

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 347

Approved July 11, 1966

WHEREAS, under Section 116 of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to make grants to municipalities and counties to assist in financing the cost of demolishing structures which under State or local law have been determined to be structurally unsound or unfit for human habitation; and

WHEREAS, by reason of the existence in the locality of structures which constitute a public nuisance and a serious hazard to the public health, it is in the public interest to carry out a program of demolition of such structures on a planned neighborhood basis with grant funds authorized under Section 116; and

WHEREAS, it is recognized that the grant of funds pursuant to Section 116 will impose certain obligations and responsibilities upon the City of Providence among which is the obligation to assure that any persons who may be displaced as a result of the demolition activities are relocated into decent, safe, and sanitary housing, in accordance with the regulations of the Housing and Home Finance Administrator; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of the Housing and Home Finance Administrator effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to, discrimination in the undertaking and carrying out of any program or activity receiving Federal financial assistance under Title I of the Housing Act of 1949, as amended:

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

1. That an application be filed on behalf of the City of Providence for a grant under Section 116 of the Housing Act of 1949, as amended of two-thirds of the cost of undertaking and carrying out a program of demolition in an area or areas to be designated in such application, which cost is now estimated to be \$56,358.00 and that the Director of the Department of Building Inspection is hereby authorized and directed to execute and file such application, to execute such commitments as may be necessary for the grant applied for, to execute and file requisitions for funds, to approve all claims for relocation payments made in accordance with the applicable regulations of the Housing and Home Finance Administrator, to provide such information and furnish such documents as may be required by the Housing and Home Finance Agency, and to act as the authorized representative of the City of Providence in the accomplishment of the demolition program.
2. That the United States of America and the Housing and Home Finance Administrator be, and they hereby are, assured of full compliance by the City of Providence with regulations of the Housing and Home Finance Agency effectuating Title VI of the Civil Rights Act of 1964.
3. That there exists in the locality decent, safe and sanitary housing which is available to persons displaced as a result of the demolition activities to be performed with the Federal grant, at prices which are within their financial means and which are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families, and it is the sense of this body that such displacees, if any, will be relocated in accordance with applicable regulations of the Housing and Home Finance Agency.

RESOLUTION
OF THE
CITY COUNCIL

IN CITY COUNCIL

JUL 7 - 1966

READ and PASSED

Thompson
President
Vincent Crespi
Clerk

APPROVED

JUL 11 1966

Joseph A. Lawley
MAYOR

Councilman Albani, by request

City of Providence, Rhode Island
Application for Demolition Grant
No. 2 for Federal Hill East

Binder No. 8.

Application for Demolition Program

for a

Demolition Grant for the City of Providence, R. I. under Section 116 of Title I of the Housing and Urban Development Act of 1965, for the carrying out of a concentrated Demolition Program in the Federal Hill East area bounded generally by the proposed Route 6 Freeway extension, Interstate 95, Westminster and Knight Street.

DATE: June 21, 1966

- (1) City of Providence, State of Rhode Island
- (2) Application for Demolition Grant No. 2 for
Federal Hill East
- (3) Date: June 21, 1966
- (4) Binder No. 8

Form approved by Budget Bureau No. 63-R610.8 (8-65)

H-612
(8-65)

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION		PROJECT LOCALITY
APPLICATION FOR LOAN AND GRANT (Slum Clearance and Urban Renewal Program)		PROJECT NAME
INSTRUCTIONS: Prepare original and 4 conformed copies for HHFA. Place original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5.		PROJECT NUMBER
		DATE RECEIVED (To be filled in by HHFA)
A. CORPORATE NAME OF APPLICANT City of Providence - Department of Building Inspection		
B. TYPE OF APPLICATION Donation Grant <input type="checkbox"/> Temporary Loan and/or Capital Grant, for project execution [Complete all blocks] <input type="checkbox"/> Temporary Loan, for early land acquisition [Leave Blocks D and E blank]		
C. SUBMISSION <input checked="" type="checkbox"/> Initial application <input type="checkbox"/> Revision of previously approved application dated _____, 19____, for purpose of: <input type="checkbox"/> Change in project area boundaries <input type="checkbox"/> Revision in Relocation Grant <input type="checkbox"/> Revision in Temporary Loan <input type="checkbox"/> Revision in Rehabilitation Grant <input type="checkbox"/> Revision in Project Capital Grant <input type="checkbox"/> Other (Explain) _____		
D. REPAYMENT OF ADVANCES Upon undertaking this project, the Applicant will repay, with interest, Title I advances in the sums indicated and in accordance with the contracts shown below:		
ADVANCE CONTRACT NUMBER	AMOUNT OF CONTRACT	AMOUNT ADVANCED UNDER CONTRACT
Not applicable	\$	\$
	\$	\$
	\$	\$
E. EXISTING FEDERAL AUTHORIZATIONS Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and Planning Budget No. _____, approved by HHFA on _____, 19____, \$ _____		
F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR		
TYPE	TOTAL AMOUNT	COMPLETE ONLY IF REVISION AMOUNT OF CHANGE (+) or (-)
<input type="checkbox"/> TEMPORARY LOAN	\$	() \$
<input checked="" type="checkbox"/> PROJECT CAPITAL GRANT 2/3 Basis: \$ 37,572.00 3/4 Basis: _____ Limited project costs	\$	() \$
<input type="checkbox"/> Municipality with population of 50,000 or less <input type="checkbox"/> In Redevelopment Area, municipality with population of more than 50,000	\$	() \$
<input checked="" type="checkbox"/> RELOCATION GRANT	\$ 50,000.00	() \$
<input type="checkbox"/> REHABILITATION GRANT	\$	() \$
G. PROGRAM <input checked="" type="checkbox"/> Title I of the Housing Act of 1949, as amended to date <input type="checkbox"/> Title I of the Housing Act of 1949, as amended prior to the Housing Act of 1954		

INTRODUCTION

The objective of the City of Providence, as it is in most cities throughout the nation, is to produce a solution to the problem of increasing residential blight with the realism, progressiveness and the ingenuity that have marked the other sectors of the local community.

The Federal Hill East neighborhood has long been recognized by the community as one of its prime problem areas. It is an old district showing evidence of long, slow decline and deterioration. It has an accumulation of buildings of the past generation that demand our immediate attention because they show the wear of time.

Federal Hill East is in the proposed Federal Hill-South Providence GNRP area. The basic objective throughout the GNRP area is to stimulate a program of maximum rehabilitation to the extent where it would be economically feasible. If a Title I project were undertaken in Federal Hill East, extensive clearance would be necessary. Numerous houses have been vacated and boarded up. The present owners refuse to either repair them or to sell them to others who would.

It is important, however, that the City, in cooperation with the Federal Government, take immediate steps to reverse the rapid deterioration of the Federal Hill East area if the City is to achieve its objective of maximum rehabilitation. The community combined with Mayor Joseph A. Doorley, Jr.'s fine joint enforcement program hopes to (1) remove immediately unsound structures and others that cannot be economically rehabilitated; (2) by removing these selected structures combined with a vigorous enforcement of minimum codes discourage the practice of holding vacant structures; (3) by coordinating the enforcement of property standards and other health, sanitation and police protection encourage individual rehabilitation; and (4) by establishing a field office in conjunction with the Economic Opportunity Program assist private individuals in financing the rehabilitation of their homes.

