

CHAPTER 2017-50

**No. 477 AN ORDINANCE APPROVING AND ADOPTING THE SPECIAL
REDEVELOPMENT PLAN FOR VACANT HOUSES, AND REPEALING
CHAPTER 1986-53, NO. 561 AND 1997-3, NO. 3 OF THE ORDINANCES OF
THE CITY OF PROVIDENCE**

Approved November 7, 2017

Be it ordained by the City of Providence:

WHEREAS, The City Council of the City of Providence has designated Redevelopment Areas 1, 2, 3 and 4 within the City ("Redevelopment Areas") as redevelopment areas pursuant to Chapters 31-33 of title 45 of the Rhode Island General Laws, the Redevelopment Act of 1956, as amended (the "Redevelopment Act"); and

WHEREAS, The Providence Redevelopment Agency (PRA) is authorized, within a redevelopment area, to purchase, lease, obtain an option upon, acquire by gift, grant, bequest, devise, or otherwise, any real or personal property, or any estate or interest in it, together with any improvements on it; to acquire by the exercise of the power of eminent domain any real property; to clear, demolish, or remove any and all buildings, structures, or other improvements from any real property so acquired; to rehabilitate or otherwise improve any or all substandard buildings, structures, or other improvements; to insure or provide for the insurance of any real or personal property or operations of the agency against risk or hazard; and to rent, maintain, rehabilitate, improve, manage, operate, repair, and clear the property; and

WHEREAS, It is the purpose and intent of the City Council to facilitate redevelopment of such Redevelopment Areas to accommodate the City's redevelopment initiatives; and

WHEREAS, The City Council is required by the Redevelopment Act to make certain findings, determinations and declarations in connection with the adoption of a redevelopment plan; and

WHEREAS, The PRA has formulated a Special Redevelopment Plan for Vacant Houses (hereinafter the "Redevelopment Plan"), attached to, and adopted by this Ordinance, that identifies blighted and substandard areas, and establishes a Project Area coincident with the four Redevelopment Areas within the City of Providence as defined in the Providence Code of Ordinances, Chapter 20 "Redevelopment Areas," Sections 20-1 through 20-5 and as reaffirmed by the City Council through Resolution 143, approved March 25, 2008. The Project Area is not

restricted to, nor does it consist entirely of lands, buildings and improvements which are detrimental to the public health, safety, morals or welfare, but it is an area in which conditions exist which injuriously affect the entire area and therefore are necessary for inclusion for the effective redevelopment of the entire area; and

WHEREAS, The City Council of the City of Providence hereby makes the following findings, determinations and declarations with regard to the Redevelopment Plan, required by Sections 45-32-13 through 45-32-18 inclusive and Section 45-32-20 of the Rhode Island General Laws:

1. The Project Area evidences the following conditions as more specifically set forth in the Redevelopment Plan: The Redevelopment Plan identifies a large number of vacant properties in the Project Area that meet a number of criteria for deteriorated blight as defined by RIGL § 45-31-8. The properties all exhibit one or more conditions characteristic of deteriorated blight which include dilapidation, deterioration, age or obsolescence. The properties all exhibit one or more conditions characteristic of arrested blight, which includes deterioration of site improvements and tax delinquencies. By virtue of the properties being vacant and/or abandoned, they are subject to deterioration from deferred maintenance, exposure to the elements and vandalism, which if not addressed could lead to the spread of blight. Also, all of these properties (the "Vacant Properties") have been cited for at least one violation of the Rhode Island Property Maintenance Code. Taken together, the conditions observed and documented for each of the Vacant Properties are characteristic of blight and support the establishment of the Project Area.

2. The existence of the aforesaid conditions fully supports a finding, which the City Council of the City of Providence hereby makes, that the Vacant Properties within the Project Area are "arrested blighted" as that term is defined in Section 45-31-8(2), and "deteriorated blighted" as that term is defined in Section 45-31-8(6).

3. The City Council of the City of Providence hereby finds that because the Vacant Properties in the Project Area are "arrested blighted" and "deteriorated blighted", the properties are "blighted and substandard" as that term is defined in Section 45-31-8(3).

4. The City Council of the City of Providence hereby finds that the character of the Project Area as an "arrested blighted area", a "deteriorated blighted area" and a "blighted and substandard area" requires re-planning, redevelopment, rehabilitation and improvement of the Project Area in order to arrest and reverse blight or decay of properties in the Project Area.

5. The intent of this plan is that all redevelopment actions will be in conformance with the Providence Zoning Ordinance and Comprehensive Plan and will be designed to facilitate increased housing opportunities.

