each dwelling unit, one name plate not exceeding one-half (1/2) square foot in area shall be permitted, indicating the name and/or address of the occupant. The size, design and placement of all proposed name plates shall be specified in all Redevelopment Proposals. No other type of sign of any size, be it free standing or affixed to the proposed building shall be permitted. The Agency in its sole and absolute discretion shall have the final right of approval.

- (g) Off-Street Parking: One off-street parking space for each dwelling unit on a given lot shall be provided, on the same lot.
- (h) Screening: Excluding that portion of a driveway or accessway which opens directly into a public right-of-way, screening of the following type shall be provided, namely: Off-street parking for residential uses shall be screened from the street by a strip, at least four (4) feet wide, densely planted with evergreen shrubs and trees which are at least four (4) feet high at the time of planting, and which are of a variety that will attain a height of at least six (6) feet; or a continuous wooden fence, of uniform appearance, at least five (5) feet high above the finished grade, the linear surface of which may be solid or perforated, but said perforation shall not exceed 25% of the total linear surface of the fence, except that whatever permanent outdoor parking facilities are to be established for four or more vehicles, no portion of the required screening may be perforated. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15) feet distant from their point of intersection, screening shall be provided at a height of (3 1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.
- (i) Overnight Off-Street Parking: In residential zones, overnight off-street, on-site outdoor parking shall be specifically prohibited except for pleasure vehicles.
- (j) Landscaping, On-Site Improvements and Maintenance: All sites shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable, properly designed and constructed walks with access drives. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass, shrubs and trees; except that subject to the approval of the Providence Redevelopment Agency, an area not in excess of 20% of the unbuilt and unpaved area may be landscaped with another material for decorative purposes, or a garden only. After fully developed, the land, buildings and other improvements in all sites of the project area shall be maintained in good repair and in clean and

sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

(k) Other Applicable Controls are Listed Below Under the Headings:

1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements."

See page 31..

2) "Miscellaneous Provisions." See page 33.

(b) R-4 Multiple Residence Zone

(1) Permitted Uses

(a) R-4 Multiple Dwelling Uses of the Zoning Ordinance shall be permitted in this section of the area except for: Apartment Hotel or Hotel, Fraternity or Sorority House, or Rooming House.

(b) The Agency may, when it deems it advisable, file a petition with the Zoning Board of Review for exceptions or waivers to the Zoning Ordinance for the purpose of allowing an approved, new professional use to locate along the southerly frontage of Westminster Street.

(2) Development Controls for Residential Uses

The development controls for the permitted R-4 Multiple dwelling uses in the "Armory-West" Action Section shall be identical to those controls stated for the R-4 Multiple Residence Zone in the "Broadway-North" Action Section, which may be found on pages 14 through 16 hereof.

(3) Development Controls for New Professional Uses

which are allowed under the terms of paragraph (1),(b), page 20 of this Plan are identical to those controls stated for professional uses allowed in an R-4 Zone of the "Broadway-Westminster" Action Section, which may be found on pages 20 through 22 hereof.

(c) C-1 Limited Commercial Zone

(1) Permitted Uses

- (a) The only C-1 Limited Commercial Uses permitted within this section shall be: a Bakery; Barber Shop; Beauty Parlor; Drugstore; Grocery; Fruit or Vegetable Store; Laundry Agency; Meat Market; Delicatessen; and Variety Store; except any other C-1 use that may be approved by the Agency. Residential and institutional uses shall be excluded from this area. The Agency in its sole and absolute discretion shall have the final right of approval.

(2) Development Controls for C-1 Uses

- (a) The development controls for C-1 uses in the "Armory-West" Action Section shall be identical to the controls for C-1 Uses set forth in the "Broadway-North" Action Section which may be found on pages 16 through 20 hereof.

(b) Other Applicable Controls are Listed Below Under the Headings:

- 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements."
See page 31.

- 2) "Miscellaneous Provisions." See page 33

E.l.a., 4) Section 4: "Armory-East" Section

(a) R-4 Multiple Residence Zone

(1) Permitted Uses

- (a) R-4 Multiple dwelling uses of the Zoning Ordinance shall be permitted in this section of the area except for: Apartment Hotel or Hotel, Fraternity or Sorority House, or Rooming House.

- (b) The Agency may, when it deems it advisable, file a petition with the Zoning Board of Review for exceptions or waivers to the Zoning Ordinance, for the purpose of allowing an approved, new professional use to locate along the southerly frontage of Westminster Street.

(2) Development Controls for Residential Uses are as follows:

The development controls for residential uses in the R-4 Multiple Residence Zone of this "Armory-East" Action Section shall be identical to those controls stated for the R-4 Multiple Residence Zone in the "Broadway-North" Action Section, which may be found on pages 14 through 16 hereof.

- (3) Development Controls for New Professional Uses: which are allowed under the terms of Paragraph (1), (b), page 20 of this item are identical to those controls stated for professional uses allowed in an R-4 Zone of the "Broadway-Westminster" Action Section which may be found on pages 20 through 22 of this Plan.

(b) C-2 General Commercial Zone

(1) Permitted Uses

- (a) C-2 General Commercial Uses as detailed in the Zoning Ordinance, shall be permitted within this section with the exception of residential and institutional.

(2) Development Controls for C-2 Uses

- (a) The development controls for C-2 uses in the General Commercial Zone of this "Armory-East" Action Section shall be identical to those controls for C-2 uses in the "Broadway-Westminster" Action Section, which may be found on pages 22 through 26 of this Plan.

E.1.b.) Additional Regulations to be Imposed

1) Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements

- a) With respect to those provisions of the Plan which exceed local law, redevelopers will be required to agree, in the event of any questions regarding the meaning of the standards and controls or other provisions of this Plan, that the interpretation of the Agency shall be final and binding.
- b) A report concerning the proposed sale or lease of any land within Area (1) shall be submitted to the City Council at a regular, or special meeting at least ten (10) days prior to the execution of said sale or lease agreement.
- c) No building, except those approved by the Agency, shall be erected on any parcel of land sold to an adjoining property owner for the purpose of increasing his lot for residential yard space. Moreover, a plan of any proposed building shall be submitted to the Agency for its approval to insure its conformance to the provisions and objectives of this Plan. The required building setback for any proposed garage to be erected on the above described land shall be twenty (20) feet from any right-of-way line and shall be properly graded and drained and shall be suitably, planted and permanently maintained with grass, shrubs and trees, in conformance with paragraph "f", Screening; and "h" Landscaping and On-Site Improvements and Maintenance, as previously mentioned, in the residential sections of this Plan. Each parcel of land shall be maintained in safe, clean and sanitary condition at all times.

d) The following controls of this Plan shall obligate and bind all redevelopers and their successors in interest, lessees or assigns. The controls, covenants, and restrictions incorporated in this Plan shall be in effect for a period of forty (40) years extending from the date of approval of this plan by the City Council, except that the control stated in paragraph E.1.b.(1)(d)(3) below, shall run for a perpetual period of time. In addition, the following restrictive covenants or controls running with the land shall be inserted in and made an effective part of all agreements and conveyance for the disposition of any part or parcel of land in Area (1) to require said redevelopers.

(1) To use and devote such real property only for the purpose and in the manner stated in the Plan;

(2) To comply with such terms and conditions relating to the use and maintenance of real property as in the opinion of the Agency are necessary to carry out the provision of this Plan;

(3) To provide that at no time shall the acquisition, use, disposal or conveyance of land or improvements within Area (1) to or by any persons be denied, restricted or abridged, nor occupancy or possession thereof preferred, segregated or refused because of race, color, creed, or nationality of ancestry. Further, all redevelopers shall comply with all Federal, State and Local Law, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color, or national origin, in the sale, lease or occupancy of any project property;

(4) To begin and complete the construction of improvements within a period of time deemed by the Agency to be reasonable, subject to any provisions which may be made for the extension of the time limit with the approval of the Agency;

(5) To comply with such terms and conditions specified by the Agency which will prevent holding of land for speculative purposes; and

(6) To submit to the Agency architectural and landscaping plans and specifications, as well as any other information, required by the Agency, for its approval prior to the time of transfer of title to the redeveloper to insure their conformance with the provisions of this Plan.

2) Miscellaneous Provisions

- a) Whenever the controls in this Plan restricting the use and development of areas acquired for redevelopment conflict with provisions of the Zoning Ordinance, the higher standards of this Plan or of the Zoning Ordinance shall govern. Provided, however, that with the written consent of the Department of Housing and Urban Development, the Agency may, at its discretion, when it deems it advisable and in the best interest of the successful accomplishment of the purposes of this Plan, and when it is demonstrated that urban renewal objectives will not be adversely affected, waive the controls or provisions of this Plan.
- b) The Agency may, when it deems it advisable, file a petition with the Zoning Board of Review for variances or exceptions to the Zoning Ordinance.
- c) Only those signs or plaques approved by the Agency shall be permitted.
- d) Land sold to an adjoining owner shall first be utilized to satisfy requirements of this Plan with respect to his adjoining non-acquired property.
- e) The purchaser of land from the Agency obligates himself to provide the necessary rehabilitation of his adjoining non-acquired property, such rehabilitation to meet the standards established by this Plan (see EXHIBIT C). After receipt of notice from the purchaser to the Agency that he has complied with the standards established by this Plan and after the Agency has made a finding of such fact, the Agency will tender to the purchaser a Certificate of Completion suitable for recording with the Recorder of Deeds.
- f) Scattered sites made available by the Agency shall be utilized:
 - (1) As sites for sale to adjoining owners.
 - (2) As sites for off-street parking.
 - (3) As sites to be developed for public open spaces.
 - (4) As sites for residential structures relocated from within Area (1).
- g) Required front yards of building sites shall be maintained in grass except for walks, drives, planting, and flag poles. Suitable planting shall be provided and maintained in front of the building or be related to the architecture of the structure. No driveway parallel to the street shall be permitted in the required minimum front yard.

- h) All areas subject to wheeled traffic shall be adequately paved with bituminous or cement concrete or other permanent paving material and shall have appropriate bumper or wheel guards where, in the opinion of the Agency, it is determined that they are needed.
- i) Any area not paved shall be suitably landscaped.
- j) All buildings and improvements in Area (1) shall be maintained in good repair and in safe, clean, and sanitary condition.
- k) Sufficient and suitable refuse and garbage storage facilities, including structural enclosures where appropriate, shall be provided and properly maintained.
- l) Wherever screening of uses is provided, it shall be a uniform appearing, adequate year-round type, and subject to the approval of the Agency.
- m) All mechanical equipment, whether located on the roof of a structure or on the ground or at any other location on a site shall be totally and effectively screened from view - within the limits of safety and good design with respect to any given mechanical system - and said screening shall be integrated with the architectural design, style and facia of the building(s). The Agency in its sole and absolute discretion shall have the final right of approval.
- n) The Agency in its sole and absolute discretion shall have the final right of approval and interpretation of all redevelopment proposals.

E.2 Circulation

- a) See Map No. 1, Existing Land Use and Zoning, for Area (1) for layout of Major Perimeter Streets.
- b) The Internal Circulation System will be geared to:
 - 1) The prevention of excessive use of internal residential streets by through traffic.
 - 2) The provisions of smooth transition between internal streets and major perimeter streets.
- c) See Map No. 7, Disposition Map, for Area (1) for relationship between proposed land uses and the internal circulation system.

E.3 Obligations to be Imposed on Redevelopers

a) The redevelopers, their successors in interest, lessees, or assigns shall be required, as an effective part of all agreements and conveyances for the disposition of any part or parcel of land in Area (1), to observe all provisions of the Plan and to assure construction of all required and/or necessary improvements in conformity with the Plan within a reasonable length of time, which shall be determined by the Agency, in its sole and absolute discretion.

b) See Section E.1.b. "Additional Regulations to be Imposed."

E.4 Commitments to Provide the Stipulated Percentage of Low-and-Moderate-Income Housing

a) There are 300 new housing units either planned for construction in Year 3 or to be built on land to be acquired in Year 3. 196 of these units will be built as part of a housing development for the elderly and 104 units as part of other new construction. Approximately 250 of these units will be of a low and moderate income type.

b) See Item (k) of Paragraph B.2. "Urban Renewal Objectives."

E.5 Statement of Urban Design Objectives or Controls

Refer to Sections E.1.a. and E.1.b. of this Plan

E.6 Duration and Effective Date of Regulations and Controls

The foregoing regulations and controls contained in this Plan will be binding, effective by deed or by contract containing restrictive covenants running with the land, upon all purchasers or contractors and their heirs and assigns of the land in the area of the City of Providence, Rhode Island covered by this Plan. The regulations and controls incorporated in this Plan will be effective from the date of approval of this Plan by the City Council of the City of Providence, Rhode Island, for forty (40) years; except that the provision with respect to non-discrimination in sub-paragraph E.1.b., 1)(d)(3), page 32 shall run for a perpetual length of time and shall also apply to any facilities outside Area (1) utilized as non-cash grants-in-aid for the project.

F. OTHER PROVISIONS NECESSARY TO MEET LOCAL REQUIREMENTS OR LOCAL LAW

1. Conformity to General Plan and Workable Program for Community Improvement

This Plan is in conformity with all elements of the Master Plan of the City of Providence, which includes Land Use Plan, Major Thoroughfare Plan, Population and Density Plan, Master Plan for Public Schools, Master Plan for Recreation, and Zoning Plan, as well as with the City's Workable Program for Community Improvements.

Proposed redevelopment activity in Area (1) is intended to implement: (a) definite local objectives for planning action, and: (b) definite local objectives for community rebuilding as set forth in the Workable Program. The Plan is consistent with local objectives for appropriate land use, improved traffic, recreational and community facilities and other public improvements. Moreover, the Plan adheres to the objectives of the Workable Program which are: (1) to prevent new slums and deterioration; (2) to eradicate the deterioration of the past; (3) to conserve what is strong, and to rehabilitate what is weak; (4) to renew the City's Housing; (5) to provide a decent, safe and sanitary home for every citizen of the community.

2. The Execution Activities Proposed above will be undertaken by the Providence Redevelopment Agency and the City of Providence.

(a) Providence Redevelopment Agency

Under the provisions of the Redevelopment Act of 1956, as amended, the Agency is empowered to undertake all clearance and redevelopment functions including: (a) the acquisition and clearance of any and all land and buildings in blighted and substandard areas; (b) the relocation of occupants therein; (c) the installation and construction of site improvements; (d) the disposition of land for re-use in accordance with the Plan; (e) acceptance from the City of any and all donations of land, site improvements, supporting facilities, grants-in-aid, services and other cooperative activities necessary to the execution of this Plan which the City by the terms of the same statute is empowered to contribute with or without consideration to the project undertaking; (f) the rehabilitation of structures; (g) the periodic inspection of the Area to insure compliance with the provisions of this Plan; and (h) the investigation of complaints by industrial occupants of the area or by owners of property adjacent to the industrial section of the area. In cases of such investigation, the Agency shall: (1) find that the industrial operations do conform to the performance standards in (EXHIBIT B); or (2) confer with the management of the plant to affect such changes as are necessary for compliance with industrial performance standards; or as a final alternative, (3) refer the complaint to one or more expert consultants selected by the Agency. In the event that the measurements indicate actual violation of the performance standards, the cost of such consulting services shall be assumed by the management of the defective plant. When the measurements do not indicate violation of performance standards, the Agency shall assume the aforementioned expense.

(b) City of Providence

Under the terms of the ordinance approving and adopting this Plan, the City commits itself to: (a) the vacation and acceptance of right-of-way easements dedicated for street purposes; (b) changes in zoning district designations; (c) the provision of municipal improvements designed to support the private re-uses of land in the area; (d) the donation of real property; (e) a systematic and intensified enforcement of laws and ordinances relating to the use, occupancy, maintenance and repair of buildings and other improvements; and (f) the provision of local grants-in-aid.

3. Method of Relocation

Families and individual householders who are to be displaced by Agency action within Area (1) will have family relocation services made available to them. Suitable accommodations of adequate size in the private housing market, at a rental a family can afford, and certified as decent, safe, and sanitary by a trained housing inspector, will be offered to any eligible family in Area (1). This relocation service will continue functioning until all eligible families and individual householders living in Area (1) have been satisfactorily relocated into acceptable housing. Families eligible for public housing will receive priority in the low-rent developments of the Providence Housing Authority. Businesses to be displaced by Agency action will have the services of the Business Relocation and Industrial Promotion Divisions of the Department of Planning and Urban Development. Financial assistance for relocation purposes shall be made by the Agency to families and businesses displaced from Area (1) under the terms of Federal participation in the Project undertaking, and Section 106 (f) of Title 1 of the Housing Act of 1949, as amended, as well as rules and regulations of the U.S. Department of Housing and Urban Development. Such payments shall be consistent with amounts authorized by law.

4. Method of Financing

This Plan is to be financed under the provision of the Housing Act of 1949, as amended, and the Plan shall not become effective until approval in its entirety by the Department of Housing and Urban Development, and provided further that, during the term of any contract to finance the carrying out of this Plan executed by the Agency and the Department of Housing and Urban Development, any substantial modification shall be submitted to said Administrator for determination by him that such modification meets the terms and requirements of the contract for Federal Financial Assistance.

The estimated cost of carrying out this Urban Renewal Plan are as follows:

ELIGIBLE PROGRAM COSTS FOR COMPUTING FEDERAL AID

GROSS PROGRAM COST	-	\$4,757,199
LAND PROCEEDS	-	<u>\$- 108,235</u>
NET PROGRAM COST	-	\$4,648,964
FEDERAL PROGRAM CAPITAL GRANT	-	\$3,486,723
LOCAL SHARE	-	\$1,162,241
ADDITIONAL CITY COST	-	\$ 3,000 Real Estate Tax Payments

Provisions of Federal Grant

The estimated Federal Grant of \$3,486,723 will be provided under the terms and conditions of a Loan and Grant Contract between the Providence Redevelopment Agency and the Department of Housing and Urban Development which will provide either for direct borrowing from the Federal Government or the issuance of preliminary loan notes secured by the Federal Government in the amount necessary to pay project expenditures.