In order to bring about maximum rehabilitation in a neighborhood experiencing the full force of deterioration, and in order to eliminate the antisocial housing, which constitutes a public nuisance and a serious hazard to the health or welfare, the City of Providence, Rhode Island has selected the Federal Hill East neighborhood as its second demolition program under the provisions of Section 116 of Title I of the Housing and Urban Development Act of 1965.

Project No. 2 Federal Hill East
(See Map Attached)

CRITERIA FOR SELECTION

The criteria used to delineate the proposed demolition program is:

Criteria One - A designated area in which the municipality is giving special emphasis to an intensive program of enforcement of public codes designed to improve this neighborhood and/or to protect it from the onset of blight as part of the City's overall program of maximum rehabilitation for the entire Federal Hill-South Providence GMRP area.

Criteria Two - An area where active neighborhood associations and block improvement associations are trying to bring about a regeneration of their neighborhood from within.

Criteria Three - Only those structures that have been determined to be structurally unsound and/or unfit for human habitation and/or cannot be economically rehabilitated will be demolished.

BOUNDARY DESCRIPTION

The Federal Hill East demolition program is bounded on the north by the proposed Route 6 Freeway extension, on the east by Interstate 95, on the south by Westminster Street and on the west by Knight Street.

Size of Area

City Blocks 126.70
Acres 171.04 (including streets)

Character of Area

Housing Characteristics

Total Housing Units	3721
Total Occupied Units	3186
White	3140
Non White	46
Vacant	581

RESIDENTIAL STRUCTURE TYPES

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 - family	131	12
2 - family	277	25
3 - family	468	43
4 or more families	222	20
Total	1098	100

EXISTING LAND USES

<u>Land Use</u>	<u>Area in Acres</u>	<u>Existing</u> <u>Percent Total</u>
Residential*	75.84	59.85
Commercial	20.98	16.55
Industrial	19.24	15.18
Pub. & Instit.	4.99	3.93
Vacant	5.54	4.37
Sub Total	126.70	99.88
Street	<u>44.34</u>	
Total	171.04	

*Includes mixed uses.

Source: Field Survey, Providence City Plan Commission, 1961
Community Renewal Program, City of Providence

DESCRIPTION OF AREA

Hemmed in by railroads and the downtown area, Federal Hill East contains the oldest housing in the city outside of the original settlement on the East Side, and has the highest density, more than one hundred people per net acre. Population of the area dropped by more than one-third from 1950 to 1960. All age groups except the 65 and over category sustained heavy losses, with the 20 to 44 age group reduced by more than one half. The labor force underwent a corresponding reduction of about 40 percent. This is clearly an area of decline, and one which demands early attention to prevent its virtual abandonment during the next decade.

The "three-decker" house visually characterizes the area. Practically all other housing is in two family or multiple dwellings. There are almost no single houses.

Commercial uses, typically occupying the first floor of residential structures, use most of the street frontage along Atwells Avenue, Broadway, Westminster Street, Dean Street, and Knight Street, and are scattered throughout the area on virtually every block. Industrial uses border the area on the north, adjoining the railroad yards. Several nonconforming industrial uses are located on local streets between Broadway and Westminster Street.

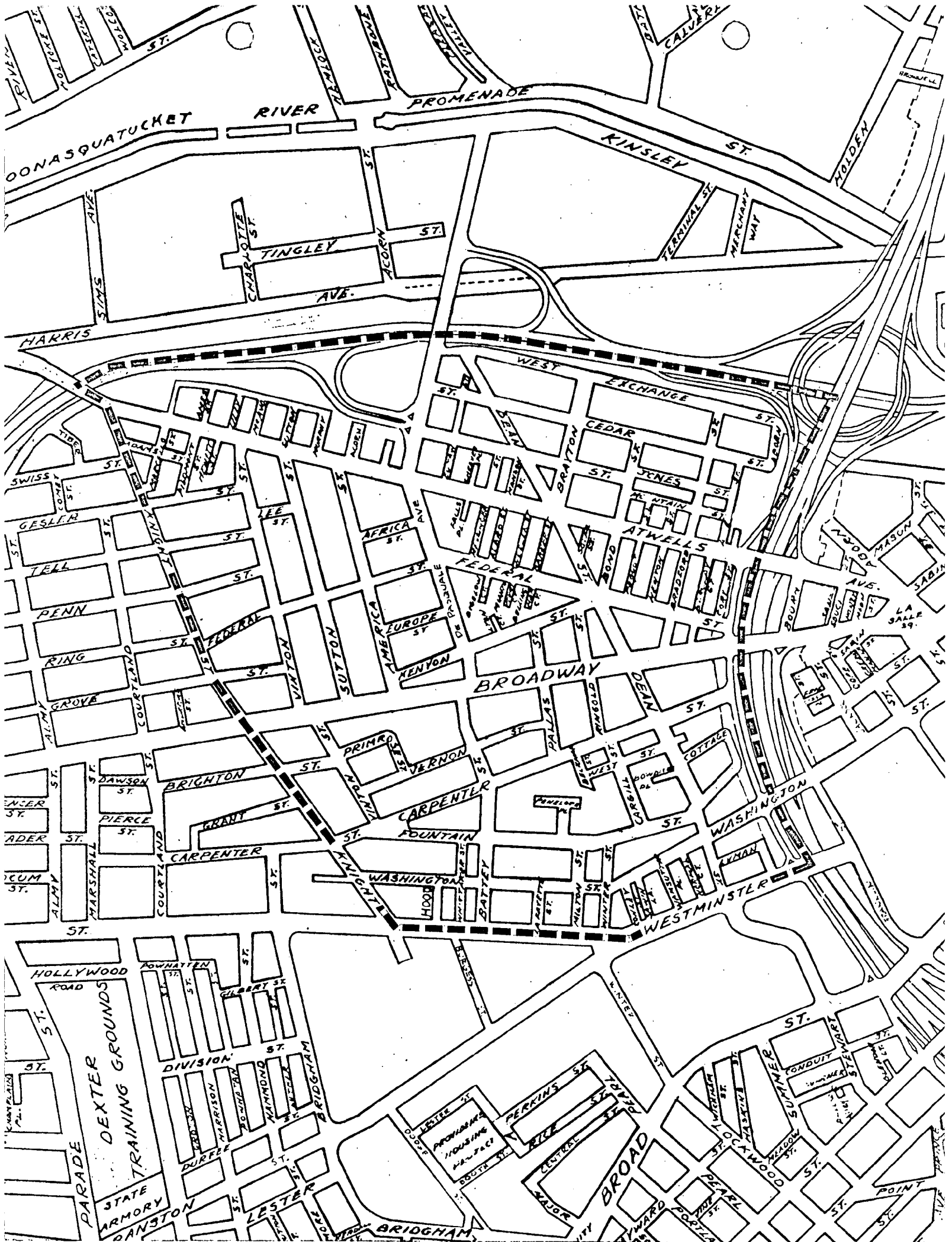
The topography of Federal Hill is both an asset and a liability to future development. Its prominent height, sixty to seventy feet above the adjoining downtown area, provides a potential site for high density housing overlooking the central business district. Steep slopes along the north edge of the hill separate the area from nearby rail yards and industrial areas.