6. The City Council hereby finds that the Redevelopment Plan is feasible and conforms to the comprehensive plan for the City of Providence and if carried out would accomplish the purposes and intent of the City Council in promoting the public health, safety, morals and welfare of the community, and effectuating the purposes of the Redevelopment Act.

7. The Redevelopment Plan contains adequate provisions for payment for property to be acquired by the PRA, given the proposed arrangements for potential acquisition as more specifically provided in the Redevelopment Plan, the anticipated costs involved, and the PRA's intention to confine PRA acquisition costs to levels within its operating budget, and if this is not possible, to seek amendment of the Redevelopment Plan to identify other sources of funding for such acquisitions.

8. The Redevelopment Plan provides for the retention of controls and the establishment of any restrictions or covenants which may run with the real property sold, leased, or otherwise disposed of for private or public use as are necessary to effectuate the purposes of the Redevelopment Act, as such controls and restrictions are more specifically set forth in the Redevelopment Plan; and

WHEREAS, The Redevelopment Act of 1956 provides that it is the policy of this state to protect and promote the health, safety, morals, and general welfare of the people of the state, particularly in the communities in which blighted and substandard areas exist, by the elimination and prevention of these blighted and substandard areas, thereby encouraging in these areas through redevelopment the provision of healthful homes, a decent living environment and adequate places for employment; and

WHEREAS, The Redevelopment Act of 1956 provides that the use of eminent domain powers may be used to accomplish the purposes of the Redevelopment Act; and

WHEREAS, the Rhode Island Home and Business Protection Act of 2008, R.I. Gen. Laws 42-64.12-1 et seq. (the "Protection Act") places certain limitations on eminent domain takings for purposes of economic development; and

WHEREAS, The Protection Act defines “economic development” as “the mobilization of intellectual, human, capital, physical and natural resources to generate marketable goods and services for purposes including, but not limited to, creating jobs, economic and employment opportunities, tax base and wealth”; and

WHEREAS, The redevelopment activities proposed in the Redevelopment Plan to alleviate blighted and substandard conditions pertaining to the use of eminent domain are principally and primarily intended to alleviate those blighted and substandard conditions; and

WHEREAS, Because the successful redevelopment of the properties in the Project Area pursuant to the Redevelopment Plan (i.e. the elimination of blighted and substandard conditions) would indirectly yield economic development benefits, the Redevelopment Plan may be seen as employing resources that would have the effect of creating economic and other opportunities which foster the generation of marketable goods and services; and

WHEREAS, The City Council recognizes that Redevelopment Agencies have been largely excluded from coverage under the Protection Act, but that, in an excess of caution, because the PRA reserves its rights to exercise the power of eminent domain with regard to the acquisition of Vacant Properties, it may be argued that the eminent domain proceedings reserved in the Redevelopment Plan may be seen as having a dual purpose of redevelopment (i.e. the elimination of blighted and substandard conditions) and economic development and thus could fall under the purview of the Protection Act: and

WHEREAS, The City Council of the City of Providence hereby makes the following findings, determinations and declarations with regard to the Redevelopment Plan and the Protection Act:

1. The Protection Act specifically exempts local redevelopment agencies from the provisions of the act, with the exception of subsection 42-64.12-17(c), which requires the approval of the City Council of any eminent domain proceedings for economic development purposes.

2. The Protection Act recognizes that a permissible use of eminent domain power is eliminating an identifiable public harm and/or correcting conditions adversely affecting public health, safety, morals, or welfare, including, but not limited to, the elimination and prevention of blighted and substandard areas as defined by chapter 45-31, and correcting conditions of environmental contamination that pose a significant risk to the public health.

3. While the PRA reserves the right in the Redevelopment Plan to acquire Vacant Properties by eminent domain, the Redevelopment Plan expressly provides that it is not the current intention of the PRA to use the powers of eminent domain to acquire any Vacant Properties.

4. Any use of eminent domain powers to acquire Vacant Properties as set forth in the Redevelopment Plan would be for the purposes of addressing, alleviating, eliminating and preventing blighted and substandard conditions, as more specifically set forth in the Redevelopment Plan.

5. While the use of eminent domain power to acquire Vacant Properties as set forth in the Redevelopment Plan, if exercised, may have incidental and indirect economic development benefits, such incidental and indirect benefits are recognized under the Redevelopment Act and are consistent with redevelopment activities engaged in under the Redevelopment Act.