Provisions of Local Grant

The Local Grant of \$1,162,241 will be met by the donation of City owned property, and the supporting facility credit to be claimed for the construction of a sewerage outfall system totaling \$249,955 and a cash contribution of \$912,286.

Provisions of Additional City Costs

Additional City Costs of \$3,000 for real estate tax payments will be provided from funds to be set aside for this purpose.

G. Procedure for Changes in Approved Plan

The Providence City Council at its own discretion or upon recommendation of the Providence Redevelopment Agency may modify this plan at any time subject to Department of Housing and Urban Development concurrence. The City Council may at its discretion hold a public hearing on such proposed modification, provided that if the Plan is modified after lease or sale by the Providence Redevelopment Agency of real property in the project area such modification shall be subject to such rights of law and in equity as the lessee or purchaser or his successor or successors in interest may be entitled to assert.

EXHIBIT A

LEGAL DESCRIPTION OF THE BOUNDARIES OF NDP URBAN RENEWAL AREA (1)

Beginning at the most westerly corner of the area herein described at the intersection of the centerline of Wood Street and the easterly taking line of the Dennis J. Roberts Expressway;

Thence, running generally northerly along said easterly taking line of the Dennis J. Roberts Expressway to its intersection with the easterly taking line of the proposed Route 6 connector;

Thence, running generally northeasterly along said easterly taking line of the proposed Route 6 connector to its intersection with the southerly extension of the westerly lot line of Lot 87, Assessor's Plat 33;

Thence, turning and running northerly along said extension of the westerly lot line of Lot 87, Assessor's Plat 33, and continuing northerly along the westerly lot line of Lot 87, Assessor's Plat 33 to its intersection with the easterly taking line of the Proposed Route 6 connector;

Thence, turning and running westerly and northeasterly along said proposed Route 6 connector to its intersection with the centerline of Atwells Avenue;

Thence, running easterly along said centerline of Atwells Avenue to its intersection with the centerline of Knight Street;

Thence, running southeasterly along said centerline of Knight Street to the intersection with the centerline of Westminster Street;

Thence, turning and running westerly along said centerline of Westminster Street to its intersection with the centerline of Bridgham Street;

Thence, turning and running southerly along said centerline of Bridgham Street to its intersection with the centerline of Cranston Street;

Thence, turning and running southwesterly along said centerline of Cranston Street to its intersection with the centerline of Messer Street;

Thence, turning and running northwesterly and northerly along said centerline of Messer Street to its intersection with the centerline of Wood Street;

Thence, turning and running westerly along said centerline of Wood Street to the point and place of beginning.

EXHIBIT B

PERFORMANCE STANDARDS FOR THE REGULATION OF INDUSTRIAL PROCESSES

Noise shall be measured at any property line. At the specified points of measurement the sound-pressure level of noise radiated continuously from a facility at night time shall not exceed the values given in Table I in any octave band of frequency. The sound-pressure level shall be measured with a Sound Level Meter and an Octave Band Analyzer that conform to specifications published by the American Standards Association. (American Standard Sound Level Meters for Measurement of Noise and Other Sounds, Z 24.3-1944, American Standard Specification for an Octave-Band Filter Set for the analysis of Noise and Other Sounds, Z 24.10-1953, American Standards Association, Inc., New York, New York, shall be used).

TABLE 1

Maximum permissible sound-pressure levels at specific points of measurement for noise radiated continuously from a facility between the hours of 11 P.M. and 7 A.M.

Frequency Band: Cycles per second	Sound Pressure Level: Decibels ^a
20-75	69
75-100	54
150-300	47
300-600	41
600-1,200	37
1,200-2,400	34
2,400-4,800	31
4,800-10,000	28

^aAccording to the following formula

Sound Pressure Level
In Decibels

equals $10 \log P_1$

$\frac{P_1}{P_2}$

Where equals P_2 equals 0.0002 dynes/cm²

If the noise is not smooth and continuous and is not radiated between the hours of 11 P.M. and 7 A.M., one or more of the corrections in Table II below shall be added to or subtracted from each of the decibel levels given above in Table I.

TABLE II

Type of Operations or Character of Noise	Correction in Decibels
Daytime operation only	plus 5
Noise source operates less than 20% of any one-hour period	plus 5*
Noise source operated less than 5% of any one-hour period	plus 10*
Noise source operated less than 1% of any one-hour period	plus 15*
Noise of impulsive character (hammering, etc.)	minus 5
Noise of periodic character (hum, screech, etc.)	minus 5

*Apply one of these corrections only.

Vibration

1. Vibration shall be measured at any property line.

2. No vibration is permitted which is discernible to the human sense of feeling for three minutes or more duration in any one hour of the day between the hours of 7 A.M. and 7 P.M., or of 30 seconds or more duration in any one hour between the hours of 7 P.M. and 7 A.M. No vibration at any time shall produce an acceleration of more than 0.1g or shall result in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, U.S. Bureau of Mines Bulletin No. 442, "Seismic Effects of Quarry Blasting," on any structure. The methods and equations of said Bulletin No. 442 shall be used to compute all values for the enforcement of this regulation.

Smoke

Measurement shall be taken at the point of emission. The Ringelmann Smoke Chart published by the U.S. Bureau of Mines in August 1955 as Information Circular 7718 (Revision of I.C. 6888) shall be used for the measurement of smoke. Gray smoke not darker than No. 1 on said charts may be emitted, except that gray smoke not darker than No. 2 on said charts may be emitted for periods aggregating not longer than 4 minutes in any 30 minutes. These provisions shall apply also to smoke of a different color but of equivalent apparent opacity.

Liquid or Solid Wastes

1. Effluent from any plant which is discharged into the ground shall at all times comply with the following standards:

Maximum 5 day biochemical oxygen demand - 20 parts per million.

Maximum total solids - 5,000 parts per million

Maximum phenol - 0.01 parts per million.

2. No liquid or solid wastes treated or untreated shall be emptied into any stream, river, pond or other body of water.

3. A septic tank, tile field or other disposal place for any wastes shall be located at least 150 feet from the nearest point of any river, pond, swampy area, or any district boundary of a residential, agricultural, or commercial zone, or any drinking water supply.

4. No effluent shall contain any other acids, oils, dust, toxic metals, corrosive or other toxic substance in solution or suspension which would create odors, discolor, poison, or otherwise pollute any stream or water shed in any way.

5. Uncontaminated cooling water shall not be considered a waste product.

Odors

Odors shall be measured at any lot line. No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be offensive or that are a detriment to the property of others or that are a nuisance to any persons beyond lot lines of owner. Table III (Odor Thresholds) in Chapter 5, "Air Pollution Abatement Manual," copyright 1951 by Manufacturing Chemists Association, Inc., Washington, D.C. shall be used as a standard. In each case, the smallest value given shall be the maximum odor permitted.

Fly, Ash, Dust, Fumes, Vapors, Gases and other Forms of Air Pollution

Measurement shall be taken at the point of emission. No emission shall be permitted which can cause any damage to health, to animals or vegetation, or other forms of property, or which can cause any excessive soiling. In no event shall any emission be allowed of any solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air at any point. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to correct to a stack temperature of 500 degrees Fahrenheit and to correct to the assumption that 50% excess air is present at the time of measurement and should be deducted from the measured volume before computing the grains per cubic foot to compare with the standard.

Toxic Gases

Industrial uses shall emit no noxious toxic or corrosive fumes or gases in excess of maximum allowable concentrations listed in the following source:

"Table I, Industrial Hygiene Standards, Maximum Allowable Concentration," Chapter 5 of the Air Pollution Abatement Manual Manufacturing Chemists' Association, Washington, D.C., 1951

Where minimum allowable concentrations of toxic gases are lower than the odor threshold, then the company at its expense, must provide continuous checks at its property lines.

Heat and Glare

No industrial use shall carry on any operation that would produce heat or glare beyond the property line that will cause injury or discomfort to human beings, fish and wild life, or vegetation.

A copy of each reference work mentioned in these standards shall be kept on file in the office of the Department of Building Inspection of the City of Providence.

EXHIBIT C

MINIMUM PROPERTY STANDARDS FOR REHABILITATION

All properties in the Action Area, shall comply with the standards set forth in all applicable statutes, codes, and ordinances as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including but not limited to, the building, plumbing, heating, electrical, and housing codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition to compliance with local statutes, codes, and ordinances, all properties in the West Broadway Project (Neighborhood Development Program Area (1)) devoted in whole or in part to residential uses shall conform to the following standards:

OPEN SPACE

Every residential building shall have sufficient open space to permit convenient access for maintenance, fire protection, adequate light and ventilation of habitable rooms and reasonable indoor privacy.

SITE IMPROVEMENTS

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate paved walks, parking areas, driveways, exterior steps and landscaping.

Provide each living unit with space necessary for suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities; also, provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

Room sizes

The size of rooms shown in Table R4-1 shall be the minimum for the sub-dividing of existing spaces or for the construction of new rooms. Unremodeled existing rooms where considered or adequate size and arrangement for the intended function by the proper authority are acceptable.

TABLE R4-1

ROOM SIZES

Name of Space(1)	Minimum area (Sq. Ft.) (2)			Least Dimension (2)
	O-BR LU	1 & 2 BR LU	3 or more BR LU	
LR	NA	140	150	10'-0"
DR	NA	80	100	7'-8"
K	NA	50	60	5'-4"
K'ette	20	25	40	3'-6"
BR (Double)	NA	110	110	8'-8"
BR (Single)	NA	70	70	7'-0"
LR-DA	NA	180	200	(3)
LR-DA-K	NA	220	250	(3)
LR-DA-SL	220	NA	NA	(3)
LR-SL	190	NA	NA	(3)
K-DA	80	80	110	(3)
K'ette-DA	60	60	90	(3)

NOTES

(1) Abbreviations:

LU - Living Unit
 LR - Living Room
 DR - Dining Room
 DA - Dining Area
 K - Kitchen

K'ette - Kitchenette
 BR - Bedroom
 SL - Sleeping Area
 NA - Not Applicable
 O-BR - No separate Bedroom

(2) Variations to these areas and dimensions may be permitted when existing partitions preclude precise compliance, and the available area or dimensions do not hinder furniture placement and the normal use of the space.

(3) The least dimension of each room function applies, except for the overlap or double use of space and combination rooms.

Privacy and Arrangement

A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms.

Access to all parts of a living unit shall be possible without passing through a public hall.

A bathroom shall not be used as a passageway to a habitable room, hall, basement or to the exterior.

Bath Facilities

Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90 degree door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars.

Space for Laundry Facilities

Adequate space shall be provided for laundry equipment within each living unit, off of a public corridor, or in a basement or other suitable public space for the use of all occupants of a building. Where nearby public commercial laundries are available, consideration may be given as to the extent residents of the project can be expected to use them in determining laundry space needs.

Closets and General Storage

Clothes closet space shall be provided within bedrooms or conveniently located nearby. In addition, each living unit shall have a suitable space within the unit or a locked space elsewhere within the building for general storage.

DOORS AND ACCESS OPENINGS

Provide openings adequate in size to admit furniture and equipment to all spaces and to permit inspection for repair and maintenance.

Interior Doors

Provide a door for each opening to a bedroom, bathroom or toilet compartment, with a locking device on bath and toilet compartment doors.

INTERIOR FIRE PROTECTION

Firewall, Party or Lot Line Wall

Firewall, Party or Lot Line Walls shall be continuous from foundation to the underside of, or through, the roof, with openings in firewalls only in corridors and where properly protected with appropriate automatic fire doors. There shall be no openings in party or lot line walls. All such walls shall effectively prevent the passage of fire at every floor-ceiling intersection with the wall.

INTERIOR FIRE PROTECTION-MATERIALS

Interior finish materials of walls, partitions (either fixed or moveable), ceilings, and other decorative treatment, and interior trim materials shall be appropriate to the location and conditions of service and not aid the surface flame spread, nor in burning give off excessive amounts of smoke or objectionable gases.

Exterior stairs and landings shall be of non-combustible materials except on buildings 3 stories or less in height.

New roof coverings on buildings of fire resistive, non-combustible and exterior protected construction having more than two living units shall provide a fire resistance equivalent to a Class A or Class B roof according to U.L. classification, except that where the roof area of property is less than 3000 sq. ft. and is well separated from adjacent properties the roof covering may be Class C.

FIRE PROTECTION EQUIPMENT

Fire Alarm System

Buildings more than 3 stories in height, except those with fire resistive and protected non-combustible construction, having twelve or more living units per floor shall be equipped with either an automatic fire detection or manually operated fire alarm system.

Buildings of fire resistive construction seven or more stories in height having fifteen or more living units per floor shall be equipped with an automatic fire detection system.

Fire alarm system, where required, shall be installed in accordance with the appropriate National Fire Protection Association Standard Nos. 71, 72a, b or c.

Sprinkler System

An automatic sprinkler system where used shall be of a standard approved type, and installed to provide coverage of all portions of the building designated for protection. The installation shall conform to NFPA No. 13 "Standards for the Installation of Sprinkler Systems."

PARTITIONS, COLUMNS AND POSTS

Partitions and other vertical supports which are to be continued in use shall be free of excessive splits, lean, buckling, or other defects.

FLOOR CONSTRUCTION

General

All floor construction shall provide safe and adequate support for all existing or probable loads and shall be reasonably free of objectionable vibration. A suitable surface for finish flooring shall exist or be provided.

BASEMENT OR CELLAR FLOORS

The floor of all basement or cellar furnace rooms, or basements containing habitable space, shall be paved in an acceptable manner, except under the following condition. Where the basement or cellar has existing wood floor construction and it is in a structurally sound condition it may remain.

WINDOWS, DOORS AND OTHER-OPENINGS

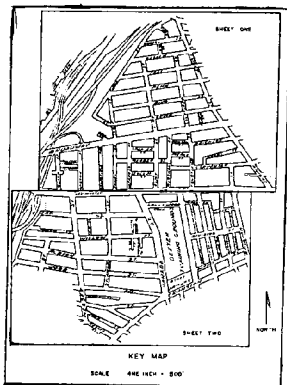
Defective glass or locking mechanisms shall be replaced or corrected.

GENERAL

All mechanical equipment shall be installed so that maintenance and replacement can be performed without the removal of other equipment.

Prohibited Locations

No gas or oil fired water heater shall be located in a bedroom, bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

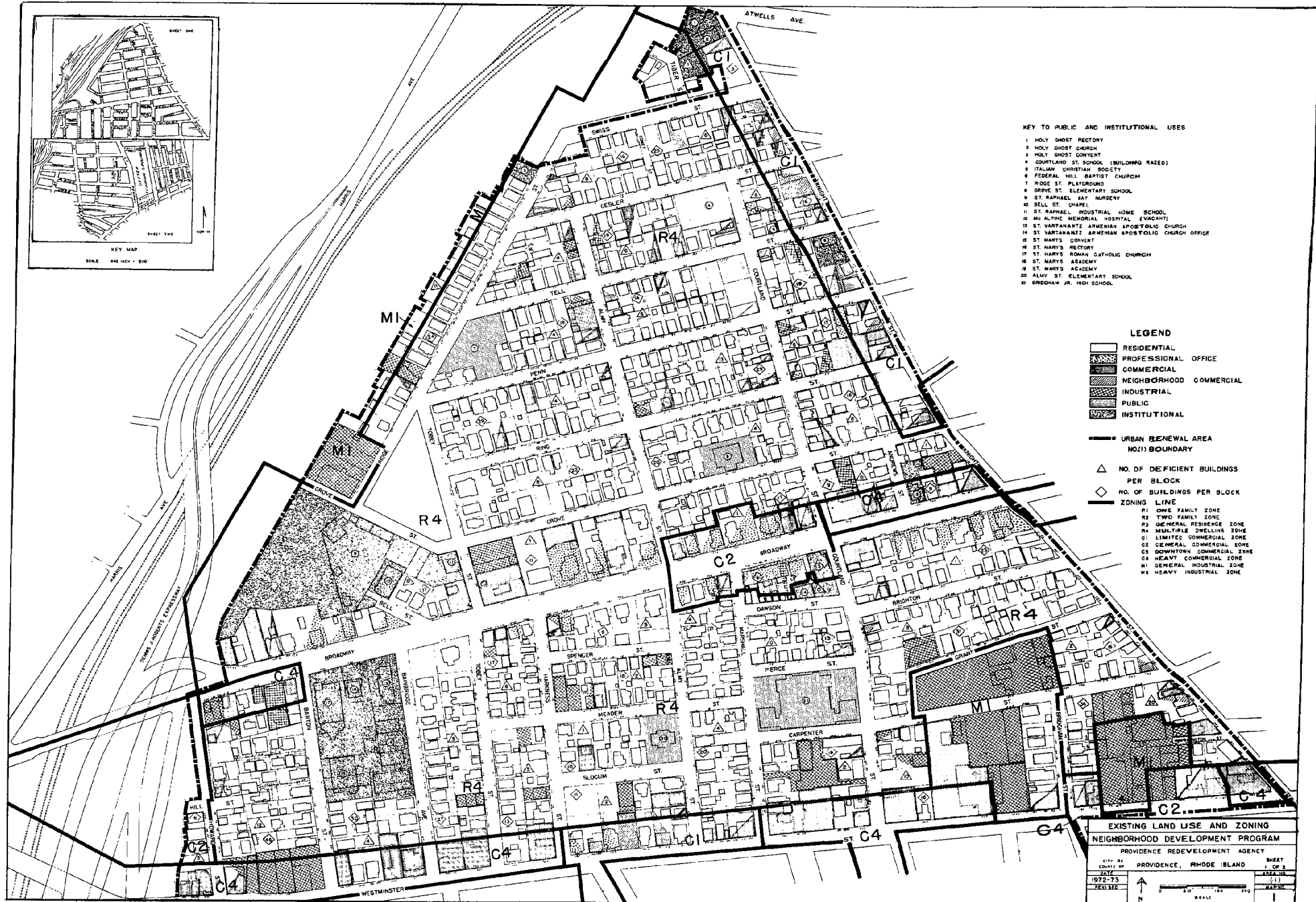


KEY TO PUBLIC AND INSTITUTIONAL USES

- 1 HOLY GHOST RECTORY
- 2 HOLY GHOST CHURCH
- 3 HOLY GHOST CONVENT
- 4 DOWNTOWN ST. SCHOOL (BUILDING RAZED)
- 5 ITALIAN CHRISTIAN SOCIETY
- 6 FEDERAL HILL BAPTIST CHURCH
- 7 RIDGE ST. PLAYGROUND
- 8 GROVE ST. ELEMENTARY SCHOOL
- 9 ST. RAPHAEL BAY NURSERY
- 10 BELL ST. CHURCH
- 11 ST. RAPHAEL INDUSTRIAL HOME SCHOOL
- 12 ME ALTHEA MEMORIAL HOSPITAL (EVACUATED)
- 13 ST. VARTANIANZ ARMENIAN APOSTOLIC CHURCH
- 14 ST. VARTANIANZ ARMENIAN APOSTOLIC CHURCH OFFICE
- 15 ST. MART'S CONVENT
- 16 ST. MART'S RECTORY
- 17 ST. MART'S ROMAN CATHOLIC CHURCH
- 18 ST. MART'S ACADEMY
- 19 ST. MART'S ACADEMY
- 20 ALMY ST. ELEMENTARY SCHOOL
- 21 BRIDGEMAN JR. HIGH SCHOOL