Major traffic arteries divide the area into small sections. These include Atwells Avenue, the "main street" of the area, Broadway, Dean Street, Knight Street, DePasquale Avenue, and Battey Street. While completion of the Huntington Expressway may cause diversion of some of the traffic now using these streets, they will continue to be a major obstacle to improving the residential environment. Most of the local streets are less than fifty feet wide, and several are little more than alleys.

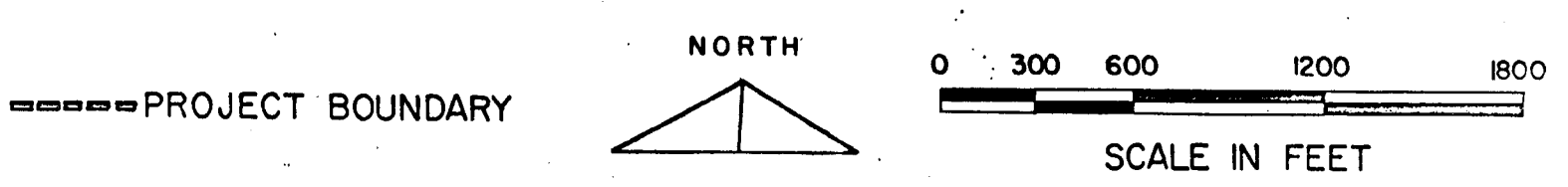
Atwells, Broadway, Westminster, Dean and Knight Streets are designated as major streets by the Master Plan. Two of these are proposed for major improvements.

1. Connection of Knight Street and Bridgham Street at an estimated cost of \$985,000.
2. Construction of Dean Street-Silver Spring loop. The estimated cost of \$1,900,000 involves expenditures in the upper South Providence area as well as Federal Hill East.

The area contains an outdoor swimming pool. The Master Plan for Recreation proposes two neighborhood centers, ice skating rink, playground and playlots.



FEDERAL HILL EAST
PROPOSED DEMOLITION AREA
PROJECT NO. 2



REASONS FOR SELECTION

In the proposed GNRP area, Federal Hill is broken up into two sections. One is Federal Hill East and the other is West Broadway. For financial and rehabilitation reasons, as well as urban renewal strategy reasons designed to reduce the spread of blight, the City of Providence plans to first undertake a Title I renewal project in the West Broadway neighborhood. A survey and planning application for a rehabilitation program within the area has recently been submitted to the office of the Department of Housing and Urban Development and awaiting approval.

Since current conditions in the Federal Hill East area warrant immediate attention, a program must be developed, not only to assist this area in advance of undertaking an actual formal Title I urban renewal project, but also a program designed to complement the overall objective for the GNRP area. The overall objective in the GNRP area is to maximize rehabilitation. The Federal Hill East area should not be written off and the people and their current plight should not be overlooked.

If Federal Hill East can be given assistance under the demolition provisions of the "Housing Act of 1965", and in cooperation with the City's intensive program of enforcement of public codes, then perhaps this area can be revitalized so that instead of extensive clearance the City can undertake an extensive rehabilitation program within the Federal Hill Area.

The Federal Hill East area has been selected both as an area for the enforcing of public codes and an area for special emphasis.

The enforcement of stiffer Minimum Housing Standards, building and health codes has already been started in the area. The intensive minimum housing inspection program, which will involve the recording of each violation, great or small, with special emphasis on strict compliance and vigorous prosecution, will be undertaken simultaneously with other vigorous public enforcement programs.

The nature of the other special emphasis are: improved garbage and rubbish collection, increased prosecution of landlords and tenants for housing and health code violations, rigid adherence to Zoning regulation, removal of abandoned automobiles, an active antipoverty program and the demolition of unsound structures.

DESCRIPTION OF PROPOSED PROGRAM

The City's far reaching program to upgrade Federal Hill East is a vivid demonstration of the determination on the part of the City to solve the pressing problems besetting its residential neighborhoods.

The responsibilities of the respective City Departments within the Federal Hill East area under this intensive program of enforcement of public codes is set forth below:

Department of Building Inspection

The Department of Building Inspection is charged with the responsibility of enforcing the Building Code, the Zoning Ordinance, and all laws relating to the construction, alteration, repair and demolition or removal of buildings or structures in the city; and the installation, alteration, repair, use, and operation of all heating, plumbing, lighting, ventilating, refrigerating, electrical, and mechanical appliances and equipment therein.

Building inspectors will be assigned exclusively to the Federal Hill East area for thorough inspecting, reporting and prosecuting of the aforementioned building code violations.

Division of Minimum Housing

There will be increased prosecution of both landlords and tenants for violations of housing and health codes. In the past, the city has not sought to prosecute tenants for these violations.

The Division will be employing its entire resources in this project. There are now field inspectors working in the area and the office staff is working in this endeavor. The Division will remain at this task until it is completed.

A detailed and comprehensive inspection of all residential property already has been initiated utilizing both the APHA and Minimum Housing Standards inspectional procedures.

Whenever there is a violation of any provision of the minimum housing codes the owner will be notified of such violations. Such notice shall be in writing and shall specify the violation and a reasonable time to make the correction. Copies of violation notices falling in the purview of the Building Inspection Department will be forwarded to the Building Inspector. This notice of violation to the owner (s) shall inform the person to whom it is directed of his rights to apply for a hearing before a hearing officer of the Minimum Housing Standards Division and the procedure by which application for such a hearing can be made.

Ten days after the sending of the notice of violation, if a hearing before a hearing officer has not been requested, a compliance order is sent to the owner by the Division of Minimum Standards. Such orders shall be in writing; shall specify the violation and give a reasonable time in which to make the corrections. It shall inform the person to whom it is directed of his rights to appeal before the Housing Board of Review and the procedure by which such appeal can be made. A record of a hearing before the hearing officer of the Housing Board of Review will be kept.

At the end of the time period specified in the compliance order, reinspections will be made to determine the degree of compliance that has been accomplished. In cases of non-compliance, the necessary legal action will be instigated immediately. All data collected will be computerized.

Department of Health

The Providence Health Department will assign its inspectors to the Federal Hill East area to investigate and report on health menaces.

During the months of January and February, 1966 the staff of environmental control inspectors have been working in the Federal Hill East area in order to bring about greater compliance and improvement of sanitary conditions and to present for prosecution, any and all persistent violators.

The following public health services and code enforcement activities are being provided by the Department of Health:

A. Environmental Control Codes

- a. Rat Control
- b. Animal and Fowl Control
- c. Garbage, Weed, Dead Animal and Trash Control
- d. Mosquito Control

B. Food and Food Products Codes

- a. Food Establishment Sanitation Code
- b. Frozen Dessert Quality Control
- c. Milk and Milk Products Quality Control
- d. Meat Adulteration Control

Department of Public Works--Special Emphasis of Continuing Program

The Department of Public Works will assign extra trucks, loaders, sweepers and manpower to collect and haul away the rubbish and debris on a street by street basis. The Department of Sanitation will continue to collect garbage and rubbish on schedule. The use and policy regulating the size of containers will be correctly explained to each tenant personally.