6. The City Council concludes that approval of the proposed use of eminent domain power as reserved in the Redevelopment Plan is not required under the Protection Act because any such use of the eminent domain power would be for purposes of redevelopment (i.e. the elimination of blighted and substandard conditions), not economic development.

7. To the extent approval of the City Council is determined to be required under the Protection Act for the use of such eminent domain power because of the incidental and indirect benefits to economic development which may arise from such eminent domain activity for redevelopment purposes, such approval is deemed given in the context of the Redevelopment Plan by the passage of this Ordinance.

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

Section 1. Chapter 1986-53, No. 561 of the Ordinances of the City of Providence, Entitled: "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Special Vacant Lot Project, As Amended," and Chapter 1997-3, No. 3 of the Ordinances of the City of Providence, Entitled: "An Ordinance to Amend the Official Redevelopment Plan for the Special Vacant Lot Project, Chapter 1986-53, No. 561, Approved October 23, 1986," are both hereby repealed.

Section 2. The Special Redevelopment Plan for Vacant Houses, attached to this Ordinance, and incorporated herein by this reference, is adopted and approved as a redevelopment project plan of the City of Providence pursuant to chapters 31-33 of title 45 of the Rhode Island General Laws and the Redevelopment Act of 1956.

Section 3. The PRA is hereby authorized, if necessary, to acquire real property in the Project Area in order to effectuate the redevelopment of the Project Area as more specifically provided in the Redevelopment Plan. In the event some form of acquisition by the PRA proves necessary, the PRA and the City may exercise options that include eminent domain, tax taking, gifts of property or a negotiated purchase. In case of tax delinquency, the City may elect to acquire property through a tax taking in accordance with RIGL 44-9-8.1, and the City may elect to subsequently convey such property to the PRA. The PRA is authorized to acquire Vacant Properties through eminent domain, if it determines necessary, in accordance with RIGL § 45-31 through 33. No property or interest therein not identified in this Redevelopment Plan as subject to acquisition by eminent domain may be taken by eminent domain by the PRA unless the City Council shall amend this Redevelopment Plan to specifically designate additional property that may be subject to taking by eminent domain and to specifically identify provisions for payment of such acquisitions if it is not to be paid for through the operating budget of the PRA.

Section 4. This Ordinance shall take effect upon passage.

IN CITY COUNCIL
OCT 19 2017

FIRST READING
READ AND PASSED

Lowell Dyer CLERK

I HEREBY APPROVE.

[Signature]

Mayor
Date: 10/17/17

IN CITY
COUNCIL

NOV 02 2017

FINAL READING
READ AND PASSED

Sabrina Mateo

ACTING PRESIDENT
Lowell Dyer

CLERK

Special Redevelopment Plan for Vacant Houses

March 2017

The purpose of this Special Redevelopment Plan for Vacant Houses is to facilitate the rehabilitation of hundreds of vacant and likely abandoned houses throughout the City of Providence. It authorizes the Providence Redevelopment Agency (PRA) to acquire these blighted properties and identify developers who will return them to productive use, thereby increasing the City's housing stock and improving conditions for properties in their vicinity.

This document meets the requirements of Rhode Island General Laws (RIGL) Title 45, Chapter 32, Section 8, "Contents of Redevelopment Plan." By adopting this Plan, the Providence City Council will promote redevelopment of the area consistent with RIGL § 42-64.12-7, and provide an exemption for the PRA from real property taxation relative to acquired lands (if any) in accordance with RIGL § 45-32-40.

(1) A Description of the Boundaries and Location of the Project Area

The Project area is coincident with the four Redevelopment Areas within the City of Providence (see Figure 1). The legal boundaries of these Redevelopment Areas are established in the Providence Code of Ordinances, Sections 20-1 through 20-5 and are hereby incorporated in this Special Redevelopment Plan by this reference. The findings of blight and substandard areas within the Redevelopment Areas were reaffirmed by the City Council through Resolution 143, approved March 25, 2008. The Project Area is not restricted to, nor does it consist entirely of lands, buildings and improvements which are detrimental to the public health, safety, morals or welfare, but it is an area in which conditions exist which injuriously affect the entire area and therefore are necessary for inclusion for the effective redevelopment of the entire area.

(2) A Description of the Existing Blighted and Substandard Conditions in the Project Area

Within the Project Area, the City has identified 250 vacant houses (the "Vacant Properties"). These Vacant Properties are identified in Figure 1 and in Table 1. Staff of the Department of Inspection and Standards conducted a field inspection of each property and determined that they were vacant. In addition, owners of record were unresponsive to City correspondence regarding code violations, and/or did not register their properties as vacant, as required by City Ordinance Chapter 13, Article 7, leading to the conclusion that they may be abandoned. As will be discussed in Section 11 below, it is recognized that statutes pertaining to tax takings require specific factual findings with regard to abandonment and the PRA and the City shall comply with those requirements to ensure that only properties which are actually abandoned are so identified.