LEGEND

- RESIDENTIAL
 - PROFESSIONAL OFFICE
 - COMMERCIAL
 - NEIGHBORHOOD COMMERCIAL
 - INDUSTRIAL
 - PUBLIC
 - INSTITUTIONAL
- URBAN RENEWAL AREA
— NO. 11 BOUNDARY
- △ NO. OF DEFICIENT BUILDINGS
PER BLOCK
- ◇ NO. OF BUILDINGS PER BLOCK
- ZONING LINE
- R1 ONE FAMILY ZONE
 - R2 TWO FAMILY ZONE
 - R3 GENERAL RESIDENCE ZONE
 - R4 MULTIPLE DWELLINGS ZONE
 - C1 LIMITED COMMERCIAL ZONE
 - C2 GENERAL COMMERCIAL ZONE
 - C3 DOWNTOWN COMMERCIAL ZONE
 - C4 HEAVY COMMERCIAL ZONE
 - M1 GENERAL INDUSTRIAL ZONE
 - M2 HEAVY INDUSTRIAL ZONE



EXISTING LAND USE AND ZONING NEIGHBORHOOD DEVELOPMENT PROGRAM

PROVIDENCE REDEVELOPMENT AGENCY
PROVIDENCE, RHODE ISLAND

DATE: 1972-73
REVISOR: [Name]

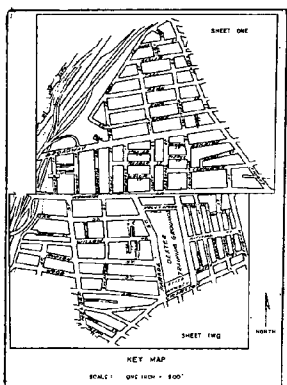
SHEET 1 OF 2
AREA: [Area]

SCALE: 1" = 100'

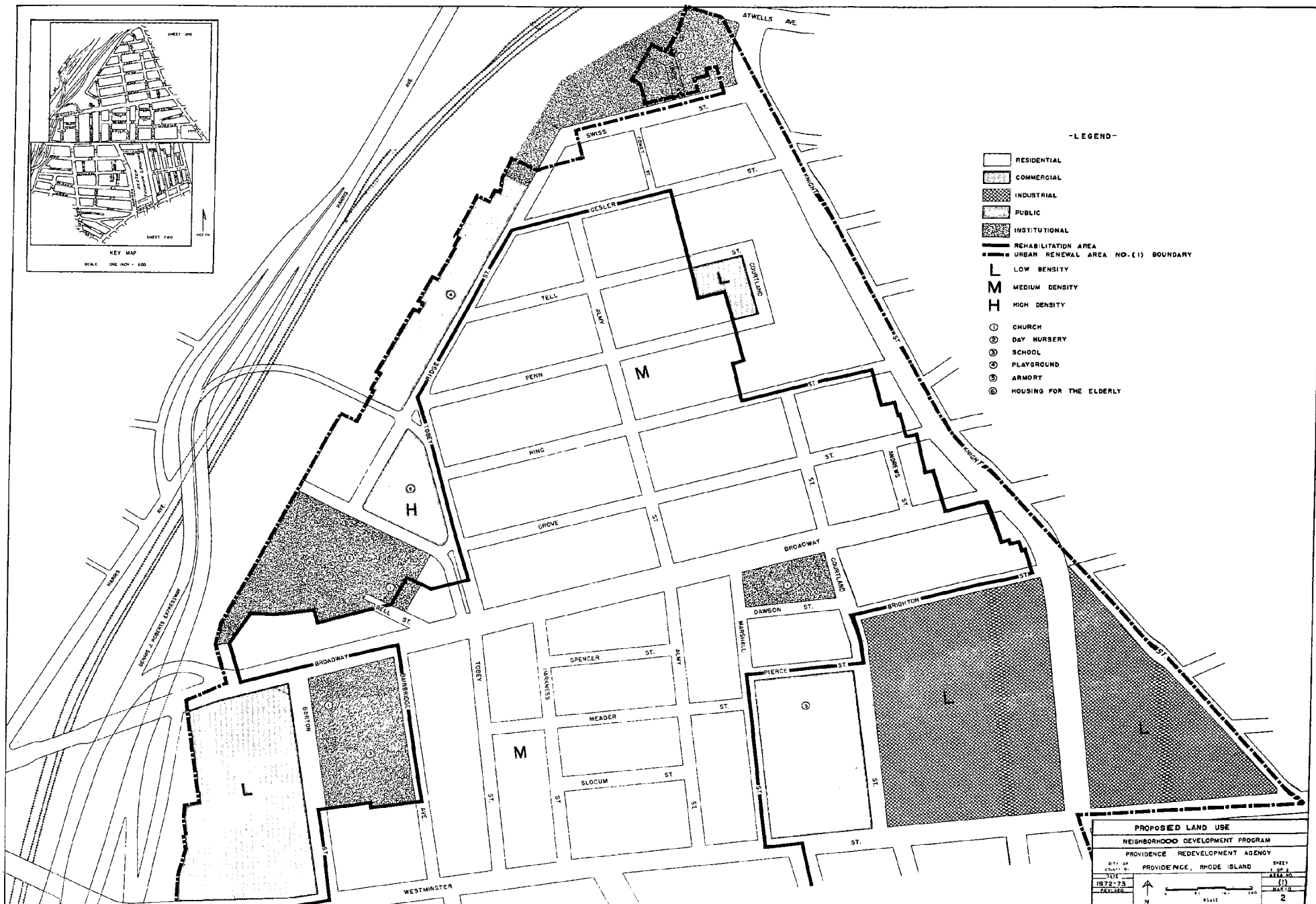
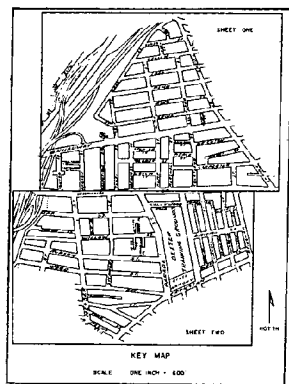


- LEGEND**
- RESIDENTIAL
 - PROFESSIONAL OFFICE
 - COMMERCIAL
 - NEIGHBORHOOD COMMERCIAL
 - INDUSTRIAL
 - PUBLIC
 - INSTITUTIONAL
 - URBAN RENEWAL AREA NO. 11 BOUNDARY
 - NO. OF DEFICIENT BUILDINGS PER BLOCK
 - NO. OF BUILDINGS PER BLOCK
 - ZONING LINE**
 - R1 ONE FAMILY ZONE
 - R2 TWO FAMILY ZONE
 - R3 GENERAL RESIDENCE ZONE
 - R4 MULTIPLE DWELLING ZONE
 - C1 LIMITED COMMERCIAL ZONE
 - C2 GENERAL COMMERCIAL ZONE
 - C3 CORNUCOPIA COMMERCIAL ZONE
 - C4 HEAVY COMMERCIAL ZONE
 - M1 GENERAL INDUSTRIAL ZONE
 - M2 HEAVY INDUSTRIAL ZONE

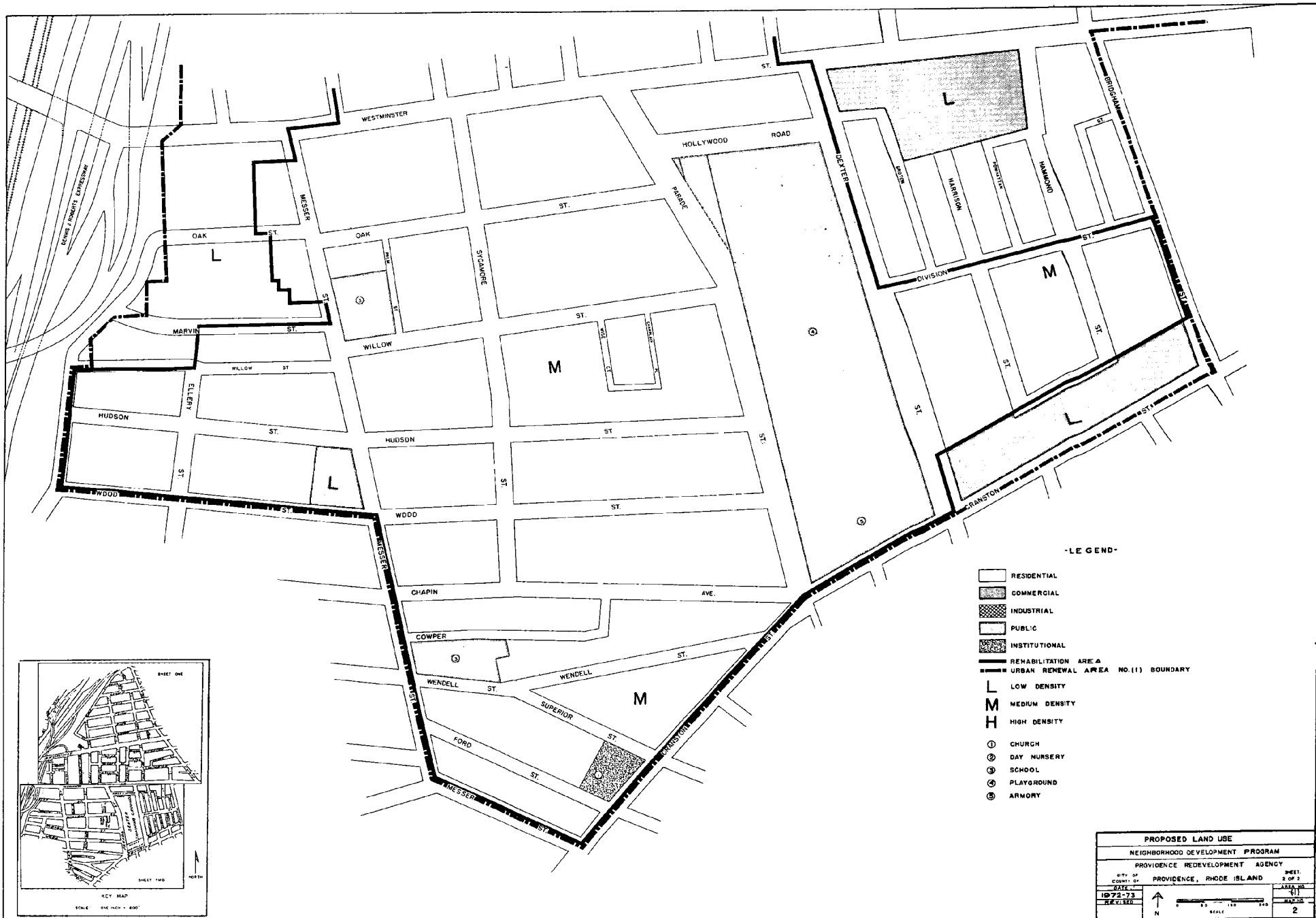
- KEY TO PUBLIC AND INSTITUTIONAL USES**
- 22 WILLOW ST. ELEMENTARY SCHOOL
 - 25 YENTER TRAINING GROUND
 - 24 ADVENT CHRISTIAN CHURCH
 - 23 ARMEANIAN EPISCOPAL EVANGELICAL OF PROVIDENCE
 - 21 RAMOND ST. ELEMENTARY SCHOOL
 - 27 R.C. NATIONAL GUARD HUNTRY
 - 26 ASA HERBER ELEMENTARY SCHOOL
 - 29 ROGER WILLIAMS BAPTIST CHURCH



EXISTING LAND USE AND ZONING			
NEIGHBORHOOD DEVELOPMENT PROGRAM			
PROVIDENCE REDEVELOPMENT AGENCY			
CITY OF	PROVIDENCE, RHODE ISLAND	SHEET	8 OF 8
COUNTY OF		DATE	1978-79
STATE		BY	(1)
1978-79		MAP NO.	
SCALE			

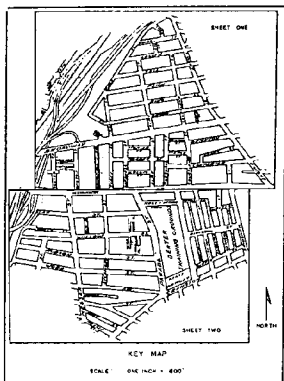


PROPOSED LAND USE			
NEIGHBORHOOD DEVELOPMENT PROGRAM			
PROVIDENCE REDEVELOPMENT AGENCY			
CITY OF	PROVIDENCE, RHODE ISLAND	SHEET	1 OF 2
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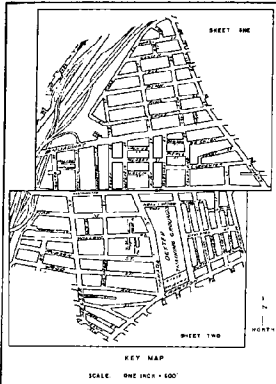


-LEGEND-

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC
- INSTITUTIONAL
- REHABILITATION AREA A
- URBAN RENEWAL AREA NO. (1) BOUNDARY
- L** LOW DENSITY
- M** MEDIUM DENSITY
- H** HIGH DENSITY
- ① CHURCH
- ② DAY NURSERY
- ③ SCHOOL
- ④ PLAYGROUND
- ⑤ ARMORY



PROPOSED LAND USE			
NEIGHBORHOOD DEVELOPMENT PROGRAM			
PROVIDENCE REDEVELOPMENT AGENCY			
CITY OF	COUNTY OF	PROVIDENCE, RHODE ISLAND	SHEET 8 OF 8
DATE 10-73	BY 10-73	AREA 10	HAZARD 2
REVISED		N	



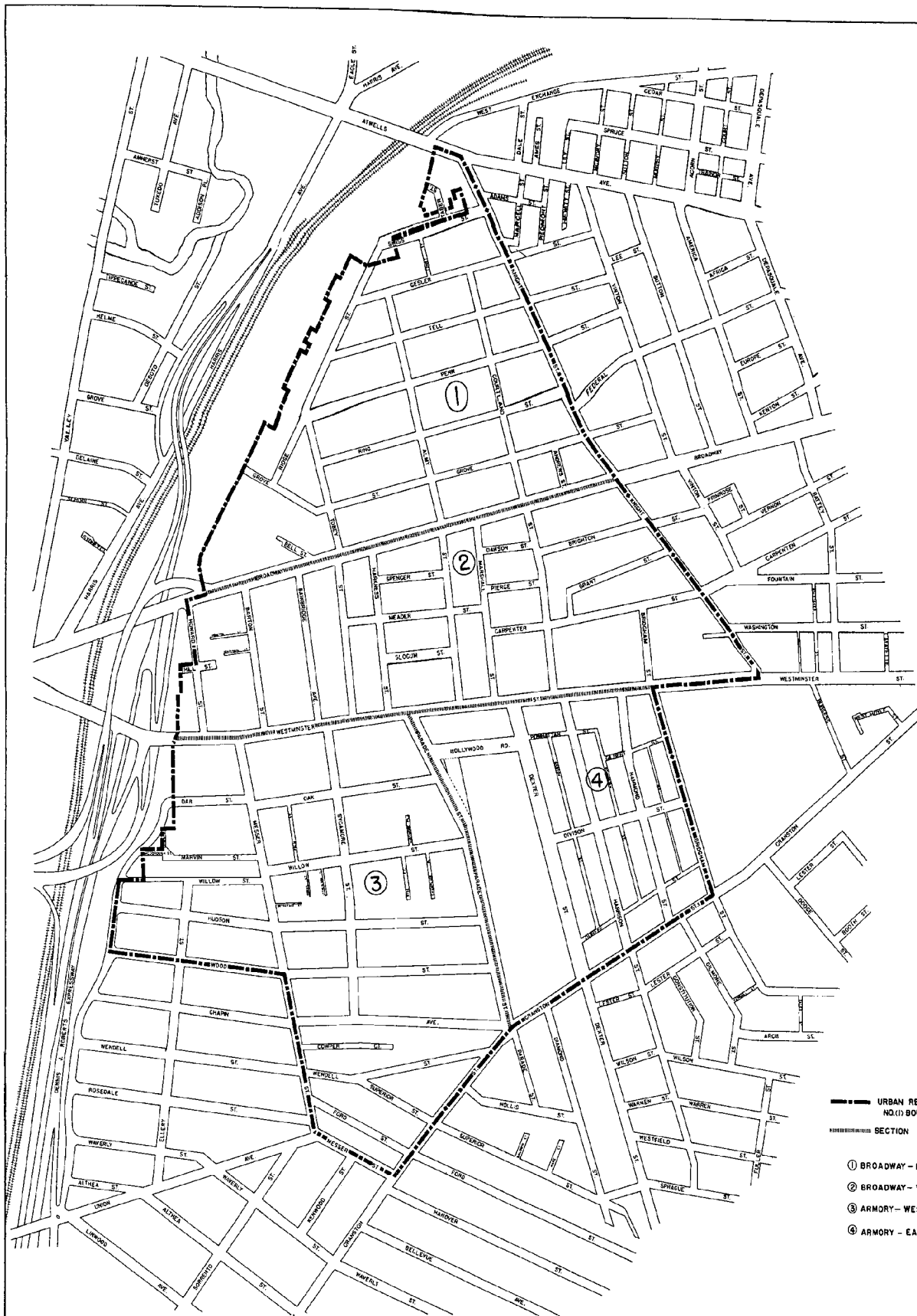
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 - PROPERTY NOT TO BE ACQUIRED
 - BUILDING ONLY TO BE ACQUIRED
 - PROPERTY NOT TO BE ACQUIRED - ORIGINALLY INDICATED TO BE ACQUIRED IN YEAR (2)
 - URBAN RENEWAL AREA NO. (1) BOUNDARY