Residents have been asked through the radio, television and newspaper media: to participate in a general neighborhood cleanup campaign by setting out all disposable material on their curbs, with material separated into burnable and nonburnable piles.

Progress for Providence (Chief Coordinator of all Economic Opportunity Programs)

Progress for Providence has instituted several anti-poverty programs affecting the Federal Hill neighborhood.

A city-wide preschool program was conducted last summer (Headstart), in which about 75 children from the Federal Hill area participated out of a total enrollment of 662 for the whole city. This program is now part of the regular program of the School Department.

A community school was also opened in Federal Hill last summer, and it provided remedial and extracurricular education for about 400 young people, and jobs as teachers' aides for about 20 neighborhood nonprofessional people in the poverty category. The community schools were reopened in the fall to operate from 3-9 p.m. each day, for adults as well as children. Each school has a Neighborhood Advisory Council attached to it which participates in planning the program for the school to assure that it is responsive to community needs and interests.

A credit union organizer has been employed to help organize credit unions in low areas, and has been active in Federal Hill.

A Home and Block Improvement Program is also underway, and will seek to provide technical assistance to residents of Federal Hill, as well as other areas in the inner city, in improving their homes and their neighborhoods.

Other programs that will have an impact in Federal Hill have been planned and submitted to the Office of Economic Opportunity for funding and are expected to be funded shortly. They cover the fields of employment, health and social services.

Other Special Programs

1. The City Council has adopted a junk car ordinance which permits the city to tow away and dispose of vehicles which are unserviceable, discarded, worn out or junked. This action will be actively put into effect to clean up these neighborhood eyesores.
2. The City Collector has been requested not to sell tax sale property to any purchaser until the purchaser has agreed to bring the property up to minimum standards.

DEMOLITION PROGRAM

The City of Providence under Chapter 1643 - No. 548 "An Ordinance in Amendment of the Building Code, Chapter 1079, Approved December 21, 1956, as amended, by amending Sections 124.0, 124.1, 124.2, 124.3, 124.4, 124.5 and 124.6 thereof, and adding Sections 124.7 and 124.8, approved September 8, 1964" - gives the municipality adequate authority to demolish structures of the kind authorized by Section 116 of Title I of the Housing and Urban Development Act of 1965 and covered by the application for grant. (See addendum)

Number of Structures to be Demolished

The total number of structures that have been determined to require demolition because they are (1) structurally unsound and (2) unfit for human habitation are 81. Of these, 66 are residential, 3 are nonresidential and 12 are of mixed occupancies.

Legal Activity (Criminally processed under police court powers)

Of the total number of structures above --

Legal action taken on 5 residential structures;
Legal action pending on 25 residential structures;
Legal action contemplated on 51 structures.

Estimated Cost

The estimated total cost for the demolition program is \$56,358.00 and the requested Federal grant is \$37,572.00. The share to be borne by the municipality is \$18,786.00. The City's share would be a cash contribution.

No salvage credit is anticipated based on past experience.

There are many variables pertaining to the cost estimate, as some buildings would require more than the estimate if telephone, electric wires would have to be removed, etc. and the distance of travel to dispose of the material. However, in the overall, this may be a reasonably accurate estimate. (See listing of demolition estimated cost on following page.)

Estimated Cost to demolish above structures as follows:

<u>Residential Buildings</u>						<u>Cost Estimate</u>
3	1	Story	at	\$300	=	\$ 900.00
3	1½	Story	"	500	=	1,500.00
6	2	Story	"	550	=	3,300.00
19	2½	Story	"	600	=	11,400.00
24	3	Story	"	700	=	16,800.00
8	3½	Story	"	900	=	7,200.00
3	4	Story	"	1,000	=	3,000.00
TOTAL 66	TOTAL Residential Demolition					\$44,100.00
<u>Non-Residential Buildings</u>						<u>Cost Estimate</u>
1	1	Story-3 Car Masonry	at	\$400	=	\$ 400.00
2	1	Story-Store (Masonry)	"	400	=	800.00
TOTAL 3	TOTAL Nonresidential Demolition					\$ 1,200.00
<u>Mixed-Occupancies</u>						<u>Cost Estimate</u>
1	2½	Story--1st floor	Store	at	\$600	= \$ 600.00
2	3	Story--1st floor	Store	"	700	= 1,400.00
5	3½	Story--1st floor	Store	"	900	= 4,500.00
4	4	Story--1st floor	Store	"	1,000	= 4,000.00
TOTAL 12	TOTAL Mixed-Occupancies Demolition					\$10,500.00
SUMMARY						\$44,100.00
						1,200.00
						<u>10,500.00</u>
Demolition Cost						\$55,800.00
1% Insepction Fee						<u>558.00</u>
TOTAL Demolition Cost						\$56,358.00

Note: Unless otherwise identified all other structures are of frame construction.

As to the time it would take to demolish these structures, it would be at least 12 to 15 months. Here again, everything being equal, it is fairly accurate but would depend on weather conditions, strikes, etc.

Enclosed is a blank copy of specifications for demolishing buildings in the City of Providence. The contracts between the building wrecker and the City of Providence will be prepared by the City Solicitor and will incorporate all Federal legal requirements. (See addendum)

Estimated Displacement

1. All the above-mentioned residential buildings are boarded or are in the process of being boarded; therefore, there would be no families displaced in this demolition program. However, if any does occur, a statement identifying the local agency which will provide relocation follows.
2. The estimated amount of Federal relocation grant required to cover the cost of relocation payments to twelve eligible business displacees is \$50,000.00. The statement identifying the local agency which will provide relocation follows.

STATEMENT ON SUPPORTING DOCUMENTATION OF RELOCATION ACTIVITIES FOR
DEMOLITION GRANT PROGRAM BY DAVID JOYCE, ADMINISTRATOR, PROVIDENCE
FAMILY AND BUSINESS RELOCATION SERVICE

1. Purpose

The Family and Business Relocation Service shall assume full responsibility for all relocation activity related to the local public letter No. 343 on "Policies for Demolition Grant Program."

In keeping with the requirements of the Demolition Grant Program, the Family and Business Relocation Service hereby states that any individuals or families who are displaced as a result of a Federally Assisted Demolition Program shall be relocated into decent, safe and sanitary housing within their economic means. Furthermore, the Family and Business Relocation Service will make authorization of relocation payments as required in accordance with the URA regulations to eligible displacees to assist in meeting the cost of relocation.

It is our understanding that the municipality will be reimbursed through a Federal Relocation Grant.

2. Background

The Family and Business Relocation Service was instituted in 1949 as a centralized relocation program responsible for all displacement resulting from governmental action. To date, we have relocated in excess of 5,700 families and individuals located in federal programs such as urban renewal, federal aid, highways, public housing sites and city capital improvement programs.