All Vacant Properties in the Project Area meet a number of criteria for deteriorated blight as defined by RIGL § 45-31-8. The properties all exhibit one or more conditions characteristic of deteriorated blight which include dilapidation, deterioration, age or obsolescence. By virtue of the properties being vacant and/or abandoned, they are subject to deterioration from deferred maintenance, exposure to the elements and vandalism, which if not addressed could lead to the

spread of blight. Their existence can lower values for other properties in the vicinity, and can give rise to other owners neglecting or abandoning their properties. Many of the properties are tax delinquent, as noted in Table 1. Also, as detailed in files kept for each property by the Department of Inspection and Standards, all properties have been cited for at least one violation of the Rhode Island Property Maintenance Code. The expressed intent of the code is to ensure public, health, safety and welfare. Per Section 101.3 of the code, "existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety." Taken together, the conditions observed and documented for each of the Vacant Properties are characteristic of blight and support the establishment of the Project Area.

(3) A plan describing proposed land uses in the project area

All properties proposed for acquisition and rehabilitation are houses. Almost all are in residential zones, and most contain multiple dwelling units. The intent of this plan is that all redevelopment actions will be in conformance with the Providence Zoning Ordinance and Comprehensive Plan and will be designed to facilitate increased housing opportunities. Properties on this list determined to be located or eligible for listing within a local historic district or national register historic district shall be held to the Secretary of the Interiors Guidelines for Rehabilitation to be verified by Department of Planning and Development staff. Actions taken to eliminate blight vary but will include rehabilitation of dilapidated and deteriorated property and correction of building violations. The primary goal of the redevelopment plan is to improve and rehabilitate vacant and/or abandoned property and create viable housing options. In cases of additions or modifications made without proper permitting, reduction of the number of building units may be necessary. In cases of severe dilapidation, demolition may be an appropriate option. Combination of lots or movement of lot lines are other actions that may be taken to bring vacant and abandoned property into conformance with the Zoning Ordinance or to increase the area of abutting properties to improve the viability of such properties.

(4) Proposed standards of population densities, land coverage, and building intensities;

All new development, rehabilitation and other actions taken on the properties will conform to the Zoning Ordinance in terms of population densities, land coverage, and building intensity.

(5) A description of proposed changes in streets and utilities;

No changes in streets or utilities are proposed.

(6) A description of proposed changes in zoning or exceptions, variances, or modifications;

No specific changes are proposed but minor dimensional relief may be considered on a case-by-case basis depending on the condition of properties and the site's configuration.

(7) A general statement showing that the proposed redevelopment plan conforms to the master or general community plan

The redevelopment plan fulfills a number of goals and conditions of the Comprehensive Plan. Goal 2 in Section 4, addressing the built environment, promotes protection and preservation of a high

quality built environment. Blighted, abandoned structures run counter to this goal. The redevelopment plan would conform to the comprehensive plan by helping to achieve this goal. Section 4 goes on to say that the quality of much of the infill development in the City is poor and is not in conformance with residential standards. The plan would help to achieve this goal by promoting a high quality built environment.

Goal 4 in Section 6 of the Comprehensive Plan, dealing with housing, encourages creation, revitalization and preservation of housing. Rehabilitation of vacant and/or abandoned homes as outlined in this plan would achieve this goal. Objectives H-1, H-2 and H-3 aim to improve existing housing, create new housing and provide rental housing and ownership opportunities across a spectrum of income levels. Increasing environmental enforcement of blighted and vacant properties is a strategy to achieve objective H-1. Rehabilitation of abandoned homes, elimination of blight and provision of housing opportunities would achieve these objectives.

Objective LU-1 of the Comprehensive Plan is intended to reinforce the stability, character and diversity of the City's neighborhoods by respecting valued development patterns and attributes. The improvement of blighted properties would achieve this objective by bringing stability to neighborhoods and improving areas that are declining due to blighted and abandoned residences.

(8) A statement showing the lands in the project area to be acquired and buildings or structures to be demolished and removed;

Figure 3 maps out the property identified for acquisition and a list of these properties is set forth on Table 1. It is the intention that the PRA will only acquire properties that are blighted and needed for redevelopment. The City understands that the status of properties can change, violations can be abated, and vacant houses can return to productive use. Therefore, prior to initiating acquisition of any identified properties, City staff will conduct a site visit to confirm that blighting and substandard conditions identified in this plan still exist.