PROPOSED ACQUISITION		SHEET	
NEIGHBORHOOD DEVELOPMENT PROGRAM		1 OF 8	
PROVIDENCE REDEVELOPMENT AGENCY		AREA NO.	
PROVIDENCE, RHODE ISLAND		(1)	
CITY OF	1972-73	DATE	3
REVISION		SCALE	



- "LEGEND"
- PROPERTY TO BE ACQUIRED
 - PROPERTY NOT TO BE ACQUIRED
 - BUILDING ONLY TO BE ACQUIRED
 - PROPERTY NOT TO BE ACQUIRED-ORIGINALLY INDICATED TO BE ACQUIRED IN YEAR (2)
 - URBAN RENEWAL AREA NO.(1) BOUNDARY
 - PROPERTY ORIGINALLY INDICATED TO BE ACQUIRED IN YEAR (3)

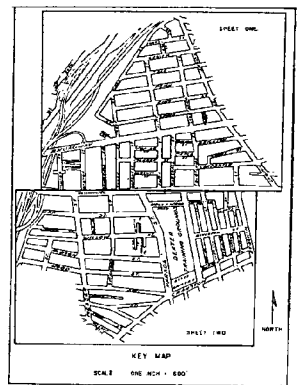
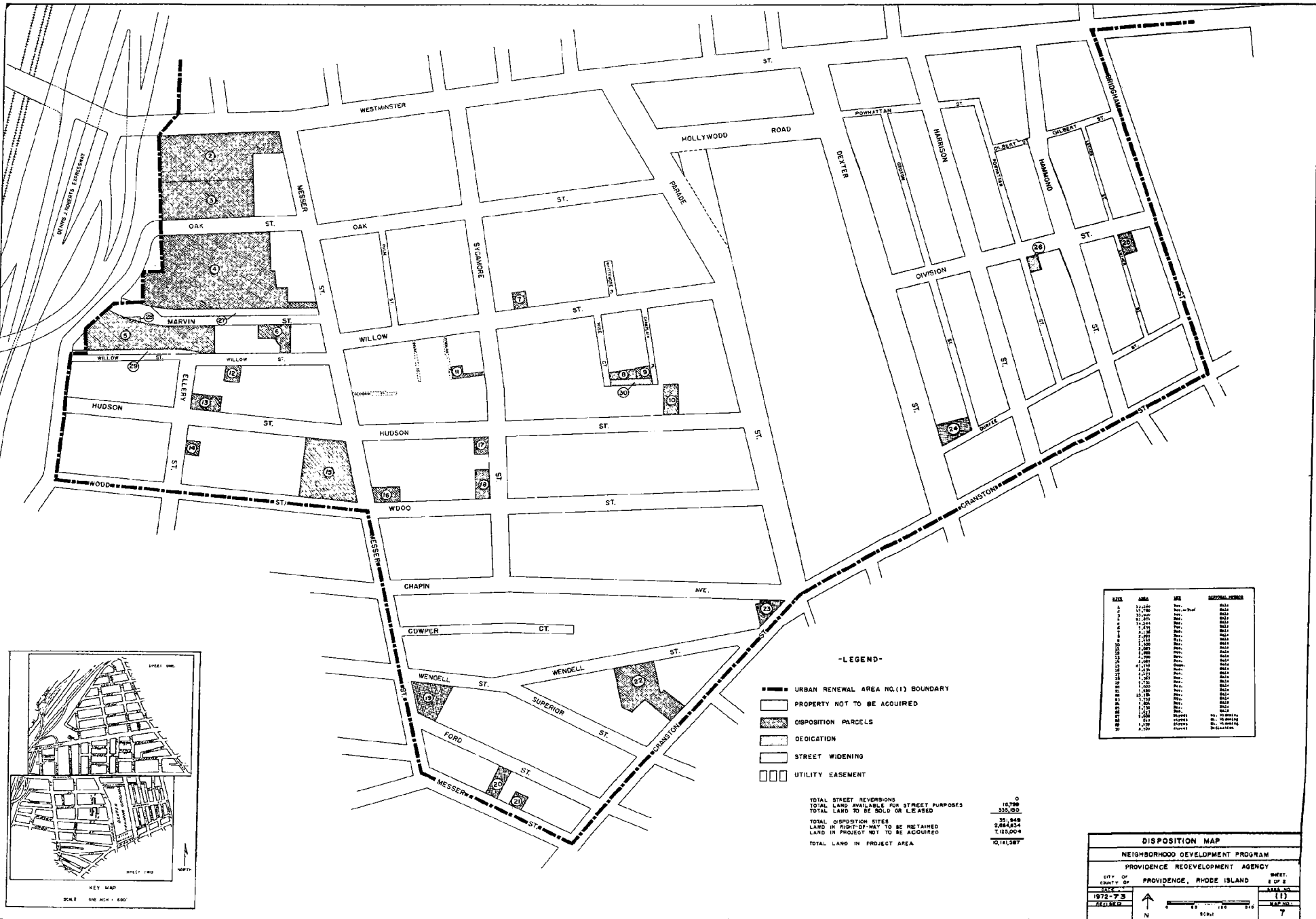
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PROVIDENCE REDEVELOPMENT AGENCY		
CITY OF PROVIDENCE	STATE OF RHODE ISLAND	SHEET 2 OF 3
DATE 1972-73	REVISION (1)	DATE 1973
		3



- - - - - URBAN RENEWAL AREA
 NO. (1) BOUNDARY
 - - - - - SECTION BOUNDARY

- ① BROADWAY - NORTH
- ② BROADWAY - WESTMINSTER
- ③ ARMORY - WEST
- ④ ARMORY - EAST

ACTION SECTIONS	
NEIGHBORHOOD DEVELOPMENT PROGRAM	
PROVIDENCE REDEVELOPMENT AGENCY	
CITY OF	PROVIDENCE, RHODE ISLAND
DATE	1972-73
1972-73	1973-74
1973-74	1974-75
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2197-98	2198-99
2198-99	2199-00
2199-00	2200-01
2200-01	2201-02
2201-02	2202-03
2202-03	2203-04
2203-04	2204-05
2204-05	2205-06
2205-06	2206-07
2206-07	2207-08
2207-08	2208-09
2208-09	2209-10
2209-10	2210-11
2210-11	2211-12
2211-12	2212-13
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2236-37	2237-38
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2238-39	2239-40
2239-40	2240-41
2240-41	2241-42
2241-42	2242-43
2242-43	2243-44
2243-44	2244-45
2244-45	2245-46
2245-46	2246-47
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2247-48	2248-49
2248-49	2249-50
2249-50	2250-51
2250-51	2251-52
2251-52	2252-53
2252-53	2253-54
2253-54	2254-55
2254-55	2255-56
2255-56	2256-57
2256-57	2257-58
2257-58	2258-59
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2260-61	2261-62
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2327-28	2328-29
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2329-30	2330-31
2330-31	2331-32
2331-32	2332-33
2332-33</	



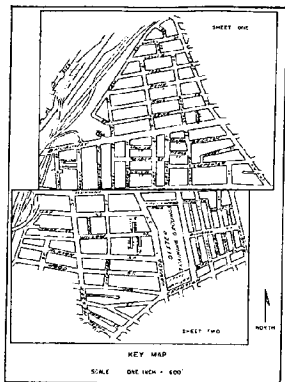
-LEGEND-

- URBAN RENEWAL AREA NO. (1) BOUNDARY
- PROPERTY NOT TO BE ACQUIRED
- DISPOSITION PARCELS
- DEDICATION
- STREET WIDENING
- UTILITY EASEMENT

TOTAL STREET REVERSIONS	0
TOTAL LAND AVAILABLE FOR STREET PURPOSES	16,798
TOTAL LAND TO BE SOLD OR LEASED	335,020
TOTAL DISPOSITION SITES	35,948
LAND IN FUTURE MAY TO BE RETAINED	2,046,214
LAND IN PROJECT NOT TO BE ACQUIRED	7,125,004
TOTAL LAND IN PROJECT AREA	10,141,587

DISP.	AREA	USE	REPRODUCTION
1	1.2	RES.	REPL.
2	1.2	RES.	REPL.
3	1.2	RES.	REPL.
4	1.2	RES.	REPL.
5	1.2	RES.	REPL.
6	1.2	RES.	REPL.
7	1.2	RES.	REPL.
8	1.2	RES.	REPL.
9	1.2	RES.	REPL.
10	1.2	RES.	REPL.
11	1.2	RES.	REPL.
12	1.2	RES.	REPL.
13	1.2	RES.	REPL.
14	1.2	RES.	REPL.
15	1.2	RES.	REPL.
16	1.2	RES.	REPL.
17	1.2	RES.	REPL.
18	1.2	RES.	REPL.
19	1.2	RES.	REPL.
20	1.2	RES.	REPL.
21	1.2	RES.	REPL.
22	1.2	RES.	REPL.
23	1.2	RES.	REPL.
24	1.2	RES.	REPL.
25	1.2	RES.	REPL.
26	1.2	RES.	REPL.
27	1.2	RES.	REPL.
28	1.2	RES.	REPL.
29	1.2	RES.	REPL.
30	1.2	RES.	REPL.
31	1.2	RES.	REPL.
32	1.2	RES.	REPL.
33	1.2	RES.	REPL.
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35	1.2	RES.	REPL.
36	1.2	RES.	REPL.
37	1.2	RES.	REPL.
38	1.2	RES.	REPL.
39	1.2	RES.	REPL.
40	1.2	RES.	REPL.
41	1.2	RES.	REPL.
42	1.2	RES.	REPL.
43	1.2	RES.	REPL.
44	1.2	RES.	REPL.
45	1.2	RES.	REPL.
46	1.2	RES.	REPL.
47	1.2	RES.	REPL.
48	1.2	RES.	REPL.
49	1.2	RES.	REPL.
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52	1.2	RES.	REPL.
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62	1.2	RES.	REPL.
63	1.2	RES.	REPL.
64	1.2	RES.	REPL.
65	1.2	RES.	REPL.
66	1.2	RES.	REPL.
67	1.2	RES.	REPL.
68	1.2	RES.	REPL.
69	1.2	RES.	REPL.
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74	1.2	RES.	REPL.
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89	1.2	RES.	REPL.
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91	1.2	RES.	REPL.
92	1.2	RES.	REPL.
93	1.2	RES.	REPL.
94	1.2	RES.	REPL.
95	1.2	RES.	REPL.
96	1.2	RES.	REPL.
97	1.2	RES.	REPL.
98	1.2	RES.	REPL.
99	1.2	RES.	REPL.
100	1.2	RES.	REPL.

DISPOSITION MAP			
NEIGHBORHOOD DEVELOPMENT PROGRAM			
PROVIDENCE REDEVELOPMENT AGENCY			
CITY OF	PROVIDENCE, RHODE ISLAND	SHEET	8 OF 8
DATE	1972-73	AREA NO.	(1)
SECTION	7	MAP NO.	7



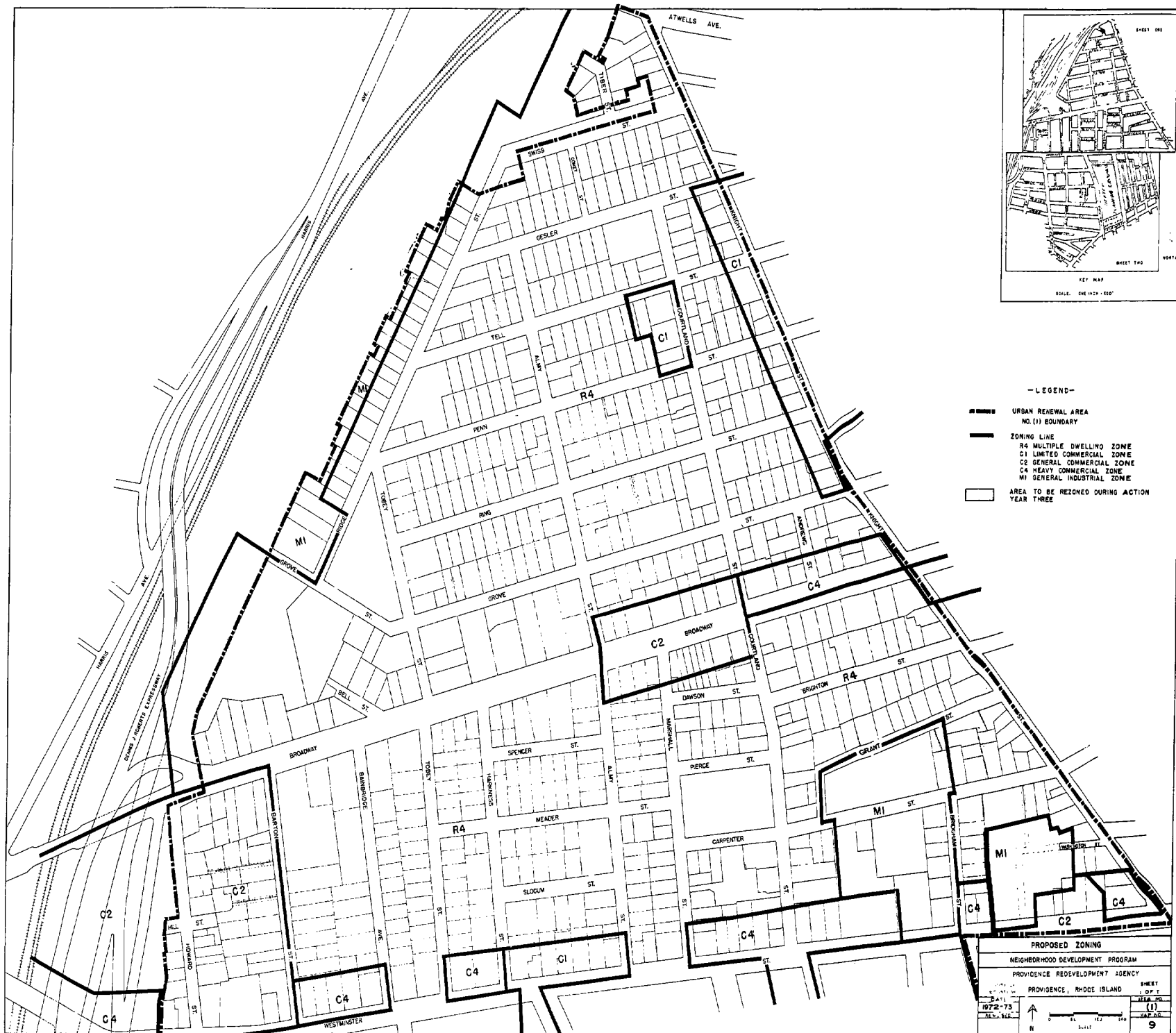
-LEGEND-

- URBAN RENEWAL AREA NO.(1) BOUNDARY
- PROPERTY NOT TO BE ACQUIRED
- ▨ DISPOSITION PARCELS
- DEDICATION
- STREET WIDENING
- UTILITY EASEMENT

TOTAL STREET REVERSIONS 0
 TOTAL LAND AVAILABLE FOR STREET PURPOSES 10,799
 TOTAL LAND TO BE SOLD OR LEASED 133,332
 TOTAL DISPOSITION SITES 351,949
 LAND IN RIGHT-OF-WAY TO BE RETAINED 2,048,004
 LAND IN PROJECT NOT TO BE ACQUIRED 1,235,004
 TOTAL LAND IN PROJECT AREA 10,141,587