The Relocation Service staff consists of 20 members as follows: Administrator, Assistant Administrator, Casework Supervisor, Inter Group Specialist, six social case workers, five housing inspectors and five clerical assistants.

3. Specialized Programs

All non-white families and individuals will receive specialized services through the efforts of a full-time Inter Group Specialist. This specialized program has been functioning since 1960 and has proven to be extremely helpful in meeting the difficulties encountered in relocating non-white occupants.

All elderly residents located in buildings to be demolished will also receive the specialized treatment from our social worker elderly specialist in meeting the various social, health and economic problems involved in the relocation process.

Our staff of six social case workers will augment any social assistance which may be required in carrying out the relocation program relative to the Demolition Grant Activities.

4. Housing Standards

All housing referred to any family or individual under this program shall meet the requirements of the American Public Health Association Standards Scoring System and the Local Minimum Housing Codes. In addition to these guarantees careful consideration shall be administered in meeting the needs of the displacees.

5. Housing Resources

The Relocation Service will utilize the following resources in making available decent, safe and sanitary housing within the means of all displacees. Basically, there are three categories to be utilized as resources. They are as follows: private housing market, annual availability, 1,212 units; low-rent public housing, 885 units; new construction, 174 units.

Based on the total annual resources of 2,271 number of housing units, an adequate supply of housing shall be made available in keeping with the objectives of the Program.

No undue hardships are anticipated in carrying out the responsibility of the relocation activities as related to the Demolition Grant Program.

STATEMENT ON SUPPORTING DOCUMENTATION OF BUSINESS RELOCATION ACTIVITIES FOR
DEMOLITION GRANT PROGRAM BY ROBERT F. ARRIGAN, BUSINESS RELOCATION OFFICER,
PROVIDENCE REDEVELOPMENT AGENCY

1. Purpose

The Business Relocation Division shall assume full full responsibility for Business relocation related to Local Public letter No. 343.

This Division will make reimbursement for relocation expenses in accordance with existing Federal regulations.

It is our understanding that the municipality will be reimbursed through a Federal Relocation Grant.

2. Background

The Providence Redevelopment Agency through its Business Relocation Division has had sole responsibility for Business Relocation since January, 1962.

The staff consists of: (a) Business Relocation officer; (b) Assistant Business Relocation officer; (c) Clerk Stenographer. This staff is also assisted by the Agency's Management Division.

3. Relocation Services Provided for Business Concerns

- a. A series of informal meetings shall be held to familiarize proposed project displacees with the aims and goals of the project. An explanation of the steps to be followed in order to be eligible for reimbursement of moving expenses shall be made. This shall be followed by an official letter which reiterates the steps to be followed together with the individuals and officers to be contacted to answer specific questions.
- b. There is compiled a list of the commercial and industrial business establishments within the proposed project by the use of sources available to this staff. Through personal interviews, actual, individual, space requirements are ascertained. At this time, each business site occupant is also solicited for information relative to the completion of the Business Relocation Record and each business occupant is registered.
- c. A constant systematic review of all advertised vacancies in the Providence commercial and industrial market area is maintained by the Providence Redevelopment Agency. A direct appeal is also made by the Business Relocation office for vacancy listings. The cooperation of the Providence Real Estate Board, utility companies, moving firms, etc., is encouraged in order to maintain as complete a listing of current vacancies as possible.

An index file has been set up to catalogue and classify all existing and anticipated vacancies. Commercial and industrial space is identified by general community location, total floor space available, sale or lease, date of availability, general condition of plan, building dimensions, land dimensions, zoning and off-street parking facilities.

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

4.. SBA Liaison

- a. The Division will work with existing business associations within the project area and with specific businesses relative to SBA assistance. The Division will promote the preliminary filing and processing of applications for SBA loans for those businesses which will suffer substantial economic injury because of the forced displacement by this Agency and who desire to re-establish themselves.

Subsequent to project execution, the Agency will furnish the local SBA office with a listing of the name, address, and type of business of all concerns, which will be affected by the project.

SUGGESTED RESOLUTION

WHEREAS, under Section 116 of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to make grants to municipalities and counties to assist in financing the cost of demolishing structures which under State or local law have been determined to be structurally unsound or unfit for human habitation; and

WHEREAS, by reason of the existence in the locality of structures which constitute a public nuisance and a serious hazard to the public health, it is in the public interest to carry out a program of demolition of such structures on a planned neighborhood basis with grant funds authorized under Section 116; and

WHEREAS, it is recognized that the grant of funds pursuant to Section 116 will impose certain obligations and responsibilities upon the City of Providence among which is the obligation to assure that any persons who may be displaced as a result of the demolition activities are relocated into decent, safe, and sanitary housing, in accordance with the regulations of the Housing and Home Finance Administrator; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of the Housing and Home Finance Administrator effectuating that Title, provide that no person shall, on the ground of race, color, or natural origin, be excluded from participation in, be denied the benefits of, or be subjected to, discrimination in the undertaking and carrying out of any program or activity receiving Federal financial assistance under Title I of the Housing Act of 1949, as amended:

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

1. That an application be filed on behalf of the City of Providence for a grant under Section 116 of the Housing Act of 1949, as amended, of two-thirds of the cost of undertaking and carrying out a program of demolition in an area or areas to be designated in such application which cost is now estimated to be \$56,385.00, and that the Director of the Department of Building Inspection is hereby authorized and directed to execute and file such application, to execute such commitments as may be necessary for the grant applied for, to execute and file such application, to execute such commitments as may be necessary for the grant applied for, to execute and file requisitions for funds, to approve all claims for relocation payments made in accordance with the applicable regulations of the Housing and Home Finance Administrator, to provide such information and furnish such documents as may be required by the Housing and Home Finance Agency, and to act as the authorized representative of the City of Providence in the accomplishment of the demolition program.

2. That the United States of America and the Housing and Home Finance Administrator be, and they hereby are, assured of full compliance by the City of Providence with regulations of the Housing and Home Finance Agency effectuating Title VI of the Civil Rights Act of 1964.

3. That there exists in the locality decent, safe and sanitary housing which is available to persons displaced as a result of the demolition activities to be performed with the Federal grant, at prices which are within their financial means and which are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families, and it is the sense of this body that such displacees, if any, will be relocated in accordance with applicable regulations of the Housing and Home Finance Agency.

WORKABLE PROGRAM

Reference to the Providence Workable Program for Community Improvement and exhibits on file with the Housing and Home Finance Agency will answer questions concerning local housing codes, zoning regulations and buildings, plumbing, electrical, fire prevention, and related codes and enforcement powers available to the community.

Review and recommendation on the various building codes (electrical, plumbing, structural and housing) are now before the Revision Board for recommendation to the City Council and will probably be adopted in 1966.

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1643

No. 548 AN ORDINANCE IN AMENDMENT OF THE BUILDING CODE, CHAPTER 1079, APPROVED DECEMBER 21, 1956, AS AMENDED, BY AMENDING SECTIONS 124.0, 124.1, 124.2, 124.3, 124.4, 124.5 AND 124.6 THEREOF, AND ADDING SECTIONS 124.7 AND 124.8.