For acquisition, the PRA and the City may exercise options that include eminent domain, tax taking, gifts of property or a negotiated purchase. In case of tax delinquency, the city may elect to acquire land through a tax taking in accordance with RIGL 44-9-8.1. It is intended that in the event the City acquires properties pursuant to a tax taking under RIGL 44-9-8.1 following a finding by the PRA that the property in question is needed for redevelopment or revitalization, the City would subsequently convey such property to the PRA for redevelopment or revitalization. In the event that the City acquires any such properties for purposes of redevelopment other than pursuant to RIGL 44-9-8.1, it is anticipated that the City would convey such properties to the PRA for purposes of redevelopment or revitalization.

(9) A general statement of proposed conditions, covenants, and other restrictions controlling the disposal and future use of land and buildings in the project area;

All redevelopment shall conform to the Zoning Ordinance and Comprehensive Plan. The Providence Redevelopment Agency shall impose covenants and conditions necessary for

redevelopment in its deeds conveying the property. These covenants and restrictions shall bind the purchasers and subsequent owners in the event of an unauthorized transfer of title to the property and shall include obligations (i) that the purchaser perform agreed upon rehabilitation and/or redevelopment in accordance with applicable zoning and building code requirements and in accordance with plans and specifications reviewed and approved by the PRA, (ii) that work be performed within a timeline established by the PRA, (iii) that the purchaser be prohibited from discrimination in the sale or lease of the property, (iv) that the property be prohibited from transfer prior to its rehabilitation or redevelopment without the consent of the PRA, and (v) that the PRA have broad remedies at law and in equity for breach by the purchaser of its obligations, including without limitation reversion of title in the PRA.

- (10) A general statement of the extent of relocation resulting from the proposed redevelopment of the area and the proposed method for rehousing of displaced persons;**

No relocation is required as the subject properties are vacant and uninhabited.

- (11) A statement of the estimated cost of carrying out the redevelopment plan, and a description of the method of financing the proposed redevelopment project;**

The costs to the PRA of carrying out this plan will primarily be the cost of acquisition of the blighted properties. It is expected that the costs will be low since, due to the conditions of the properties, their value will be low. The PRA will appraise each property to be acquired. While the PRA reserves its rights to acquire any of the Vacant Properties pursuant to authority granted under its enabling acts, including without limitation by consensual negotiated purchases and by condemnation, the PRA may also cooperate with the City on City tax takings for properties designated by the PRA as necessary for redevelopment or revitalization pursuant to RIGL 44-9-8.1 as more specifically provided in Section 8 above. It is the PRA's intention to explore a partnership with one or more entities which would agree to acquire the properties for the payment of back taxes and related liens in exchange for committing to rehabilitate or redevelop the properties to PRA-approved standards to facilitate and increase residential housing. The PRA's initial intention is to negotiate such a partnership in order to result in the PRA expending little if any Agency funds. It is anticipated that if the PRA does expend its own funds in such acquisitions under this Redevelopment Plan, such funds will either be reimbursed by a purchaser or if not reimbursed by a purchaser, will be small amounts which will be paid out of the PRA's operating budget. Should this approach prove unfeasible, the PRA would seek amendment of this Redevelopment Plan to address the necessity for anticipated PRA expenditures. In cooperating with the City and any entity working cooperatively with the City and the Agency to acquire vacant properties delinquent in taxes, the PRA recognizes that the General Assembly has established a procedure to determine when a property is abandoned for purposes of foreclosure of the right of redemption on account of abandonment, as more specifically provided in RIGL 44-9-25.1, and the Agency shall cooperate with the City and any partner assisting in the purchase and redevelopment of vacant and/or abandoned properties in accordance with all requirements established by statute and by a court overseeing the implementation of such statute.