LOT	AREA	USE	DISPOSITION
1	11,000	Res.	Acq.
2	11,100	Res.	Acq.
3	11,200	Res.	Acq.
4	11,300	Res.	Acq.
5	11,400	Res.	Acq.
6	11,500	Res.	Acq.
7	11,600	Res.	Acq.
8	11,700	Res.	Acq.
9	11,800	Res.	Acq.
10	11,900	Res.	Acq.
11	12,000	Res.	Acq.
12	12,100	Res.	Acq.
13	12,200	Res.	Acq.
14	12,300	Res.	Acq.
15	12,400	Res.	Acq.
16	12,500	Res.	Acq.
17	12,600	Res.	Acq.
18	12,700	Res.	Acq.
19	12,800	Res.	Acq.
20	12,900	Res.	Acq.
21	13,000	Res.	Acq.
22	13,100	Res.	Acq.
23	13,200	Res.	Acq.
24	13,300	Res.	Acq.
25	13,400	Res.	Acq.
26	13,500	Res.	Acq.
27	13,600	Res.	Acq.
28	13,700	Res.	Acq.
29	13,800	Res.	Acq.
30	13,900	Res.	Acq.
31	14,000	Res.	Acq.
32	14,100	Res.	Acq.
33	14,200	Res.	Acq.
34	14,300	Res.	Acq.
35	14,400	Res.	Acq.
36	14,500	Res.	Acq.
37	14,600	Res.	Acq.
38	14,700	Res.	Acq.
39	14,800	Res.	Acq.
40	14,900	Res.	Acq.
41	15,000	Res.	Acq.
42	15,100	Res.	Acq.
43	15,200	Res.	Acq.
44	15,300	Res.	Acq.
45	15,400	Res.	Acq.
46	15,500	Res.	Acq.
47	15,600	Res.	Acq.
48	15,700	Res.	Acq.
49	15,800	Res.	Acq.
50	15,900	Res.	Acq.
51	16,000	Res.	Acq.
52	16,100	Res.	Acq.
53	16,200	Res.	Acq.
54	16,300	Res.	Acq.
55	16,400	Res.	Acq.
56	16,500	Res.	Acq.
57	16,600	Res.	Acq.
58	16,700	Res.	Acq.
59	16,800	Res.	Acq.
60	16,900	Res.	Acq.
61	17,000	Res.	Acq.
62	17,100	Res.	Acq.
63	17,200	Res.	Acq.
64	17,300	Res.	Acq.
65	17,400	Res.	Acq.
66	17,500	Res.	Acq.
67	17,600	Res.	Acq.
68	17,700	Res.	Acq.
69	17,800	Res.	Acq.
70	17,900	Res.	Acq.
71	18,000	Res.	Acq.
72	18,100	Res.	Acq.
73	18,200	Res.	Acq.
74	18,300	Res.	Acq.
75	18,400	Res.	Acq.
76	18,500	Res.	Acq.
77	18,600	Res.	Acq.
78	18,700	Res.	Acq.
79	18,800	Res.	Acq.
80	18,900	Res.	Acq.
81	19,000	Res.	Acq.
82	19,100	Res.	Acq.
83	19,200	Res.	Acq.
84	19,300	Res.	Acq.
85	19,400	Res.	Acq.
86	19,500	Res.	Acq.
87	19,600	Res.	Acq.
88	19,700	Res.	Acq.
89	19,800	Res.	Acq.
90	19,900	Res.	Acq.
91	20,000	Res.	Acq.
92	20,100	Res.	Acq.
93	20,200	Res.	Acq.
94	20,300	Res.	Acq.
95	20,400	Res.	Acq.
96	20,500	Res.	Acq.
97	20,600	Res.	Acq.
98	20,700	Res.	Acq.
99	20,800	Res.	Acq.
100	20,900	Res.	Acq.

DISPOSITION MAP
 NEIGHBORHOOD DEVELOPMENT PROGRAM
 PROVIDENCE REDEVELOPMENT AGENCY
 PROVIDENCE, RHODE ISLAND
 1972-73
 SHEET 7





MAP NO. 10

SITE IMPROVEMENTS

SHEET 1 OF 2 NOT INCLUDED

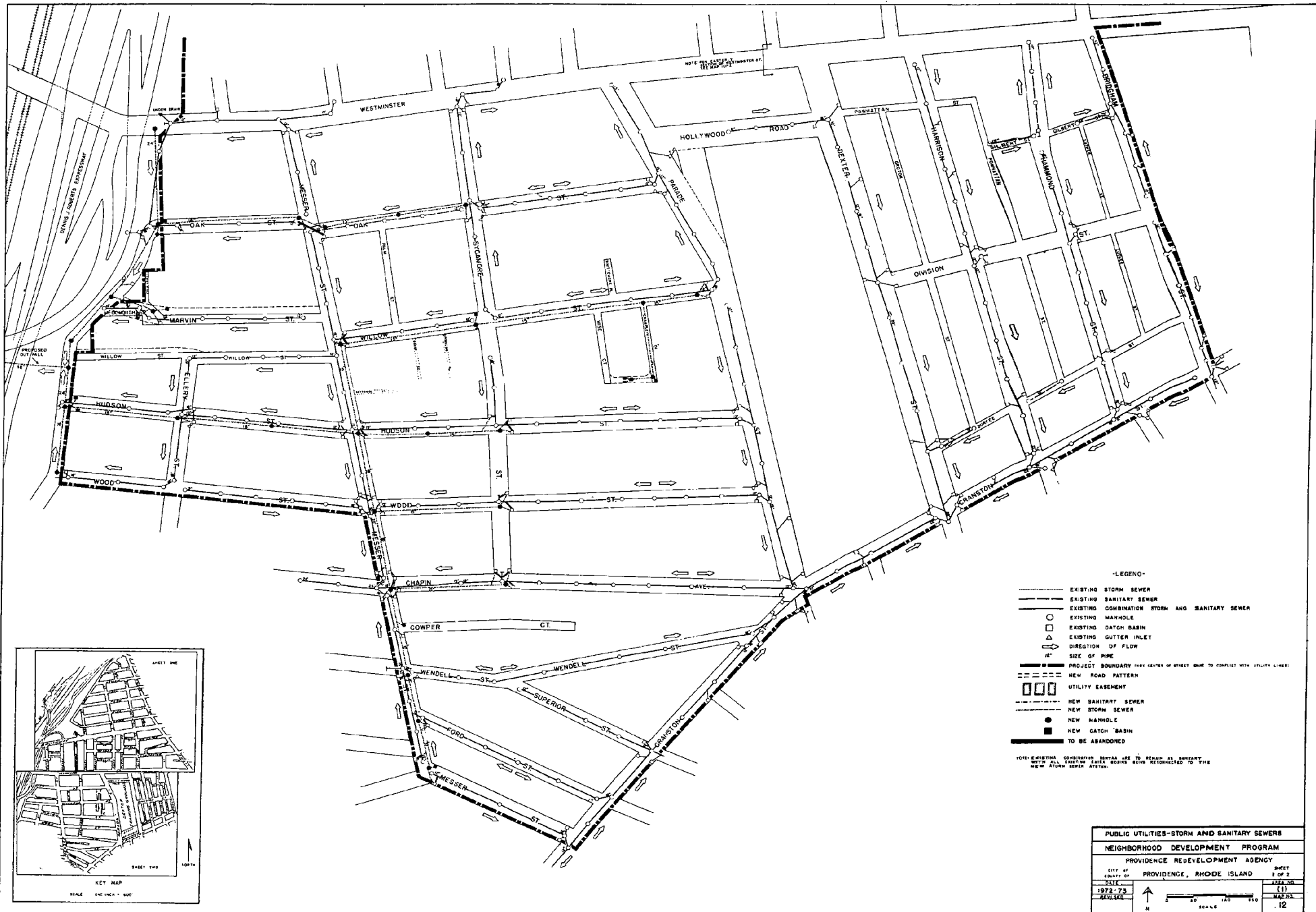
(NO ACTIVITIES PROPOSED FOR YEAR 3)

MAP NO. 12

STORM & SANITARY SEWERS

SHEET 1 OF 2 NOT INCLUDED

(NO ACTIVITIES PROPOSED FOR YEAR 3)

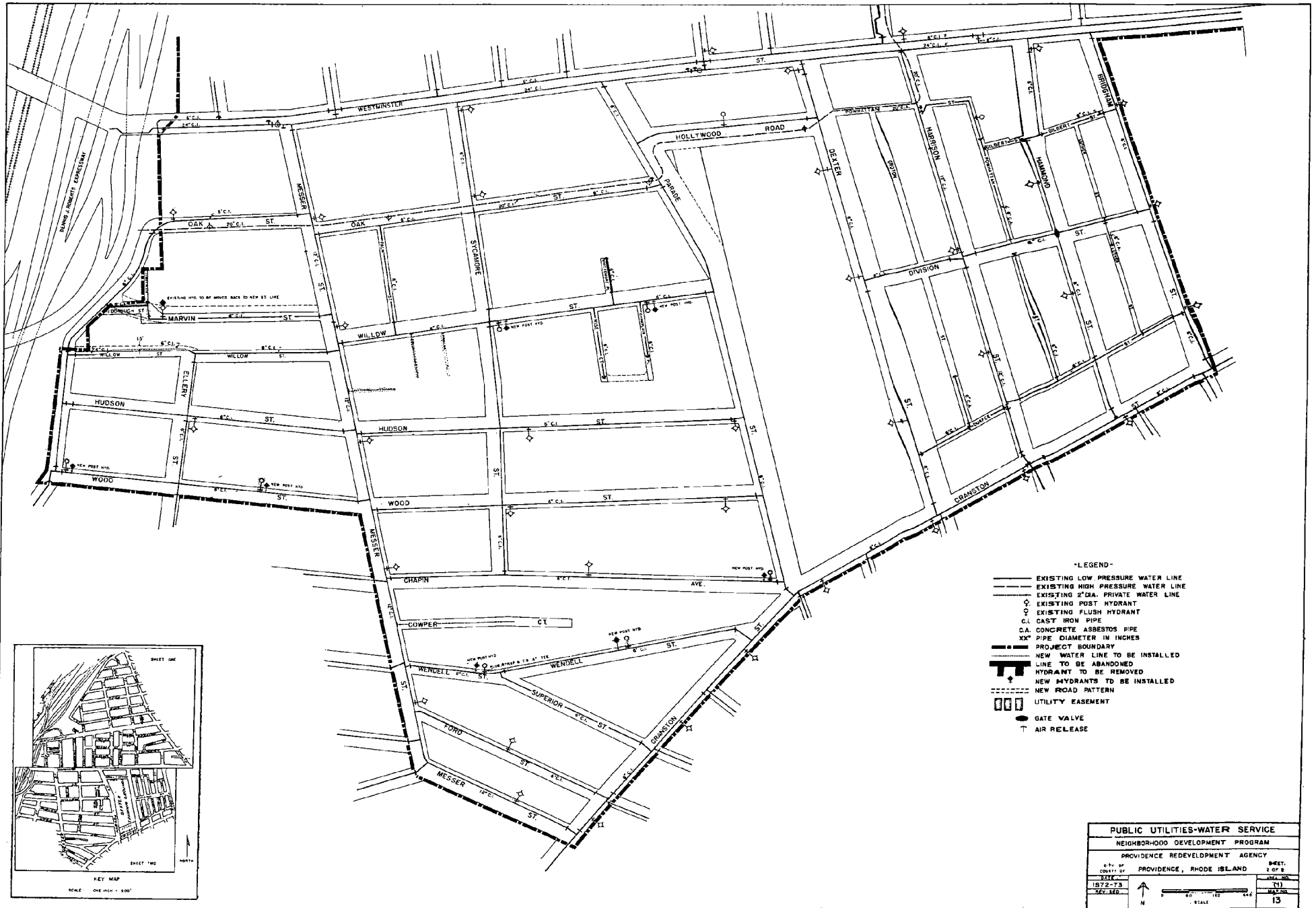


MAP NO. 13

WATER SERVICE

SHEET 1 OF 2 NOT INCLUDED

(NO ACTIVITIES PROPOSED FOR YEAR 3)

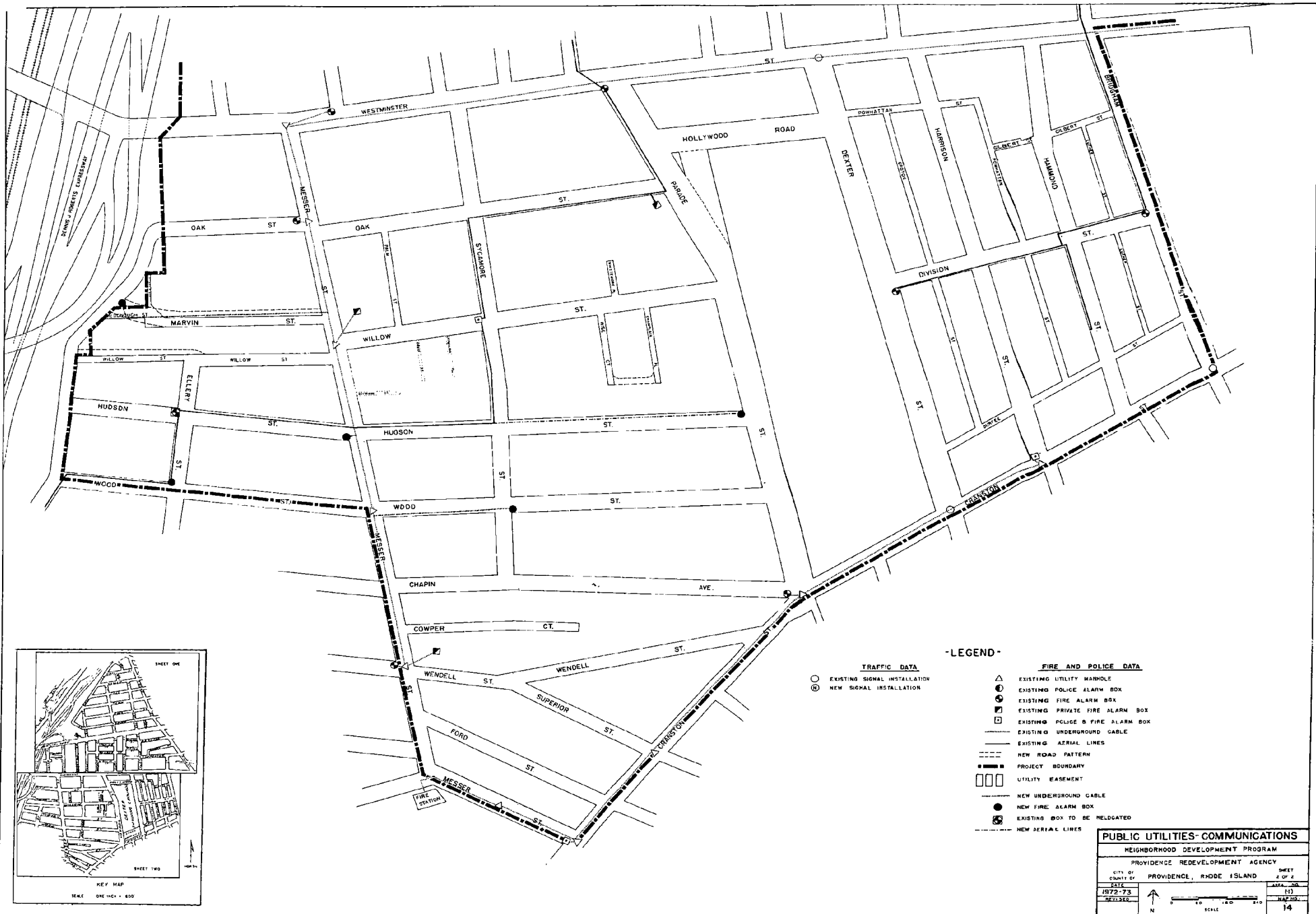


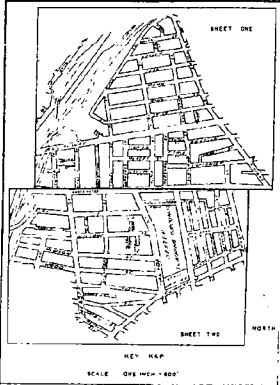
MAP NO. 14

COMMUNICATIONS

SHEET 1 OF 2 NOT INCLUDED

(NO ACTIVITIES PROPOSED FOR YEAR 3)





- LEGEND**
- URBAN RENEWAL AREA NO. (1) BOUNDARY
 - TOTAL REHABILITATION AREA
- PRIMARY REHABILITATION AREAS
- YEAR 1
 - YEAR 2
 - YEAR 3



REHABILITATION AREA MAP	
WEST BROADWAY PROJECT NO. R.I. R-20	
PROVIDENCE REDEVELOPMENT AGENCY	
PROVIDENCE, RHODE ISLAND	
DATE OF 1972-73	SHEET 1 OF 2
REVISED	MAP NO. 15



REMARKS BY

JOHN A. RYAN, CHIEF

DIVISION OF FAMILY RELOCATION

BEFORE THE

COMMITTEE ON URBAN DEVELOPMENT, .

RENEWAL AND PLANNING

OF THE

PROVIDENCE CITY COUNCIL

AT

PUBLIC HEARING FOR THE WEST BROADWAY URBAN RENEWAL PROJECT

ON

WEDNESDAY - JUNE 14, 1972

COUNCIL CHAMBERS, CITY HALL

My name is John Ryan and I live at 58 Edgewood Boulevard, Providence.
I am Chief of the Division of Family Relocation.

Mr. Chairman, Honorable Members of the Committee on Urban Development,
Renewal and Planning, Ladies and Gentlemen:

This public hearing offers an excellent opportunity to discuss the
aims and objectives of the Relocation Plan for Year 3 of the Neighborhood
Development Program.

Since its inception twenty three years ago, the Relocation Service
has assisted some 6,300 families and individuals displaced by government
action. During this time, we have developed a program which attempts to
treat the multiple problems of people facing displacement.

If I may, I would like to summarize briefly the services offered by
the Relocation Service. According to the most recent survey approximately
104 families and 33 individuals will be displaced.

Naturally, our basic concern is to assist displaced residents to
relocate into decent, safe and sanitary housing within their economic
means. This will be accomplished through a central listings program.
Trained social caseworkers are assigned to offer assistance to residents
in utilizing various social services which are available through private
and public agencies.

Increased relocation benefits under the Uniform Relocation Act of
1970 offer greater financial opportunity for displaced residents to
obtain decent housing.