Approved September 8, 1964

Be it ordained by the City of Providence:

Section 1. That the Building Code of the City of Providence, Chapter 1079, approved December 21, 1956, as amended, be and the same is hereby further amended by amending Sections 124.0, 124.1, 124.2, 124.3, 124.4, 124.5 and 124.6 thereof, and by adding two new sections to be known as Section 124.7 and 124.8, to read as follows:

Sec. 124.0 - Dangerous Structures

Sec. 124.1. All buildings, signs, structures and every part thereof shall be kept and maintained in a safe and sound condition by the owner or his designated agent.

Sec. 124.2. Whenever any building shall become vacant and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers, such building shall be deemed to be dangerous and unsafe.

Sec. 124.3. When a vacant building has been damaged, vandalized, or deteriorated to such an extent as to be unfit or unsuitable for occupancy such building shall be restored and rehabilitated within ninety (90) days after notice, or thereafter it shall be deemed to be a dangerous and unsafe building.

Sec. 124.4. Any building or structure which becomes hazardous to the safety, health, or welfare of the public, by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, shall be deemed to be dangerous and unsafe.

The City of Providence
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Page 2

No. Sec. 124.5. When the whole or any part of any building, sign, or other structure shall appear to be in a dangerous or unsafe condition, the Director shall issue a notice of the dangerous and unsafe conditions to the owner of record to appear at a hearing before said Director and show cause why the building, sign or structure should not be demolished or otherwise made safe. All notices shall be in writing and shall be delivered by an agent of the department or shall be sent by registered or certified mail to the last known address of such owner or owners. If none of these parties can be found after diligent search, the notice shall be posted upon a conspicuous part of the building or structure.

Sec. 124.6. Should the owner fail to appear at the hearing, the Director shall make such determination as may be found to be necessary or warranted by the evidence in his file.

Sec. 124.7. When it is determined at the hearing that the building or structure should be demolished or otherwise made safe, and the owner fails to appear or neglects to act, the Director shall file a report of his findings with the Building Board of Review and request that the building or structure be either demolished or otherwise made safe. A copy of the findings shall be mailed to the last known address of the owner or owners of record. The Board of Review shall hold a hearing where it will either approve, disapprove, or modify the request for the demolition of or otherwise making the building, sign, or structure safe. The owner or owners of record shall be notified of the date of hearing before the Board of Review where they shall be given the opportunity to show cause why the building should not be demolished or otherwise made safe. The report of the Board of Review shall be reported to the City Council against the property in question. The Director of the Department of Building Inspection shall place a lien against the real property in accordance with the provisions of this ordinance.

The City of Providence
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Page 3

Sec. 124.8. Any building which is boarded for any reason shall comply with the following specifications:

All openings (including doors and windows) from cellar to second floor inclusive, and all windows above the second floor leading to fire escapes, porches, or structural appurtenances on all floors must be covered from the exterior with one-half (1/2") inch thick plywood secured with screws of a minimum length of 1 1/2 inch--placed 12 inches on center, or spikes. All other windows must be secured from the exterior with either plywood or 7/8 inch matched boards.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. This ordinance shall take effect upon its passage.

A true copy,
Attest:

Vincent Vespia
Vincent Vespia,
City Clerk.

ROBERT J. McOSKER

~~XXXXXXXXXXXX~~

CITY SOLICITOR

VINCENT A. RAGOSTA

DAVID J. KEHOE

EDWARD F. MALLOY

VINCENT J. PICCIRILLI

RONALD H. GLANTZ

ASSISTANTS

GUERRINO A. BROSCO

CLAIMS ADJUSTER

CITY OF PROVIDENCE

RHODE ISLAND

LAW DEPARTMENT

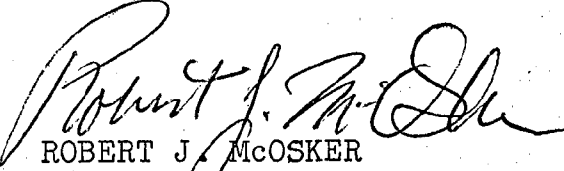
MAYOR

JOSEPH A. DOORLEY, JR.

June 17, 1966

It is my opinion that the City of Providence has the general authority to demolish structures for the purpose of carrying on the program contemplated in connection with the application for a Demolition Grant under Section 116 of the Housing and Development Act of 1965.

I further certify that the provisions of Ordinance No. 548 Approved September 8, 1964, entitled, "AN ORDINANCE IN AMENDMENT OF THE BUILDING CODE, CHAPTER 1079, APPROVED DECEMBER 21, 1956 as AMENDED, BY AMENDING SECTIONS 124.0, 124.1, 124.2, 124.3, 124.4, 124.5 and 124.6 THEREOF, AND ADDING SECTIONS 124.7 AND 124.8" provide the Building Inspector with the necessary power to undertake such a demolition program.


ROBERT J. McOSKER
City Solicitor

CITY OF PROVIDENCE, RHODE ISLAND

Board of Contract and Supply

TERMS AND REQUIREMENTS FOR BIDDING ON

All bids must be submitted in sealed envelopes or wrappers with the title of the work, material or equipment to which they relate endorsed thereon and addressed to Board of Contract and Supply, City Clerk's Office, City Hall, Providence, R. I., and will be received by said Board at its meeting to be held on _____ at two (2) o'clock p.m., in the OFFICE OF THE CITY CLERK, City Hall, until 2:15 o'clock p.m. Prior to said meeting bids may be filed with the City Clerk AT HIS OFFICE. At said 2:15 o'clock p.m., all bids will be publicly opened and read.

The bids must be in accordance with the accompanying specifications.

The price or prices proposed should be stated both in WRITING and in FIGURES and any proposal not so stated may be rejected.

Each bidder is required to state in his proposal his full name and place of residence; and should state the names of all persons interested with him.

No proposal will be accepted if made in collusion with any other bidder.

No bid will be considered unless the same is accompanied by a CERTIFIED check or bid bond for \$ _____, to be deposited as a guarantee that the contract will be signed and delivered by the bidder, and the required bond executed and delivered, within ten days of the acceptance of the bid; and in default thereof, the amount of such check or bid bond shall be retained for the use of the City as liquidated damages on account of such default.

A bond with a satisfactory surety company as surety will be required of the successful bidder in a sum equal to one hundred per centum (100%) of the accepted proposal.

Said Board reserves the right to reject any or all bids.

Contractor is to furnish all labor, materials, transportation, scaffoldings, equipment, utensils, and protection of the work and of the public, necessary for the demolition of various buildings located in the City of Providence, Rhode Island; all in accordance with this specification.

Each bidder shall be held to have visited each of the buildings, checked all conditions, and to have satisfied himself as to the work involved before the delivery of his proposal.

Before any work on the contract is performed, contractor must show evidence to the Director of the Department of Building Inspection that he carries Workmens' Compensation, Public Liability and Personal Property Insurance, in amounts, in the opinion of the Director of the Department of Building Inspection adequate to cover and save harmless the City of Providence, and its agents, from all suits, claims or actions of every class and nature for or on account of any injuries or loss of life to any person or persons or property damage caused or claimed to be caused, directly or indirectly by the conduct of the work embraced in this specification.