In the event that the PRA does exercise the powers of eminent domain to acquire any of the Vacant Properties, which, as indicated, is not the current intention of the PRA in implementing this Special Redevelopment Plan, such exercise of eminent domain power would be for the purposes of eliminating and preventing blighted and substandard conditions and would not be for the purposes of economic development, as defined under the Rhode Island Home and Business Protection Act of 2008, RIGL 42-46.12-1 (the "Protection Act"), and therefore would not be covered under the provisions of the Protection Act. Even were such an eminent domain taking of a Vacant Property a taking for economic development purposes, which it clearly is not, the Protection Act largely exempts redevelopment agencies from its coverage. Section 9 of the Protection Act provides that the "provisions of this chapter with the exception of subsection 42-64.12-7(c) shall not be deemed to abrogate or diminish the powers heretofore exercised by local redevelopment agencies, as provided for in chapters 45-31 and 45-32 of the general laws, to undertake redevelopment projects." Section 7(c) of the Protection Act essentially provides that a local government entity cannot exercise eminent domain proceedings for economic development purposes unless approved by the City Council. Although in the event of a taking of a Vacant Property by eminent domain, the PRA would be exercising condemnation power for the elimination and prevention of blighted and substandard conditions, and not for economic development purposes, we call the attention of the City Council to the above provisions of the Protection Act. It is understood that the City Council's approval of this Special Redevelopment Plan constitutes a finding and determination by the City Council that any taking by eminent domain of the PRA of a Vacant Property is not a taking for economic development purposes under the Protection Act, and that if it were found to be a taking for economic development purposes, the consent of the City Council to such taking pursuant to and in accordance with this Special Development Plan is hereby approved, as such taking of blighted and substandard properties would have a material and beneficial impact on the elimination and prevention of blighted and substandard conditions.

(12) A general statement showing how the purposes of chapters 31 – 33 of this title would be attained by redevelopment.

It is the public policy as stated in RIGL §45-31-6 to protect and promote the health, safety, morals and general welfare of the people of the state and particularly of the people of the communities of the state, in which blighted and substandard areas exist, by the elimination and prevention of these areas through the utilization of all means appropriate for that purpose, thereby encouraging the provision of healthful homes, a decent living environment and adequate places for employment of the people of this state and its communities in these areas through redevelopment.

By facilitating the elimination of blighted and substandard areas and through the acquisition and redevelopment of parcels, this plan carries out the purposes of RIGL §45-31 through §45-33. As stated in this plan, redevelopment within the Project Area will implement the objectives of the Comprehensive Plan and Zoning Ordinance and identify and remedy any constraints to future development.

(13) A statement describing the disposition process the PRA intends to employ

Once the PRA has prepared the vacant properties for sale, it will seek qualified developers to take possession of the properties. The vacant properties will be released publicly through a request for proposals (RFP). It is expected that as properties become available several RFPs will be issued and that multiple developers will be selected.

The PRA will establish criteria to determine the qualifications of developers. These criteria will include, but not be limited to, the capacity of the developer to undertake the work in a timely manner, the developer's previous development work, the developer's intention to provide affordable housing and hire locally, and the developer's plan to engage with and market properties to the local community.

Once a developer is selected to redevelop one or more properties, the PRA will require the following:

- Plans and specifications for rehabilitation of the vacant properties, including documentation of compliance with the zoning ordinance. For new construction and substantial exterior renovation of houses, the design shall be subject to PRA review to ensure new construction is in a complementary architectural form to the built environment of the City.
- All construction requires a permit and is required to meet the State building code (covering all codes including Building, Electrical, Mechanical, Plumbing, Energy, etc.). The current regulations require that any work that is completed is brought into compliance with current codes. All work will be inspected for compliance.
- Estimated project budget.
- Demonstrated ability to meet project deadlines.
- Anticipated sale or rental price. Plans should reflect the current rate of homeownership in each of the neighborhoods in the City of Providence. For example, if the homeownership rate is below the citywide average of 40%, priority will be given to develop plans for properties that will be sold to owner-occupants.
- Plan for affordable housing. Priority will be given to mixed-income develop plans with the widest range of affordable housing options, with the goal of increasing income diversity in Providence neighborhoods without replacing existing populations.
- Plan for local hiring. Priority will be given to develop plans that comply with the City of Providence First Source Ordinance and demonstrate efforts to meet the city's MBE/WBE goals.
- Plan for local neighborhood outreach and marketing efforts. Identify any partnerships or collaborations with partner organizations, companies, or associations.

The PRA will establish a regular method of dispersing information to the public and to neighborhood organizations representing neighborhoods affected by the program. Prior to and during the disposition process, the PRA and selected developers will engage in outreach to inform the community of the status of the program and of properties that are going out to RFP.

September 15, 2017
Redevelopment Plan Changes

Removed:

25 Ada – This property has been in housing court, and as of 9/14/17 all the violations were abated and all court costs and fines paid. The City dismissed the matter.

Added:

9 Norwich – This property abuts Baxter Park and the playground at Bailey Elementary School. This property was inspected on 7/21/16 and 5/5/17 and was vacant with violations at both inspections. There have been no building permits pulled on this property in the last two years and it is currently boarded. The home next door (5 Norwich) is likewise vacant and is also on the redevelopment plan.