Moving allowances have been increased from a maximum of \$200.00 to a possible maximum of \$500.00. Replacement Housing Payments for purposes of rental or purchase are now available to qualified residents up to a maximum of \$4,000.00. Also, qualified owner-occupants, who meet certain Federal regulations and who re-purchase, may be eligible for payments up to a maximum of \$15,000.00.

In taking on this serious task, it is our sincere desire to minimize hardship while accomplishing the successful relocation of all the families involved.

Therefore, Mr. Chairman, I am happy to present to you and your committee for your consideration, a copy of this statement.

STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS

PROVIDENCE, Sc

PROVIDENCE REDEVELOPMENT AGENCY

PUBLIC HEARING

re:

WEST BROADWAY URBAN
RENEWAL PROJECT

:
:
June 14, 1972
:
City Hall
:
Providence, R. I.
:
:

HEARD BEFORE THE
COMMITTEE ON URBAN DEVELOPMENT,
RENEWAL AND PLANNING
OF THE
PROVIDENCE CITY COUNCIL

Acting Chairman: Councilman Robert F. Lynch
Also Present: Councilman Lawrence E. Brown
Councilman Thomas W. Pearlman

For the Agency: Vincent Pallozzi, Director
Merrick A. Cook, Jr.
John A. Ryan

Vincent A. Walsh - Shorthand Reporter

COUNCILMAN LYNCH: Ladies and Gentlemen:

This is a hearing of the Committee on Urban Development, Renewal and Planning of the Providence City Council. The hearing being held is in reference to the West Broadway Project and it has been duly advertised in the local newspapers over the past few weeks.

For purposes of identification, I would like to introduce the members of the Committee. Our chairman, Councilman Joseph Prete, is recovering from throat surgery. He could not be with us tonight. I am Councilman Robert Lynch, vice-chairman of the Committee. I have been elected chairman for tonight.

The other people seated with me tonight are, on my right-hand side, Councilman Lawrence Brown and, on my left-hand side, Councilman Thomas Pearlman.

The format of the hearing will be such that the program and plans for the West Broadway Project in its Third Year will be presented by Mr. Vincent Pallozzi of the Department of Planning and Urban Development and the other members of the staff who are present.

At the conclusion of the presentation of the Department of Planning and Urban Development, the Committee will listen to remarks of any proponents of the

project. When they have had their say, the Committee will listen to any persons who are opposed to the project.

In view of the number of people that are seated here tonight and the possibility that we may have very many people who are interested in speaking, the Chair would request that each person limit their comments to a maximum of five minutes.

Mr. Pallozzi, will you begin with your presentation?

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

My name is Vincent Pallozzi. I am the Director of the Department of Planning and Urban Development for the City of Providence.

Before we hear the presentation of the West Broadway Plan for NDP Year Three, I would like to reacquaint you with the workings of the Neighborhood Development Program under which this plan was assembled. The basis of the NDP is the annual application for funds to carry out a yearly program. In other words, we plan ahead for one year in advance. We are funded by the Federal Government on a yearly basis. We must execute whatever activities we propose within the following year and there is no guarantee of

successive yearly funding.

Essentially, NDP is a continuous on-going process of both planning and execution. During the past year we have been carrying out the approved activities for this year and at the same time we have been planning new and expanded activities for the upcoming year.

During the past 12 months in the West Broadway Area we have successfully undertaken the rehabilitation of many basically sound homes and we have also moved to demolish a number of badly deteriorated structures. One purpose for this hearing tonight is to show where we plan to expand these activities during our Third Action Year.

In West Broadway we have an active, concerned Project Area Committee which has worked with our Planning Staff toward the common goal of a good Third Year Plan. We are here tonight seeking City Council approval of this Third Year Urban Renewal Plan.

Mr. Merrick A. Cook, Jr. will discuss the activities for Year Three in West Broadway. He will be followed by Mr. John A. Ryan, Chief of Family Relocation Services, who will discuss the relocation procedures and plans for Year Three in West Broadway.

Thank you very much.

I would like to present to you at this time Mr. Merrick A. Cook, Jr. who will explain the Year Three proposals for the West Broadway Area.

MR. MERRICK A. COOK, Jr.: My name is Merrick A. Cook. I am the Project Planner for the West Broadway Project Area.

Mr. Chairman, Members of the Committee, Ladies and Gentlemen: I would like to point out that the proposals you are about to see have been formulated through months of study with the planning staff in the West Broadway Planning Office and we have had many meetings with various interested citizens groups. The plans are in accordance with the overall plan for the West Broadway Project. Right here I have a map which is the overall land use for the project area.

First of all, let me explain that the map is in two sections. This is the upper portion of the project area and it is bounded by the Dennis J. Roberts Expressway, the Route 6 connector, Atwells Avenue and Knight Street, and down here in the south is Westminster Street.

Now, the colors that are on this map

indicate what the land use is proposed to be in the ultimate plan. The yellow indicates residential. The blue indicates commercial uses. The green indicates public and orange indicates institutional. This is the upper portion.

Now, on the lower portion of the project area the project boundary is on the easterly side Bridgham Street, Cranston Street, Messer Street, Wood Street and, again, the Dennis J. Roberts Expressway. The colors on this map are yellow for residential; green is public; blue is commercial.

As I stated before, this is our proposed land use. This is what we hope to see the land use when the project is complete.

This, again, is the same area in two sections. This is the upper portion of the area and this indicates exactly what we are going to do for your Year Three proposals or what we hope to do. This is strictly acquisition. Anything with a color indicates acquisition. The color indicates what the land use will be when the property is acquired, what we call land re-use. In this case the yellow is residential. This property being acquired in this area will be used for residential expansion of a site we already

acquired in our previous year's plan. Incidentally, our yearly activity allows us to implement and to achieve our goals as far as our total land use plan. This red area is expanded rehabilitation area which coupled with the area approved in Years One and Two just about cover most of the area, except the ones proposed for total clearance. In effect, the upper portion of the area is just about covered as far as rehabilitation goes with that exception.

This, again, is the lower portion of the project area. Again, I say the colors indicate the re-use of the land. The yellow is residential and, as you see, it is predominant all the way through the project area. What we are trying to do here is to use this land for the best use and the best use, we feel, is residential.

In this case, this particular area of Oak, Marvin and Messer Street, along the Route 6 connector here, we worked very closely there with the people in this area in determining the re-use of this land and we have a feeling this will be new housing based on some of the Federal programs available and this is one of the reasons we proposed the acquisition in this area because we did have a fairly good idea of what it would be used for.

This green area up here indicates this

will be used for either residential or professional use.

It means it would be in keeping with the overall land use of Westminster Street which encourages the use of residential and professional.

The orange area indicates land that will be re-used for street realignment and street reconstruction. In the case of Marvin Street, it will be realigned so it gives you a very smoother street than you have now. The same is true with Willow Street and in Champlain Place and Wise Court. This is the same. This land will be used for street re-use.

This blue indicates commercial use and this will be an area we have designated as a shopping area. It will be a fairly small area, hopefully to give room for the neighborhood uses that are being displaced, to consolidate themselves into a shopping area that would serve this particular section.

This area down here we have all residential re-use. Some vacant lots are being acquired. Other uses are being acquired and designated as residential re-use.

The red line is an expanded rehabilitation

area in coordination with what has already been approved in Year One and Two.

Very basically this is what we hope to do this year in the Year Three. These are the plans.

This chart I have here indicates what our activities are going to be for the year and what we hope to accomplish and what the estimated cost is. First of all, we have acquisition of 70 parcels of land. We anticipate relocation of 104 families, 33 individuals and 18 businesses. We propose to dispose of 30 parcels of land for re-use. We hope to rehabilitate 40 structures. The site improvements indicate we will be planting new trees and sidewalks and resurfacing of streets and so forth.

Incidentally, I want to go back and indicate the gross program cost will be \$4,757,199 and the land proceeds will be minus \$108,235 for a net program cost of \$4,648,964. Federal grants will be \$3,486,723 and the local share will be \$1,162,241, of which the cash outlay from the city will be \$912,000. Non-cash credits will be \$249,955.

I would like to go back to the other page and indicate where the site improvements are going to take place in Year Three. The site improvements will take

place in the Willow, Ellery, Hudson Street area down through this section, the Wood Street area and Champlain Place and Wise Court. Now, these streets will be resurfaced. There will be an addition of new trees and in the case of Marvin Street and Willow Street there will be a realignment and a resurfacing for better traffic flow.

That is about what we plan to do for Year Three.

That is my presentation. Thank you very much, Ladies and Gentlemen.

MR. JOHN RYAN: My name is John Ryan and I live at 53 Edgewood Boulevard, Providence. I am Chief of the Division of Family Relocation.

Mr. Chairman, Honorable Members of the Committee on Urban Development, Renewal and Planning, Ladies and Gentlemen:

This public hearing offers an excellent opportunity to discuss the aims and objectives of the Relocation Plan for Year Three of the Neighborhood Development Program.

Since its inception 23 years ago, the Relocation Service has assisted some 6,300 families and individuals displaced by government action. During this

time we have developed a program which attempts to treat the multiple problems of people facing displacement.

If I may, I would like to summarize briefly the services offered by the Relocation Service. According to the most recent survey, approximately 104 families and 33 individuals will be displaced.

Naturally, our basic concern is to assist displaced residents to relocate into decent, safe and sanitary housing within their economic means. This will be accomplished through a central listings program. Trained social case workers are assigned to offer assistance to residents in utilizing various social services which are available through private and public agencies.

Increased relocation benefits under the Uniform Relocation Act of 1970 offer greater financial opportunity for displaced residents to obtain decent housing.

Moving allowances have been increased from a maximum of two hundred dollars to a possible maximum of five hundred dollars. Replacement housing payments for purposes of rental or purchase are now available to qualified residents up to a maximum of four thousand dollars. Also, qualified owner-occupants, who meet certain Federal regulations

and who re-purchase, may be eligible for payments up to a maximum of fifteen thousand dollars.

In taking on this serious task, it is our sincere desire to minimize hardship while accomplishing the successful relocation of all the families involved.

Therefore, Mr. Chairman, I am happy to present to you and your committee for your consideration a copy of this statement.

COUNCILMAN LYNCH: Ladies and Gentlemen: that concludes the presentation of the Department of Planning and Urban Development. Before I ask for individual speakers, I request that anybody getting up here to speak limit their comments to remarks directly concerned with the Third Year Plan for the West Broadway Project. Again, I request anybody who wishes to speak if they would please limit their remarks to a maximum of five minutes.

Any persons who wish to speak in favor of the Third Year Plan for the West Broadway Project, would they please come forward at this time.

MRS. TINA REGAN, 60 Bainbridge Avenue, Providence: My name is Tina Regan and I live at 60 Bainbridge Avenue, Providence.

I am here tonight as acting chairman

of the Project Area Committee to advise my acceptance of the Year Three Plan as committed tonight. I would like to say at this time the Committee assisted Mr. Cook, senior planner, in every phase of the formulation of this plan with one objective in mind: to make it an urban renewal plan of the people.

COUNCILMAN LYNCH: Thank you very much.

MR. FRANK PETRUCCI, Assistant Zone Chairman, Zone 6, 106 Harrison Street, Providence.

Tonight I feel as if I reached a climax. I saw a dream of mine come true during the Second Year. Tonight I stand here watching another dream for the other people in the Third Year Plan become a reality. I want to re-emphasize tonight a lot of work went into the Third Year Plan. A lot of people put in a lot of time. The West Broadway Office held meetings with the people that are involved in this plan. They were completely involved in it and I strongly recommend that this Committee pass this plan. We did our job. We expect you to do yours. Thank you.

MR. ERNEST CORVESE: Mr. Chairman and

members of your Committee and Ladies and Gentlemen;

My name is Ernest Corvese. I live at 71 Sycamore Street, Providence, Rhode Island. I have lived in this city for 69 years and for 54 years at my present address.

Mr. Chairman, the West Broadway Project Area Committee for Urban Renewal, of which I am a member, were given a Year Three Plan for redevelopment last November and after many weeks of careful study on March 14, 1972, we -- the Committee -- voted to accept the plans as presented to us.

Now, Mr. Chairman, first, I want to say I hope that tonight will not be another reoccurrence of the May 2nd meeting. Because of illness I was not able to be present at that meeting and from what I read in the newspapers and what I heard I cannot but think of the horrible conclusion of that meeting.

Second, however, Mr. Chairman, I know that the issues of that meeting have been closed, but as a committee member and chairman of Zone 7, I think I have a right to express my opinion on the rulings of that meeting.

When I read in the papers that dedicated men like Mr. Pallozzi and Mr. D'Antuono, Mr. Cook and Mr. Tabaldi and many others connected with urban renewal that have

so many problems to deal with should be ground upon by some politically-minded hawks whose claws have been sharpened a little sharper when they read in the papers that His Honor, the Mayor, is in agreement with some of their views, to me these people, Mr. Chairman, who are opposed to everything constructive, can see only from day to day and nothing for the future. I am referring to the Broadway Insurgents Unit who call themselves the West Broadway Urban Renewal, Incorporated.

Mr. Chairman, in reference to the people who say that they are getting hurt --

COUNCILMAN PEARLMAN: Point of order.

Is this a proper discussion of the plan or is this a denunciation of certain persons?

MR. CORVESE: This is all part of the plan that took place. I wasn't here so I have a right --

COUNCILMAN LYNCH: Mr. Corvese, this has nothing to do with the Third Year Plan we are discussing. I requested at the start that people limit their remarks to the Third Year Phase of the plan. We intend to stick to that.

MR. CORVESE: Well, Mr. Chairman, I have proof right here that I am dealing with right here and that I am basing my story and my speech on --

COUNCILMAN LYNCH: Please limit your

remarks to the consideration of Phase Three of the plan of the Third Year planning for the West Broadway Project.

MR. CORVESE: But I want to state my opinion why there are so many people opposed to it.

COUNCILMAN PEARLMAN: I would like to point out, Mr. Chairman, if this new avenue is opened we will probably have a donnybrook here tonight because the other side will probably want to answer it and the discussion of the merits would be lost.

MR. CORVESE: Anybody that wants to debate with me I am willing.

COUNCILMAN LYNCH: We are sitting here tonight in consideration of the Third Year Plan for the West Broadway Project. Please limit your remarks to the Third Year Plan. That is all we are listening to tonight. We do not want to have any other comments.

MR. CORVESE: Then, Mr. Chairman, you do not want to hear the facts of these people that are criticizing the work of these people.

COUNCILMAN LYNCH: I am concerned solely with the Third Year Plan.

MR. CORVESE: That is in reference to this Third Year Plan. This is all in reference to this

here but you don't want to hear it.

COUNCILMAN LYNCH: You were talking about a meeting of May 2nd which has nothing to do with it.

MR. CORVESE: I wasn't able to be present. I have a right to express, as a zone chairman, what I think of it.

COUNCILMAN LYNCH: You had a right to express it at that time.

MR. CORVESE: I was in the hospital.

COUNCILMAN LYNCH: Unfortunately, you were sick. Tonight we are considering the Third Year Plan for the West Broadway Project and we would welcome your remarks concerning it.

MR. CORVESE: Well, it's too bad that I can't express myself and my opinion as to how I feel about these people that are opposing all these plans.

COUNCILMAN LYNCH: We are considering tonight Year Three.

MR. CORVESE: This is the place for me to express it before all these people.

COUNCILMAN LYNCH: You are out of order, Mr. Corvese.

MR. CORVESE: Okay, I am out of order.

I will go to the Journal.

COUNCILMAN LYNCH: Is there anybody else who wishes to speak in favor of the Third Year Plan?

HELEN BILLINGS, 155 Oak Street: As a member of the Project Area Committee and Assistant Zone Chairman of Zone 8, I endorse the Third Year Plans which pertain to Zone 8. We had meetings in my zone and with Mr. Cook, senior planner of the West Broadway Planning Office. I have lived on Oak Street for 35 years and have seen a nice neighborhood go down to the slums it is today. To me it is a blessing to the neighborhood and a chance for new housing on this block where the houses average 125 years old and at best are second-class. At first I was against urban renewal. I hated to see a change, even a change for the better, but as years went by and the neighborhood sunk lower because of slum landlords and older people who didn't have the means to take care of their property, I see in the Third Year Plan a chance for us to live decently. Some people, those without vision, vision for the future, say it is a change for the worse. What can be worse than houses that are so dilapidated that by any standards are fit only for demolition. Some are afraid of change because they fear for the relocation

of their families or that they won't receive assistance.

If there are any problems, rest assure that in Zone 8

I will do all in my power as Assistant Zone Chairman to solve all problems to the best of my ability, not only for landlords but mostly for people with families. After all, isn't urban renewal for the betterment of the people?

COUNCILMAN LYNCH: Thank you.

MR. GINO CONSTANTINO: My name is

Gino Constantino, 165 Wood Street, and I am Chairman of Zone 8 and have been for five years and quite a bit of people in the area are struggling right now to keep up their houses. I have been waiting five years for this three per cent deal and the grants for some of the people in the area who can't afford to pick up the cost of fixing their houses. The three per cent will be for people like me who could afford to fix their houses, take advantage of the three per cent instead of eight. Grants of \$3500 for elderly people who can't afford it, get their money and put it into their houses, don't have to pay anything back. I think it's a good shot in the arm for the area. If anybody is opposed to this, I think they got to have marbles in their head, truthfully, and I am glad that it is finally here and going to be passed.

Thank you.

MR. ANGELO GRANDE: I am Area Chairman for Area 3 and wholeheartedly approve of the way things have been working out with our group, with our committee. Like Mr. Corvese says, there's a lot of hard work that went into it. The area I have is showing signs of improvement. We have a small problem with a lot next door that has a lot of debris in it. Mr. Cook knows that particular parcel I am talking about. We have tried countless times to get it straightened out but it seems as though it just goes down the river. Nothing has ever been done. He also knows about the problem that I have with a common driveway, but I discussed that with him and maybe we can work something out in the future.