FOREMAN:

The contractor shall keep a competent foreman on the work at all times.

PERMITS:

The contractor shall execute his work in accordance with all State and City Laws and Requirements. He shall obtain any and all permits; make applications for inspections where required; and pay all fees necessary for same.

It shall be the responsibility of the contractor to arrange with the proper utilities companies to have the water, gas, and

electricity shut off at the street, and their equipment, wiring and piping removed.

Contractor shall cut off and plug water entrance at property line.

WAGES:

The contractor shall certify that he complies with the regulations of the Department of Labor of the State of Rhode Island.

PAYMENT:

Upon completion of demolition of all buildings and acceptance of the sites by the Director of the Department of Building Inspection, the contractor shall be paid eighty (80%) per cent of the amount of this contract. The final twenty (20%) per cent will be paid within thirty days thereafter.

The work will not be considered complete nor acceptance given unless the work taken up under this specification is left in a manner satisfactory to the Director of the Department of Building Inspection.

Before any payment is made, the Director of the Department of Building Inspection shall be entitled to evidence that all bills for services and labor have been paid by the contractor, and in case such evidence is not forthcoming, payment may be withheld until all liens or other claims have been adjusted.

USE OF PREMISES:

At no time shall the contractor allow accumulation of rubbish to cause unsightly or hazardous conditions to exist at the various sites.

During the process of demolition the contractor shall use sufficient water on nonsalvagable materials to prevent flying dust.

REMOVALS:

The contractor shall remove all accumulation of rubbish or debris, found on the site together with any debris caused by him during the execution of his work. He shall do all cutting of concrete, masonry and other materials to a point 18 inches below grade, at the foundations.

Present excavations filled with debris from the building shall be free of combustible materials.

Present foundation walls may be used as fill in the excavations, but shall be thoroughly broken up, watered and rolled.

Present excavated portions shall be brought to grade using clean bank gravel at least 18 inches in depth.

This material to be watered and rolled in a manner satisfactory to the Director of the Department of Building Inspection.

RESPONSIBILITY:

The contractor shall be held responsible for the protection or safety of all materials not intended to be disturbed at this time. Any damage done to same during the execution of the work shall be made good at this contractor's expense.

FINALLY:

Contractor for this work shall remove from the premises all his equipment and debris caused by him in the execution of the work, leaving the sites completely finished according to these specifications; and to the complete satisfaction of the Director of the Department of Building Inspection.

The following memoranda are State laws and shall apply on this contract:

1. The general prevailing rate of per diem wages and general prevailing rate for regular, holiday, overtime and other working conditions existing in Providence for each craft, mechanic, teamster, laborer or type of workmen needed to execute the work covered by this contract is as follows:

<u>Classification</u>	<u>Rate per Hour</u>
Asbestos Worker (Journeyman)	\$4.15
Bricklayer, Journeyman (Providence Area)	4.10
Building Wrecker Laborer	2.95
Carpenter, Journeyman (Providence)	3.80
Cement Finisher	3.90
Electrician, Foreman	4.20
Electrician, Journeyman	4.00
Iron Worker (Structural, Bridge, Ornamental, including Bronze)	4.31
Iron Worker (Foreman)	4.66
Jack Hammer Operator (Heavy & Highway Construction)	3.05
Lather (Metal or Wood)	4.00
Plasterer	4.075
Plasterer's Tender	3.05
Plumber	4.20
(Common Laborer carrying Rods) on Buildings . .	2.95

<u>Classification</u>	<u>Rate per Hour</u>
Roofer (Damp & Water Proofers Workers)	\$3.70
Sheet Metal Worker	3.75
Steamfitter	4.05

2. The contractor or subcontractor shall, as a penalty to the City of Providence, forfeit \$10.00 for each calendar day or portion thereof for each workman paid less than the foregoing prevailing rate.
3. The following sections of Chapter 290 of the 1938 General Laws of the State of Rhode Island as amended by Chapter 3580 of the 1955 Public Laws are hereby included and made a part of this contract:

"Section 1. All contractors on public works who have been awarded contracts by the contract awarding authority of the state or of any city, town, committee or agency or by any person or persons therein, in which state or municipal funds are used and the contract price shall be in excess of one thousand dollars (\$1,000.00) and their sub-contractors on such public work shall pay their employees at weekly intervals and shall comply with the provisions set forth in this chapter.

"Sec. 2. 'Public works' as used in this chapter shall mean any public work consisting of grading, clearing, demolition, improvement, completion, repair, alteration or construction of any public road or any bridge, or portion thereof, or any public building or portion thereof.

"Sec. 3. All contracts for public works shall be done by contract, subject to the same provisions of law relating thereto and to the letting thereof, which are applicable to similar contracts of the community and not contrary to the provisions of this chapter. Each contractor shall submit to the contract awarding authority having supervision or control of such public works, hereinafter called the proper authority, a list of any subcontractors of any work, and the names of the persons holding such subcontracts. Such list shall be submitted in such manner or form as the proper authority shall demand.

"Sec. 4. A contractor or sub-contractor on public works authorized by the proper authority shall pay any obligations or charges for trucking and material furnished for the use of such contractor or sub-contractor, in connection with the work being performed by him, within ninety (90) days after making such obligation or charge. When it is brought to the notice of the proper authority in a city or town, or the proper authority in the state having supervision of such contract, that such obligations or charges have not been paid by the contractor or sub-contractor, said proper authority may deduct and hold for a period not exceeding sixty (60) days, from sums of money due to the contractor or sub-contractor, the equivalent amount of such sums certified by any creditor as due him for work performed or materials furnished upon such public work.

"Sec. 5. Before awarding any contract for such work to be done the proper authority shall ascertain from the director of labor the general prevailing rate of per diem wages in the locality in which the work is to be performed, for each craft, mechanic, teamster, laborer or type of workman needed to execute the contract or work, and shall specify in the call for bids for the contract and in the contract itself the general prevailing rate for regular, holiday, overtime and other working conditions existing in the locality for each craft, mechanic, teamster, laborer or type of workman needed to execute the contract of work. The contractor to whom the contract is awarded and any sub-contractor under him shall have ordinarily paid the prevailing rate of per diem wages and shall continue to pay the prevailing rate of per diem wages and the general prevailing rate for regular, holiday, overtime and other working conditions to all workmen needed to execute the contract or work.

"Sec. 6. The department of labor shall investigate the wages paid in the trade or occupation in the cities or towns of the state and keep a schedule on file in its office of such customary prevailing rate of wages and other working conditions which shall be open to public inspection. A contractor or sub-contractor shall as a penalty to the contract awarding agency forfeit ten (\$10.00) dollars for each calendar day or portion thereof for each workman paid less than the stipulated prevailing rate for any public work done under the contract by him. The contract awarding agency shall cause to be inserted in the contract a stipulation to this effect.

4. In the proposal of the bidder the following paragraph should appear:

"The bidder hereby declares and certifies that he is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on the contract or work".