18-20 Tell – This property was inspected on 8/16/16 and 6/21/17 and was vacant with code violations at both inspections. Rushmore Loan Management registered the property as vacant on 5/5/17. A housing court case has been initiated against the property due to the severity and number of code violations and is out for service.

14 Joslin – Councilman Correia requested this property be added. It was inspected on 9/14/17 and was found to be vacant with 23 code violations. There is an active case in housing court on this property which was last heard on 9/12/17. US Bank foreclosed on 7/6/2017 but no deed has been recorded yet. The housing court matter is set for trial.

11 Hannah – Councilman Correia requested this property be added. It was inspected on 9/14/17 and was found to be vacant with 9 code violations. There is a pending case in housing court on this property awaiting complaint filing.

Special Redevelopment Plan for Vacant Houses

Revised Acquisition List

September 18, 2017

ID No.	Plat	Lot	Ward	Street No.	Street Name
1	52	332	9	216	Adelaide
2	70	147	4	304	Admiral
3	51	13	8	13-15	Algonquin
4	32	136	13	15	Almy
5	31	420	8	114-116	Althea
6	63	287	15	260	Amherst
7	30	535	11	23	Arch
8	63	17	6	996	Atwells
9	96	138	6	1058	Atwells
10	62	319	15	9	Audrey
11	53	470	9	15	Balcolm
12	67	431	12	127	Bath
13	48	761	10	90	Baxter
14	77	104	4	31	Blaine
15	62	286	15	115-117	Bowdoin
16	48	916	11	728	Broad
17	79	606	14	44	Burns
18	54	16	10	178	Burnside
19	59	535	10	55	Calla
20	68	416	12	41	Candace
21	68	78	12	51	Candace
22	28	28	13	137	Carpenter
23	28	71	13	223	Carpenter
24	9	301	2	50	Carrington
25	68	47	12	463	Chalkstone
26	68	44	12	475	Chalkstone
27	37	228	13	142	Chapin
28	45	500	11	102	Chester
29	54	235	10	15	Colfax
30	45	569	11	102	Comstock
31	30	231	11	17	Constitution
32	79	231	14	30	Crandall
33	44	55	11	109	Daboll
34	44	71	11	39	Daboll
35	76	408	4	151	Donelson
36	104	230	15	195	Dora
37	102	100	14	961-963	Douglas
38	53	336	10	144	Early
39	108	494	7	7	Elder
40	60	91	11	789	Elmwood
41	53	645	9	99	Emerson

Special Redevelopment Plan for Vacant Houses

Revised Acquisition List

September 18, 2017

ID No.	Plat	Lot	Ward	Street No.	Street Name
42	63	23	6	35	Erastus
43	82	30	12	25	Frederick
44	79	565	14	75	General
45	43	155	8	43	Grand
46	49	100	8	54-56	Greenwich
47	35	438	15	302-304	Grove
48	52	164	9	157-159	Hamilton
49	63	113	6	11	Hannah
50	48	589	10	109	Harriet
51	48	574	10	78-80	Harriet
52	45	229	11	2	Harvard
53	76	291	4	97	Hawkins
54	33	590	15	30	Helme
55	109	364	7	33	Hillhurst
56	68	671	12	176	Holden
57	68	670	12	180-182	Holden
58	63	198	6	14	Joslin
59	28	137	13	58	Knight
60	99	327	14	54-56	Lancashire
61	99	326	14	58-60	Lancashire
62	108	89	7	34	Lawrence
63	77	95	4	138	Ledge
64	98	393	4	32	Ledge
65	53	548	10	56	Lennox
66	52	214	10	137-139	Lennox
67	109	597	7	84	Lowell
68	71	327	4	34	Luna
69	71	326	4	30-32	Luna
70	53	48	9	12	Lynn
71	43	21	8	13	Madison
72	72	58	4	32	Malvern
73	71	180	4	30	Marietta
74	43	561	8	112-114	Mawney
75	99	387	14	86	Messina
76	110	449	7	126	Moorefield
77	70	256	4	68	Mowry
78	45	717	11	10	Mt Vernon
79	110	187	7	33	Murray
80	49	346	9	91	Niagara
81	48	782	10	5	Norwich
82	48	783	10	9	Norwich

Special Redevelopment Plan for Vacant Houses
Revised Acquisition List
September 18, 2017