Like I said before, I wholeheartedly approve of the way things are working out. People have the great opportunity to go and get some dough and fix up their homes, you know. So keep up the good work.

MR. OWEN McMAHON: I live at 152 Oak Street and I don't like to see this Area 3 go through because all the houses that are supposed to have been torn down are still standing there. There's nothing going up and I don't think there's anything going up. We don't want to move out. We like it there. I have 11 children. Where am I going to go?

I am not going to no project. It is bad enough bringing them up in the neighborhood without bringing them up in the project and I am not moving out!

COUNCILMAN LYNCH: Excuse me. I take it you are not in favor of the plan.

MR. McMAHON: No, I am not in favor.

COUNCILMAN LYNCH: First of all, I would just like to state we would like to hear the people, first of all, who are in favor of it and then after we have concluded with them we will give everybody an opportunity to speak. Are there any other people who are in favor of the Third Year Plan?

LOUISE DeQUATTRO, 102 Ring Street:
I am opposed of Plan 3 as of now because I know everybody speaks for their area. I am on Zone 2.

COUNCILMAN LYNCH: Are you in favor of the plan?

LOUISE DeQUATTRO: No.

COUNCILMAN LYNCH: First the ones that are in favor.

LOUISE DeQUATTRO: I am sorry.

COUNCILMAN LYNCH: Councilman Lorenzo.

COUNCILMAN JERRY LORENZO: Ladies and

Gentlemen: My name is Jerry Lorenzo. I reside at 444 Broadway. I am not opposed to urban renewal. I am not opposed to Year Three. The thing that I want Mr. Pallozzi's staff to hear tonight is what I have got to say about Year 1 and Year 2; that I hope the same thing does not happen to Year 3. I was disheartened when I attended a meeting the other night and I had to go through Gesler, Tell and Almy Street to see the structures are still standing and I hope this does not happen in Plan 3.

COUNCILMAN LYNCH: Is there anybody else who wishes to speak in favor of the program?

MRS. LOUISE DUMONT, 150 Superior Street:
I am going to speak in favor and then I want to be half and half, I think, if that is acceptable. Okay?

As past Zone Chairman of Zone 10 we worked as a neighborhood committee with the neighbors in Zone 10 and I have to approve that these were the plans that were submitted through the Project Area Committee and most of them are in except a couple of houses on Wendell Street, but I do have to in all honesty think I did work on the Third Year Plan with the committee. I can in all honesty-- I don't know what the rest of the neighbors feel, but this was

the plan of the neighborhood and I have to, you know, say "yes." I can't oppose something that isn't in the plan.

Now, to the rest of the plan -- I can't speak for the other zones, but I think that the rehabilitation program in the future should be carried out to its fullest extent to make it possible for people to rehabilitate their homes, give more information to the people on the loans and the grants. More construction has to be started. I mean, this is a problem we are having now is new construction. Land prices, that is something also that we have to work on -- to get the land released and to make it as low as possible to intice people to come into the area and rebuild. This corporation, West Broadway Urban Renewal, Incorporated, we have put letters of intent into parcels and like any other parcels available we have brought to your attention and we will work with the people to see any problems they have we will work very closely with them. Really, all in all, in Zones 1, 2 and 3 they have many problems in those zones, the lower half of the map, of the project, and we have been very active in citizen participation and I think it shows on your map where there has been a lot of activity of citizens working together. This, I think, shows on your map.

In the future we will try and, in other words, grow stronger with neighborhood groups working together with us to get all the programs that urban renewal is supposed to be doing; in other words, see that the programs that are available to the citizens are carried out. I think that is all.

COUNCILMAN LYNCH: Thank you, Mrs. Dumont.

Didn't you speak before?

TINA REGAN: Yes, I did. If I don't have time to read this letter I would like to introduce it.

(Whereupon the following letter was read by Mrs. Regan and marked as Exhibit 1)

June 7, 1972

Councilman Joseph Prete, Chairman
Committee on Urban Redevelopment
Renewal and Planning
City Hall
Providence, Rhode Island

Dear Councilman Prete:

Speaking on behalf of the citizens of our area, the West Broadway Project Area Committee takes this opportunity to review and progress of Urban Renewal during the past two NDP Action Years and to voice its support for the proposed NDP Year Three activities.

Urban Renewal was approached on a cautious note for the first year of activity in the West Broadway Area and during

the second year the program became more ambitious. Changes for the better are already visible. Deteriorated structures that in many cases would have remained as hazardous eyesores for years have been acquired and torn down. Rehabilitation loans and grants enabling area residents to repair and revitalize their homes have increased and many residents, using their own resources, have responded to this general atmosphere by painting and repairing their properties. Vacant lots have been sold to adjoining owners and developed as expanded parking and residential yard space.

Having worked closely with Mr. Cook and the West Broadway Planning Staff in the formulation of the Year Three Plan, this Committee believes that the upcoming activities will be an even better, more vigorous step in the continuing effort toward revitalizing the West Broadway Area.

It is true that some people have become disenchanted with the progress of Urban Renewal in our area and have attempted through various means to alter our course. However, we also realize that our area is in need of constant attention to arrest the ever-spreading urban problems and that progress takes not only time but also a great deal of work and cooperation on the part of the citizens in the area.

It is with this in mind that the West Broadway Project Area Committee wishes to go on record as strongly supporting the proposed Third Year NDP Program for the West Broadway Area.

At a time when the NDP Program is gaining momentum and the progress is beginning to show, let us see to it that we give our total support for the future betterment of our area.

Yours truly,

Tina Regan, Acting Chairman
West Broadway Project Area Committee

COUNCILMAN LYNCH: No other proponents?

Any persons who are opposed to the Third Year Plan? No opponents to it? Thank you very much, Ladies and Gentlemen. That concludes --

WILLIAM J. PEOTROWSKI, ESQUIRE: My name is William Peotrowski, 82 Willow Street, and I am opposed to the basic setup of this plan. P-E-O-T-R-O-W-S-K-I.

I would like to start by saying that I am opposed to one of the basic requirements of this plan and that is the Project Area Committee and how they have been set up and functioned and I think that this is a valid argument on this plan because without the Project Area Committee and their

work on this plan you would not have to plan because it is required by HUD. We have been working -- I say "we," the other people who are associated with me. I am also associated with West Broadway Urban Renewal, Inc., W-E-B-U-R, Inc., a non-profit corporation in the area that is attempting to inform the residents of the rights, duties and eligibility and responsibilities under urban renewal plans and programs. We have been working with and talking with members of the Department of Housing and Urban Development both in Boston and Washington. We have met with them many times. We have told them what we find wrong with the program and what our suggestions would be. They have told us to draw up a list of complaints and a list of objectives that we think this committee should do. I would like at this time to take your time and read this into the record and also to leave a copy with you.

COUNCILMAN LYNCH: How time consuming is this going to be?

MR. PETROWSKI: I will just go over it quickly.

Our basic problem with this committee has been with the choosing of the members. The members are chosen by the planners and there is no citizen participation

as is required by the HUD Handbook and which in essence states that the project shall be established in cooperation with local residents and groups to participate in the detailed planning and use of activities within the area and that the citizens should have clear and direct access to decision making in all stages of the urban renewal process.

In order to achieve this our objective has been this: to make these meetings open to the public. Up until about January the meetings were closed in that when you went to the office where they were holding the meeting the doors were locked. You had to knock. If they wanted to let you in they would and if they didn't they told you this was an executive session and you did not get in. People in the area were not told when the meeting would be or when they could present proposals. The only way proposals came in were through members that we put on the Project Area Committee who were voted off for speaking out against certain things in the plans and going against the plans and going into other zones and informing the residents in the zones what is happening on the plans so the people will know what is going on. These people were summarily voted off without even following By-Laws which at the time were not in existence and which did not provide for the removal of members of the

Project Area Committee. They have gone through three sets of by-laws. They are on their fourth set which when I leave you a copy of this manifesto we had drawn up our by-laws and their by-laws are one and the same -- minor changes they made. You can see that the overall general by-laws conform with the ones we sent to Boston and Washington.

What we are requesting is neighborhood elections. We have already held a neighborhood election to form a Project Area Committee. We will, unless something is done about it, the present makeup of the committee, about public meetings, about access to plans, about an office for the Project Area Committee, access to the Project Area Committee by the people, we are prepared at this time to go to Court to hold up this plan on the basis that the Project Area Committee that set this plan up for the Third Year did not represent a fair cross section of the people of the area as required by the HUD Handbook.

This is the only thing we are asking for at this stage -- just elections, neighborhood elections to elect people to the Project Area Committee. We don't care whether the present members are re-elected, just so there will be elections so we can say, the people, that everybody is represented by somebody who has been chosen. We ask for public

meetings, meetings held in the public, in churches, in school auditoriums, so the people can come out and see what is planned for their area.

This plan was drawn up by the planners with the help of a Project Area Committee that did not relate to the people in the area and this plan does not necessarily represent the views of the majority of the people in the area.

Urban renewal requires or requests, whatever you want to say, that housing be provided. We are going into our Third Year Plan. We have never seen any proposals put forward on housing that is coming in. We see on the map certain areas set aside for housing and commercial, then a certain area set aside for business, but we don't see any plans. Let's see the builders come in and put proposals as to what is going in. All this is urban destruction and not providing for the people. The people who are in these houses are going to be displaced and there is no place for them to go, absolutely no place for them to go. Many of the people who are being displaced are elderly people and the only thing they are really eligible for is going to be a project like the one they are building up on Smith Street and another in the west end. It is our understanding they are choosing for the people to be eligible for this from a list

that dates back to 1966. What is going to happen to the people that are displaced the Second Year and the Third Year? They have no place to go.

Thank you very much.

MR. JOHN PERROTTA, 118 Ring Street,

Providence: I am not really opposed to urban renewal, especially the West Broadway Area. I would like to make it clear that the trouble is that the hearing is set up and you have people who are for and people who are opposed. It is hard to be, for me anyway, to be either way because I know very little about the plan. I think that is true of many of the people in this auditorium here tonight.

Many people who have been put on the opposing side simply don't know about the plan so they have to oppose it. We have very little information about what is going on. At the beginning of the session the planner got his pointer and indicated different areas. I did not have the vaguest idea of what is going on and I paid careful attention. I think that is true of many others.

COUNCILMAN LYNCH: Please refrain from the applause. I would just like to make one comment, Mr. Perrotta, and that is that the plans for the Third Year Program for the West Broadway Project have been available and

that was so advertised in the newspapers.

MR. PERROTTA: I realize this, Mr. Lynch.

I think you are aware of the fact that it is very difficult for people who are in many cases not very well educated to go through very complicated proposal programs a hundred pages long and it would be much better if we could have a public meeting so that the people in the neighborhood could have an opportunity to ask very specific questions. This never happened as far as I know and -- well, I see one of the planners shaking his head.

Let me point out a few things to you.

A couple of weeks ago we had a meeting at Holy Ghost Church. At that meeting there were approximately 40 to 50 people. Many of these people I knew. I knew many of the faces. I recognized hard-working people who paid their taxes in that neighborhood for years and years. We invited the planners to attend that meeting to answer some questions. Not one planner showed up, not one. Can you explain that? And you want us to read a proposal?

A few days ago, Mr. Lynch, Mr. Chairman, we had another meeting. This time we had about 70 people, hard-working people, not radicals, not people out to get something for themselves. Again, the planners were made

aware of this meeting. Not one showed up. You want us to read a proposal? I think that is absurd. I really do. I think they have shown no sort of consideration for the needs of the neighborhood. They haven't made themselves available in a realistic way. They have used this Project Area Committee which aren't representative of the area. I didn't have the slightest idea of who was on the committee until tonight. I read the paper. I asked questions. I didn't have the vaguest idea who was on the committee. So what is happening in West Broadway? We have a group of planners planning by themselves, Mr. Chairman, without any sort of communication with the neighborhood. The people don't know what is available to them. They don't know what their alternatives are. They really can't approve a plan like this. It is impossible. I couldn't do it, not realistically. We never know what happened in the past. Have we had a report as to what happened in the Second Year, no. Not one thing has appeared telling us what happened, how many houses have been rehabilitated, how much money is left to rehabilitate houses, how much grant money is available for people who can't afford to use their own money to rehabilitate houses. So at this meeting the other night we elected our own Project Area Committee. About 70 people voted. We think this

Project Area Committee has some sort of relationship to the neighborhood, some sort of realistic relationship to the neighborhood and they should represent us and they should represent us with the planners.

Now, another thing I have to point out. there is the situation we have where we ask questions but it is all one way. We go home and we don't get answers. What good is that. That's not a hearing. You sit there, and I don't point to you specifically, they sit there sort of on thrones listening carefully, patiently, taking it all in, and then we go home. We don't know what they do. We find out in the papers what the decision is.

I think your committee should defer any action on this Third Year Plan, I really do, until there is a public hearing, a real public hearing, at which time the people of the neighborhood have a chance to ask detailed questions about

what is going to happen to their houses and the houses next door, what is going to happen to the streets. I think that you really should do this and I would really urge it on you.

Now, one last thing to get personal about this. On my street there is a house next door to mine which it has been giving us trouble for a couple of years. I think the Redevelopment Agency finally acquired this house and is going to demolish it. The yard is full of garbage because the people there simply don't take care of it the way they are supposed to. I called City Hall. I called the Redevelopment Agency. I asked them to do something about this. What he said was -- I know the man's name but I don't want to mention it here -- he said, "I will send an inspector up there and talk to the people." I said, "Well, how about removing the garbage?" Well, you know, "I will get around to that I will promise you," but he wouldn't say how soon he could do it. What he said was, "I don't want to waste the taxpayers' money. It takes \$20 or \$30 to remove it." At that point I was so furious -- whose money is it? It's my money, isn't it?

COUNCILMAN LYNCH: Surely.

MR. PERROTTA: Well, that's the sort of

treatment we get in Broadway, West Broadway. I think your committee ought to tonight, if you can say you will, not take action on this plan unless these planners hold a public hearing which is open to the people and until they show more consideration and at least send somebody to a meeting where we have at least 40, 50 or 60 taxpayers of West Broadway.

That's all I have to say.

COUNCILMAN LYNCH: Is there anyone else who would like to speak next?

VOICE FROM AUDIENCE: I don't want to speak against it. I heard something I like to answer.

COUNCILMAN LYNCH: Is this in relation to the Third Year Plan?

VOICE FROM AUDIENCE: No, it is in relation to these guys who are out of order in what they are talking about. They are not talking about the Third Year Plan. I want to rebut what they say.

COUNCILMAN LYNCH: I am going to maintain what we started out with.

VOICE FROM AUDIENCE: Let's talk about the Third Year Plan.

COUNCILMAN LYNCH: We are going to keep it on a discussion of the Third Year Plan.

VOICE FROM AUDIENCE: We are not talking about people's characters.

COUNCILMAN LYNCH: We are keeping the discussion relative to the Third Year Plan.

VOICE FROM AUDIENCE: I heard a lot of bologna up there.

COUNCILMAN LYNCH: We are keeping it as a discussion of the Third Year Plan. You are out of order, sir.

VOICE FROM AUDIENCE: They were out of order.

COUNCILMAN LYNCH: Is there anybody else who wishes to speak in opposition to the Third Year Plan?

ELIZABETH PICERNO: I lived here 17 years and I seen this neighborhood go from a moderate working class, maybe blue collar neighborhood, to a slum and I mean literally a slum. I defy any member of this Council to walk through that neighborhood after 9 o'clock at night. I thought of writing to 20th Century Fox when they were making Slaughter House Five and filming the burning of Dresden because our neighborhood is a flame every night. When we see a police car they are few and far between. When I went to a meeting of this West Broadway Renewal Association

I discovered there were funds in urban renewal to provide police protection. We have literally none. The block beyond me where I am located is a block up from Gesler Street. Gesler, Swiss, Comet, all that is going down. People are hanging on. Should you fix or don't fix? Should I stay or don't stay? If I leave this house, what happens? It will be burned underneath me, that's what will happen to it.

VOICE FROM AUDIENCE: Excuse me. That doesn't pertain to the Year Three Plan.

ELIZABETH PICERNO: It does in a sense.

COUNCILMAN LYNCH: Limit your remarks to the Third Year Plan.

ELIZABETH PICERNO: It does in a sense pertain to the Third Year Plan. I want the people on my side of Broadway to listen for a minute. The squeaky wheel gets the grease. The people who made the noise out over in West Elmwood are the people going to be rehabilitated. In the Holy Ghost neighborhood there's three houses coming down there, three, sir, the one next to the school, the old school, former school, that the Mayor had taken down two years ago and a six-family house and another. There's a six-family house besides mine. They are not taking that one this coming year

and when you try to find out what is going to happen next year or the year after that, no one knows nothing -- anything. That's why I am in opposition to this Third Year Plan.

COUNCILMAN LYNCH: Is there anyone else who would like to be heard?

REVEREND DECIMO CREVANI: My name is Decimo Crevani. I live at 472 Atwells Avenue. Well, concerning the Third Year Plan, my feelings are more or less the feelings expressed by several people before me. It is very hard to say anything either against it or in favor of it and I feel that this is the fundamental problem and, if I could say so, maybe the failure on the part of the setup which is making these plans -- one thing, well, it is not on this paper -- that I would like to point out and I would like to know, and I think the City Council even and the people of the area should know more or less how the money is allocated. We have seen a few figures there, big numbers, but there is no breakdown in the figures and I think it is very hard for a person to, you know, make an intelligent decision on the validity of a plan without knowing how the money is actually going to be spent, Mr. Chairman, in carrying out this plan.

Thank you.

COUNCILMAN LYNCH: Is there anyone else

who would like to be heard?

LOUISE DeQUATTRO, 102 Ring Street:

Everyone speaks of their own zone. I come from Zone 2. Now, I would like to ask Mr. D'Antuono a personal question, if I can.