5. The type of performance bond should be substantially in accordance with the attached draft.

CONTRACT BOND

KNOW ALL MEN BY THESE PRESENTS: THAT

hereinafter

called the PRINCIPAL, and
called the SURETY, a corporation authorized to execute surety
bonds under the laws of the State of Rhode Island and Providence
Plantations, are held and firmly bounden unto the CITY OF
PROVIDENCE, a municipal corporation established by the General
Assembly of the State of Rhode Island, hereinafter called the CITY
in the sum of Dollars (\$) lawful
money of the United States of America, to the payment of which sum,
well and truly to be made, the principal and surety herein firmly
bind themselves and their respective heirs, executors,
administrators, successors and assigns, jointly and severally,
firmly by these presents.

WHEREAS the principal has by means of a written agreement dated 195 entered into a contract with the CITY for in accordance with the specifications thereof, and a copy of which agreement is by reference made a part hereof.

NOW, THEREFORE, the condition of this obligation is such
That if the Principal, his or its executors, administrators
or successors, shall in all things well and truly keep and perform
the covenants, conditions and agreements in the Contract and in
any alterations thereof made as therein provided, on his or its

part to be kept and performed, at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City and all of its officers, agents, employees, as therein stipulated, and shall also promptly pay for all such labor performed or furnished and for all such materials and equipment furnished, (which as to equipment shall mean payment of the reasonable rental value, as determined by said City through its representative department head for its use during the period of its use), as shall be performed or furnished for, and used in, the carrying on of the work covered by the contract, or shall see that they are promptly paid for, whether or not said labor is directly performed for or furnished to the Principal or is even directly performed upon the work covered by the Contract, and whether or not said materials are furnished to the Principal or become component parts of said work, and whether or not said equipment is furnished to the Principal or even directly used upon said work; and shall also pay for all Workmens' Compensation, Public Liability, Federal and State Unemployment, Social Security and Compensation Taxes; then this obligation shall become and be null and void; otherwise it shall be and remain in full force and virtue.

This bond is subject to all such rights and powers of said City and such other provisions as are set forth in the Contract and the Plans, Specifications and Proposal incorporated by reference in the Contract: and is subject also to all the rights

of the City and others which are set forth with respect to such a bond in Chapter 79 of the General Laws of the State of Rhode Island 1938 as amended; and is subject to the provisions that no extension of the time of performance of the Contract or delay in the completion of the work thereunder or any alterations thereof, made as therein provided, shall invalidate this Bond or release the liability of the Surety hereunder.

SIGNED and SEALED this day of A. D. 19

In the presence of:

BIDDER'S BLANK

Honorable Joseph A. Doorley, Jr.
Chairman, Board of Contract and Supply
Providence, Rhode Island

Dear Mayor:

_____ hereby
agrees to contract and furnish all labor and equipment
necessary for the demolition of structures at the following
locations, all in accordance with this specification and in a
manner and upon conditions herein provided, for the sum of
Dollars (\$_____).

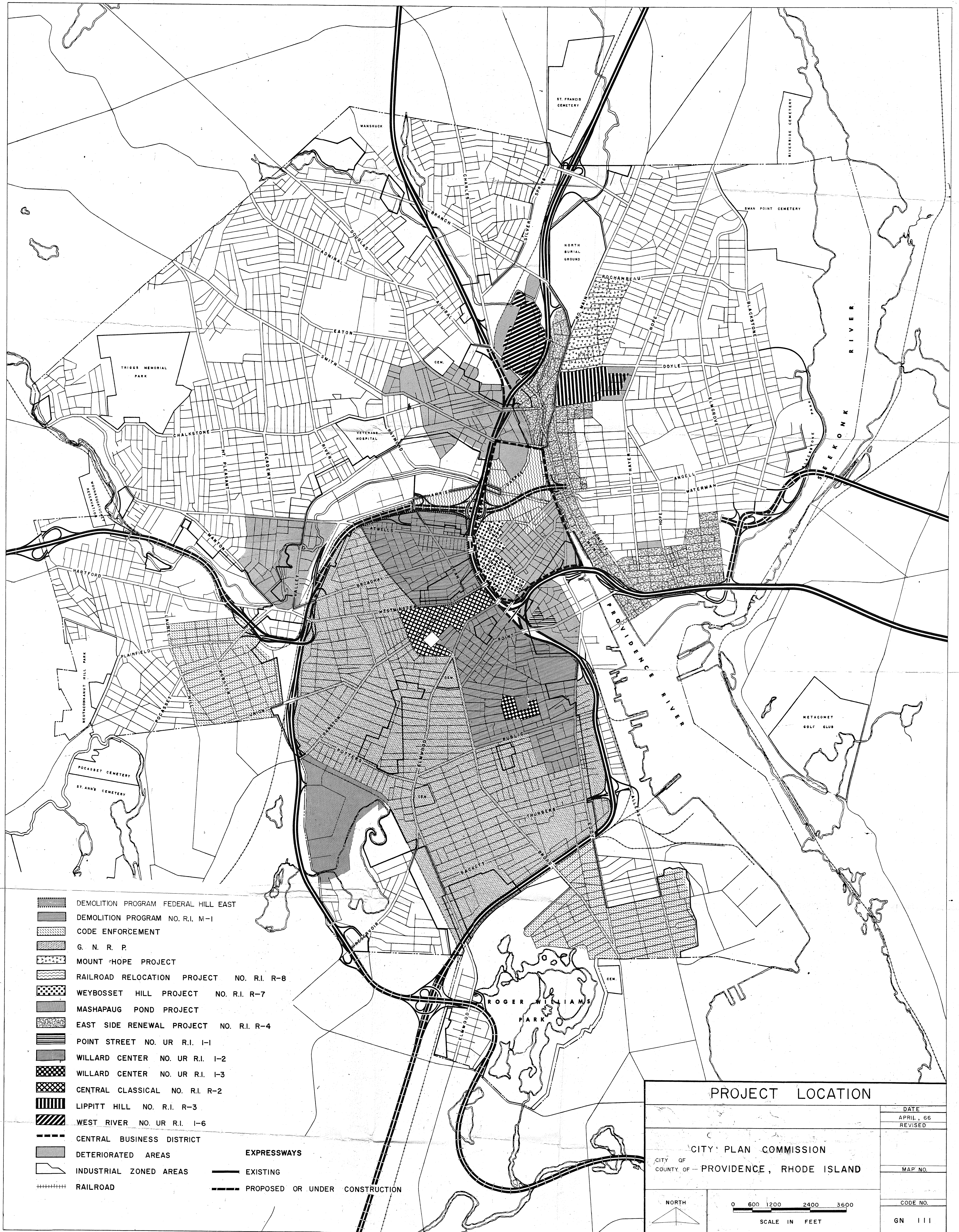
For accounting purposes submit individual bids for the
following buildings:

Date_____

Street_____

City_____

Name of Surety Company to be written in on the Bond.



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JUN 23 9 40 AM '66
DEPT. OF THE CLERK
PROVIDENCE, R.I.

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PROVIDENCE, R.I.