ID No.	Plat	Lot	Ward	Street No.	Street Name
83	54	143	10	227	Ocean
84	54	839	10	219-221	Ocean
85	67	40	12	369	Orms
86	67	442	12	360-362	Orms
87	48	114	10	167	Oxford
88	48	457	10	192	Oxford
89	23	10	11	224	Pearl
90	69	564	12	13	Pekin
91	69	524	12	29-31	Pekin
92	24	56	11	378	Pine
93	23	28	11	23	Portland
94	23	27	11	25	Portland
95	23	19	11	30	Portland
96	48	298	10	85	Potters
97	48	300	10	75	Potters
98	23	456	11	133	Providence
99	23	584	11	126-128	Providence
100	62	96	15	46	Putnam
101	108	185	7	76	Ralph
102	46	271	11	251	Rhodes
103	46	264	11	235	Rhodes
104	33	407	13	131-133	Ridge
105	123	127	14	889	River
106	60	165	9	121	Sackett
107	47	757	10	16	Searle
108	47	758	10	12	Searle
109	109	164	7	53	Simmons
110	23	33	11	24	Somerset
111	62	472	15	20	Sonoma
112	69	48	12	11	Sparrow
113	70	444	4	22-24	Suffolk
114	76	31	4	40-42	Sussex
115	28	174	13	79	Sutton
116	45	795	11	6	Taylor
117	45	233	11	14-16	Taylor
118	45	238	11	34-36	Taylor
119	28	889	13	18-20	Tell
120	104	294	15	50	Terrace
121	109	490	7	551	Union
122	65	210	15	316-318	Valley
123	99	59	14	34	Vandewater

Special Redevelopment Plan for Vacant Houses

Revised Acquisition List

September 18, 2017

ID No.	Plat	Lot	Ward	Street No.	Street Name
124	23	216	11	136	W Clifford
125	43	981	8	113	Wadsworth
126	123	434	14	52	Wainwright
127	87	413	10	280	Washington
128	87	389	10	239-241	Washington
129	31	477	8	39	Waverly
130	109	561	7	25	Westerly
131	105	329	15	60	Whittier
132	17	518	1	639	Wickenden
133	125	95	8	25	Wildwood
134	45	328	11	345	Willard
135	44	443	11	31	Woodman
136	66	178	12	46	Zone

DARE Direct Action for Rights & Equality

340 Lockwood Street • Providence, RI 02907 • (401) 351-6960 • Fax (401) 351-6977

Councilwoman Sabina Matos

July 2017

Chair, Committee on Urban Renewal, Redevelopment and Planning

Providence City Hall

25 Dorrance Street

Providence, RI 02903

Dear Chairwoman Matos,

We, the Tenant and Homeowner Association (THA), of DARE (Direct Action for Rights and Equality) have been following the development of the "Special Redevelopment Plan for Vacant Houses," put forth by the Providence Redevelopment Agency (PRA) now before the URRP Committee. The purpose of this plan is to facilitate the rehabilitation of hundreds of vacant and likely abandoned houses throughout the city of Providence.

As low-income residents of the city, we believe that this plan should be designed to support our family, friends, and neighbors' economic success and stability. We are disappointed to learn that as it is designed now, it will not benefit our communities with quality, permanently affordable housing, but instead provide a platform for gentrification, rising rents, and further displacement.

We have a series of proposed changes to the plan that we feel will ensure that low-income families in communities of color across the city benefit from a program being conducted in their name. We would like to see the following changes made to the program:

- A set aside of at least **half of the homes to be rehabilitated** as long-term affordable housing for tenant families making 60% of Area Median Income (AMI) or less. *15-20 lots*
- **Clear criteria for targeted, local hiring for all labor involved in the plan**, including targeted hiring from disadvantaged census tracts, an explicit ban on discrimination against job applicants with criminal records, as well as going rates of pay for the industry and standard benefits for workers (paid leave and sick time), and on-the-job training for those otherwise eligible for work. *1st source where people who can do the work right here in Providence.*
- Direct, decision-making positions for residents of the neighborhoods where these properties are located as well as open, public meetings regarding the direction and goals of the program, including which properties are chosen and why, who is getting the rehabilitation work, and who is purchasing the completed homes as well as the rents and sale prices of completed homes. *When we're going to have local community participation.*

We look forward to working with you on this project to the goals of benefiting all of Providence's residents, including those most in need of quality, long-term affordable housing.

Sincerely,

The Tenant and Homeowner Association (THA)

Cc: Vice Chair Councilman Michael Correia, Councilwoman Mary Kay Harris, Councilwoman Jo-Ann Ryan, Councilman Bryan Principe