COUNCILMAN LYNCH: Is it in relation to the Third Year Plan?

LOUISE DeQUATTRO: Well, in a sense it is.

COUNCILMAN LYNCH: Is it or isn't it?

LOUISE DeQUATTRO: Yes, I want to know -- he knows me very well. I read a piece in the paper tonight about all these fires. When Urban Renewal buys a home, who is subject to board up the windows so fires will not occur in the area?

MR. D'ANTUONO: When we buy a house, your question is when we take over a house who is subject to boarding up the house? If we buy a house and the building is not secure and it is vacant, first of all, the first thing we do is tear it down. We don't want to board them up but tear them down. If for some reason there may be one tenant, and we have a house like that up on Gesler Street

or had, what we will do is board up the portion of the building not occupied. If anybody has a complaint of that nature, call us up.

LOUISE DeQUATTRO: Well, there are 16 tenements all empty -- every one on Gesler Street -- and the one you are mentioning now is not boarded now.

MR. D'ANTUONO: It has been leased to the demolition contractor.

LOUISE DeQUATTRO: Everybody talks about Phase 3. Now, I am not opposed. I lived in that area 57 years. I am not ashamed of my age. It is 57 years and what I see is terrible.

COUNCILMAN LYNCH: If you have a specific case --

LOUISE DeQUATTRO: Well, that is Phase 3. Those houses have to come down.

COUNCILMAN LYNCH: You can get that information after the hearing.

LOUISE DeQUATTRO: I know Mr. Pallozzi has a lot on his mind. Why can't they go in one area and finish that area and then come to another area instead of going all over. Our area is terrible. It looks like Vietnam. That's how it looks. The streets are broken. They

come to us and say, "This is Phase 3. What we are going to do is plant trees." It takes a long time, true, but why throw people out when they could still live in the home and pay taxes at the same time instead of other people having to pay taxes that the city is losing, too. There's a lot of families thrown out. Some elderly person asked me, "Where am I going?" The mother said, "My house is in good condition." Why are they knocking down these good homes? There are good homes. You could go in Italy and they have homes before Christ was born that are still there standing and these houses are not even 100 years old and they are knocking them down. Why? Where are the people going? I have been there 57 years. At one time Gesler Street and those streets we were proud to walk through but not today. If you would like to take a ride through you are welcome to go through there. I will talk to Mr. D'Antuono afterwards.

COUNCILMAN LYNCH: I will ask if there is anyone else who wishes to speak?

VOICE FROM AUDIENCE: Can I say rebuttal?

COUNCILMAN LYNCH: If it is concerning this Third Year Plan. I am not going to get involved in any question of personalities here tonight.

VOICE FROM AUDIENCE: Mr. Chairman, I

belong to the Project Area Committee. I have been on three years. I am tired of taking a beating. I want to get --

COUNCILMAN LYNCH: This is not the forum for engaging in personal conflicts, sir. We want to listen to the remarks of the people here tonight and that is the extent of it, sir, as they are concerned with the Third Year Plan of the West Broadway Project. Is there anybody else who wishes to speak in opposition to the plan?

MR. JOSEPH CERE: Sir, my name is Joseph Cere, 14 Ellery Street in Providence. Now, according to this chart here my house is the only house on the street that is coming down. We have been there 27 years and to take that away from us is going to cause a lot of hardship for three families and I wrote Mr. Cook a letter. I think Mr. Cook is here.

MR. COOK: I received your letter.

MR. CERE: And I explained everything to you. I am not a very good speaker but I explained everything to you.

COUNCILMAN LYNCH: Where is the property located?

MR. CERE: 14 Ellery Street. That's a

three-family house. Like I said, I explained everything to him. I can't say anything. That's about it. I can't see why my house is about the only house on the street coming down and it's in very, very good condition. I fixed everything. Everything is all done. To take that away from me and my other tenants would cause a lot of hardship.

COUNCILMAN LYNCH: Well, the committee is aware of your particular problem. We will look into it.

MR. CERE: Thank you, sir.

MR. GUS CACCHIOTTI: I own a house at 81 Hudson Street and one at 79 Hudson Street, one lot 45 by 100. Now, I knew this was coming down, this 79 Hudson was coming down, but there was a lot of other houses in the area coming down with it. Now, I get two letters -- one from DiPrete Realty to appraise the property, then finally I get a registered letter from the city here that they are going to take my property. Now, I got people living in this property and I can't see why they should be taken out when other houses around the area should be taken down way before me. That's my story. Thank you.

COUNCILMAN LYNCH: Are there any other opponents to the Third Year Plan?

Ladies and Gentlemen: this concludes

the public portion of the hearing. The Committee on Urban Redevelopment, Renewal and Planning will take the comments of the various people under consideration and will consider the proposals in executive session.

Thank you very much.

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STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS
PROVIDENCE, Sc

I hereby certify the foregoing is a true and accurate transcript according to my shorthand notes of the proceedings heard re the West Broadway Project on June 14, 1972, at the City Hall, Providence, Rhode Island.



SHORTHAND REPORTER

Exhibit 2
6-14-72

WEST BROADWAY MANIFESTO

- WHEREAS That area known as West Broadway, has been designated as an Urban Renewal Project under the Neighborhood Development Program of the Department of Housing and Urban Development of the United States Government.
- WHEREAS The Department of Housing and Urban Development of the United States Government has required that a Neighborhood Development Program have active citizen participation and involvement.
- WHEREAS The department of Housing and Urban Development of the United States Government has required that the Project Area Committee must be composed of representatives of a fair cross section of the residents of an Urban Renewal Area.
- WHEREAS The present Project Area Committee does not represent a fair cross section of the residents and interests of the West Broadway Urban Renewal Project Area and is a dormant, non-participating Project Area Committee for the following reasons:

The present Project Area Committee is not representative of the people of the area in a democratic sense in that the Committee was not elected by the people of the Area, but was selected by the PLANNERS.

The present Project Area Committee in the pas has not held public meetings and there is no assurance that future meetings will be open to the public by the present Project Area Committee.

Meetings, when held, are called at the convenience of the planners and for an underlying purpose of the planners and not by the citizens effected or the Project Area Committee.

Meetings are not held in place or atmosphere condusive to an exchange of ideas but is held in the Urban Renewal Field Office which meeting place subconsciously effects a free flow of ideas from people of limited educational backgrounds.

Because the meetings are held in the Field Office, they are of necessity limited in the number of people who can be present by reason of the size of the Office.

Under the present setup there is no communication between Zone Chairman and Block Captains.

All blocks are not represented by Block Captains and Zone Chairman represent those blocks not otherwise representated.

There are no zone meetings within the 10 zones.

There are no meetings held between Zone Chairman and their Block Captains and or residents.

There has been no instructions given to the Project Area Committee as to how they should function..

The meetings have been a farce and an insult to the intelligence of those who attended in that minutes are supposedly recorded byt are not presented at a subsequent meeting for approval by the Project Area Committee and that pertinent information is crammed into them orally in a short meeting, said information supposedly to be dissiminated among the area residents without the benefit of area residents being present.

The present Project Area Committee does not have a copy of the HUD Handbook at its disposal and does not know what the HUD Handbook is about.

The Project Area Committee is too closely involved with the planners, planning department, Agency and City Officials and is thereby acceptable to their influence, in that certain members of the Project Area Committee have been seen repeatedly in the company of Agency and City Officials, and or are indebted to City Officials for "favours" received.

Because the meetings are not open to the public and because opportunities to present proposals are not open to the public, when adverse questioning develops in certain zones and or areas, wholesale changes are made by the planners without citizen participation.

Proposals, when and if submitted by members of the Project Area Committee or citizens are not discussed in depth but are only mentioned in passing.

The Project Area Committee does not participate in the drafting of plans but only votes on the "supposedly" final plan which is subject to change after the vote, and such subsequent changes are not voted on by the Project Area Committee.

The only plan or proposals submitted for Year Three for or on behalf of the citizens of the different zones were submitted by Zones #9 and #10. Subsequently, the proponents of these plans were voted off the Committee as "malcontents" and "disruptive influences" at the meeting and of the whole Project Area.

Certain members of the Project Area Committee have publically stated that they know what is best for the Project Area and that they do not have to consult the people for suggestions, setting themselves up as "gods", and stating they could care less about the needs of the people.

Certain members of the Project Area Committee have been intimidated and coerced into approving what the planners suggest-

The Project Area Committee does not have at its disposal independent consulting staff or independent technical assistance but must be left to rely on the "suggestions" of the planners as to what is best for them.

WHEREFORE We the Committee of Concerned Citizens for Progress call for the resignation of the present Project Area Committee and demand immediate public election of the Project Area Committee.

BE IT
RESOLVED That the following demands for Citizens Participation be adopted:

Immediate elections of representatives of the area and yearly elections thereafter.

All meetings of the Representatives of the area to be opened to the public, no secret meetings, all meetings to be held in a neutral surrounding without limitation as to the number of people present.

Holding of meetings in a large meeting place, said places being available in the area, such as Church Auditoriums and schools in the different zones at different times.

Notice of said meetings shall be given to residents in the effected areas and to be posted in conspicuous places through the Urban Renewal Area such as in stores and places frequented by the public.

Meetings to be called by citizens in the affected area or by the Representatives.

Meetings shall not be limited to one per month.

Provide the Representatives with a representative from HUD to explain and assist the Representatives in acquiring any and all services

(3).

The Representatives to be provided with a budget on a yearly basis to help cover its expenses. The Representatives are not to receive any money personally.

The Representatives to negotiate for their own storefront office.

Special committees to be established to carry out specific activities such as relocation, social surveys, or property management.

The Representatives must have clear and direct access to decision making in all stages of the urban renewal process. The Representatives must have ~~XX~~ access to relevant decision makers at appropriate points in the decision-making process so that the Representatives can be presented before and after decisions are made.

Provide the Representatives with their own necessary technical assistance. This includes administration and secretarial staff, office space and equipment and consulting technical assistants independent of the Agency and its planners.

Demonstration programs be provided for the residents, that is developers to be contacted by the Representative for demonstrations.

Maximum utilization of local residents and resident firms in the Federal Housing Program.

Access to all statistics, studies and reports to help further the Representatives's study on what is needed in the area.

Provide residents with information about available services and their rights under various public programs such as social security, welfare, state medical programs, relocations, rehabilitation loans and grants.

Provide residents with information about availability of land to local residents at low cost to allow them to rebuild in the area.

PROPOSED BYLAWS

PROJECT AREA COMMITTEE - WEST BROADWAY

ARTICLE I

Section 1.01 The name of this Council shall be the Project Area Committee - West Broadway.

Section 1.02 The principal office of this Committee shall be in the City of Providence, Rhode Island.

ARTICLE II

PURPOSES

Section 2.01 The purpose of this Committee will be to encourage the involvement of the residents of the West Broadway Project Area in the development and execution of policies and programs in order: 1). to further their own growth and development; 2). to accurately determine the needs, projects should meet and develop policies and programs responsive and relevant to those needs; and 3). to assure that the residents of plans for the West Broadway Renewal Project Area and improvement of the condition of the residences.

This Committee in carrying out the West Broadway Neighborhood Development Program shall be ever cognizant of the wants and needs of the West Broadway Project Area residents.

ARTICLE III

MEMBERS

Section 3.01 The members of this Committee shall consist of twenty (20) members.

Two members shall be elected by the residents of each of the ten (10) project area zones. Elections shall be called for the project area some time during the month of February of each year, the date to be set by the existing committee during the month of January. Secret ballot shall be used. Each voter shall be permitted to vote for two (2) candidates and the two candidates receiving the highest total of votes shall be declared elected. In the case of a tie for the last position, a second ballot shall be taken to resolve the tie. The electors may select as many alternates as they deem necessary from the nominees receiving succeeding highest vote totals.

The boundaries of the ten (10) zones should be as follows:

- Zone 1 Bounded by the West Broadway Project Boundary, Atwells Avenue, Knight Street, Tell Street, Ridge Street and Grove Street.
- Zone 2 Bounded by Knight Street, Ring Street, Tobey Street, Grove Street, Ridge Street and Tell Street.
- Zone 3 Bounded by Knight Street, Broadway, the West Broadway Project Boundary, Grove Street, Tobey Street, and Ring Street.
- Zone 4 Bounded by Almy Street, Westminster Street, the West Broadway Project Boundary and Broadway.
- Zone 5 Bounded by Knight Street, Westminster Street, Almy Street and Broadway.
- Zone 6 Bounded by Bridgman Street, Cranston Street, Parade Street, Hollywood Road, Dexter Street, and Westminster Street.
- Zone 7 Bounded by Messer Street, Wood Street, the West Broadway Project Boundary and Westminster Street.
- Zone 8 Bounded by Messer Street, Wood Street, the West Broadway Project Boundary and Westminster Street.

(2).

Zone 9 Bounded by Parade Street, Chapin Avenue, Messer Street and Hudson Street.

Zone 10 Bounded by Cranston Street, Messer Street and Chapin Avenue.

ARTICLE IV

MEETINGS

Section 4.01 The West Broadway Project Area Committee shall hold regular meetings at least once a month at a time and place established by the Committee.

Section 4.02 Special meeting of the West Broadway Project Area Committee may be called by the Chairman or shall be called upon a petition requesting a meeting signed by eleven (11) members of the Committee.

Section 4.03 No special meeting of the Committee shall be held without first giving three (3) days written notice to the members.

Section 4.04 At all meetings of the Committee the presence of 51% of the number of members shall be necessary to constitute a quorum for the transaction of business and the act of a majority of the membership present at any meeting at which there is a quorum shall be the Act of the Committee. Unless otherwise provided in these bylaws, the Committee shall be governed by "Robert's Rules of Order, Newly Revised" on all questions of parliamentary procedure.

Section 4.05 Absence from three (3) consecutive regular meetings by members shall be equivalent to resignation unless excused by vote of the Committee, and the vacancy shall be filled with all due speed.

Section 4.06 It shall be the duty of any member who knows he will be absent to notify an alternate from his area and to give such alternate his proxy for the meeting.

Section 4.07 All meetings shall be open to the public.

ARTICLE V

OFFICERS

Section 5.01 The Officers of this Committee shall be composed of a Chairman, a Vice-Chairman, and a Secretary chosen by the members of the West Broadway Project Area Committee from among the members of the Committee. Officers shall be elected for a term of one (1) year at the first meeting in March of the newly elected Committee. If any office becomes vacant for any reason, the vacancy shall be filled by the Committee, with all due speed. Multiple office holding is prohibited.

Section 5.02 The Chairman shall preside at all meetings of the Committee, and shall serve ex-officio on all committees and shall have general supervision of the management and business of the Committee, and shall see that all orders and resolutions of the Committee are carried into effect.

Section 5.03 The Vice-Chairman shall, in the absence of the Chairman, perform the duties and exercise the powers of the Chairman, and shall perform such other duties as the Committee shall prescribe.

Section 5.04 The Secretary shall attend all sessions of the Committee and record all votes and the minutes of all proceedings in a book to be kept for that purpose.

ARTICLE VI

AMENDMENTS

Section 6.01 These bylaws may be amended, altered or repealed, in whole or part by a two-thirds vote ~~XX~~ of all the members of the Committee.

(3).

tee, present, in person, at any regular, or special meeting of the Committee provided written notice of such meeting is given to each of the members of the Committee personally or by mail, at least seven (7) days prior to such meeting, and that such notice shall contain the statement of the manner in which it is proposed that these bylaws are to be amended, altered, or repealed and provided a quorum is present.

ARTICLE VII SUBCOMMITTEES

Section 7.01 The members from each area separately will constitute a ~~XXXXXXX~~ standing subcommittee (a total of three subcommittees) to which the chairman or the committee by majority vote may refer for study and/or negotiation and recommendation on such subjects as may be particular to that area.

Section 7.02 The chairman or the committee by majority vote may appoint such subcommittees as he or they may deem necessary to study, negotiate, or recommend action by the whole committee, on subjects that may be brought before it. Alternate members of the committee are eligible for appointment to these subcommittees, and when appointed shall have the same rights on the subcommittee as do P.A.C. members. The chairman will be an ex-officio member of such subcommittees.

ARTICLE VIII

PRIMARY FUCTION

Section 8.01 The primary fuction of a Project Area Committee will be to: 1). advise and assist work activities and proposals;; 2). review and comment on draft and final plans and reports; and 3). inform other aræ residents and secure public understanding.

March 12, 1972

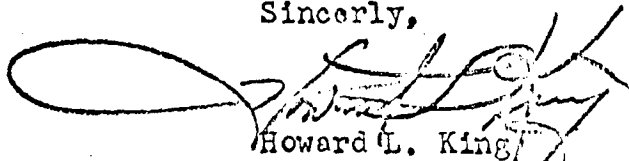
Committee of Concerned Citizens for Progress
(C.C.C.P.)
44 Hudson St.
Providence, Rhode Island 02909

To all The Concerned Residents of West Broadway,
To all The Concerned Citizens of Providence.

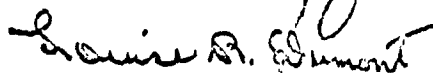
By request of The Boston Office of The Department of
Housing and Urban Development; The following is inclosed:

- 1) The residents of West Broadway's feelings as to
what is wrong with the present Project Area
Committee and thier ideas as to how this committee
should function.
- 2) Suggested By-laws for this committee.

Sincerly,

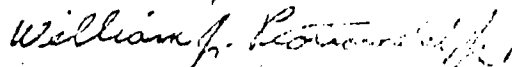


Howard L. King




Louise R. Dumont

Louise R. Dumont



William Peotrowski

William Peotrowski



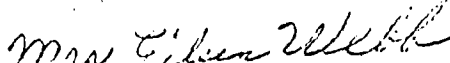
Angie McLyach

Angie McLyach



Linda Passarelli

Linda Passarelli



Eileen Webb

Eileen Webb