

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1972-59

No. 372 **AN ORDINANCE** OF THE CITY COUNCIL OF THE CITY OF PROVIDENCE APPROVING THE URBAN RENEWAL PLAN AND THE FEASIBILITY OF RELOCATION FOR THE UPPER SOUTH PROVIDENCE RENEWAL AREA

Approved September 26, 1972

Be it ordained by the City of Providence:

WHEREAS, under the provisions of Title 1 of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out Neighborhood Development Programs; and

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

WHEREAS, it is desirable and in the public interest that the Providence Redevelopment Agency (hereinafter called the "Local Public Agency") undertake and carry out the Neighborhood Development Program (herein called the "Program") identified as the Neighborhood Development Program and encompassing the area bounded by Broad Street on the west, Public Street on the south and the westerly taking lines of Interstate Route 95 on the east; in the City of Providence, State of Rhode Island (hereinafter called the "Locality"); and

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

WHEREAS, the Local Public Agency has made studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the urban renewal area or areas comprising the Program and has determined that the areas are deteriorated, blighted areas and that they are detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the locality at large, because of buildings or improvements.

No.

CHAPTER

AN ORDINANCE

either used or intended to be used for living, commercial, industrial or other purposes, or any combination of such uses, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) high density of population and overcrowding, (4) defective design or unsanitary or unsafe character or conditions of physical construction, (5) defective or inadequate street and lot layout, (6) mixed character, shifting or deterioration of uses to which they are put, or any combination of such factors and characteristics are conducive to the further deterioration and decline of the area and injuriously effect the entire area. The members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the City Council of the Locality (herein called the "Governing Body") for review and approval, an Urban Renewal Plan for the Upper South Providence Urban Renewal Area, dated 1972-1973, and consisting of 55 pages, 4 exhibits, and 5 maps; supported by the following supplementary material, data, and recommendations not a part of the Urban Renewal Plan: Relocation Activity Report, consisting of 8 pages and 5 exhibits; and a General Relocation Plan, consisting of 41 pages; and

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

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

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

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

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

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

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

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

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

1. That it is hereby found and determined that the urban renewal area comprising the Program is a deteriorated, blighted area and qualifies as an eligible area under Title 45, Chapters 31-33 of the General Laws of Rhode Island, 1956, as amended.

2. That the Urban Renewal Plan for the Program, having been duly reviewed and considered, are hereby approved, and the City Clerk be and is hereby directed to file said copy of the Urban Renewal Plan with the minutes of this meeting.

3. That it is hereby found and determined that where clearance is proposed that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of portions of the urban renewal area comprising the Program.

4. That it is hereby found and determined that the Urban Renewal Plan for the Program conforms to the general plan of the Locality.

5. That it is hereby found and determined that the financial aid to be provided pursuant to the contracts for Federal financial assistance pertaining to the Program is necessary to enable the Program to be undertaken in accordance with the Urban Renewal Plan for the area comprising the Program.

6. That it is hereby found and determined that the Urban Renewal Plan for the urban renewal area comprising the Program will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the renewal of the area by private enterprise.

7. That it is hereby found and determined that the Urban Renewal Plan for the urban renewal area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plan.

8. That it is hereby found and determined that the Program for the proper relocation of individuals and families displaced in carrying out the Urban Renewal Plan in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Plan; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families, are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the area comprising the Program, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

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

10. That financial assistance under the provisions of Title 1 of the Housing Act of 1949, as amended, is necessary to enable the land in the area comprising the Program to be renewed in accordance with the Urban Renewal Plan for the Program, and accordingly, the proposed Program and the annual increment are approved and the Local Public Agency is authorized to file an application for financial assistance under Title 1.

ORDINANCE

11. That this ~~resolution~~ shall take effect immediately.

2.2. 9-7-72

ATTEST: _____

IN CITY
COUNCIL
SEP 7 - 1972
FIRST READING
READ AND PASSED
Vincent L. Cuscia
CLERK

IN CITY
COUNCIL
SEP 21 1972
FINAL READING
READ AND PASSED

.....
PRESIDENT
Vincent L. Cuscia
CLERK

APPROVED
James A. Dowley
SEP 16 1972
.....
MAYOR

FILED
AUG 11 11 54 AM '72
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

IN CITY
COUNCIL

MAY 16 1972

FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

William Vespe
CLERK

THE COMMITTEE ON

*Urban Redevelopment, Renewal
and Planning*

Recommends

Be Continued
William Vespe
Aug 9, 1972
Clerk

THE COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

Approves Passage of
The Within Ordinance

William Vespe
Aug 22, 1972
Clerk

*Councilman Scianetta
and Councilman Lynch, by request*

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

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

2. Attached hereto is a true and correct copy of a resolution, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the day of , 1972.

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

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

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

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

CITY CLERK

UPPER SOUTH PROVIDENCE RENEWAL AREA

RELOCATION PLAN

1972-1973

PROVIDENCE REDEVELOPMENT AGENCY

I. RELOCATION ACTIVITY PROGRAM

A. ESTIMATE OF ANTICIPATED DISPLACEMENT

The Upper South Providence Renewal Area is expected to displace fourteen individuals and nine families during the Action Year. A detailed analysis of this displacement may be found in Exhibit 507-A.

B. DESCRIPTION OF THE HOUSEHOLDS TO BE DISPLACED

1. Survey Results

A house-to-house survey of all available households within the the Upper South Providence Renewal Area was conducted during the fall of 1970 and winter 1970-1971. Some of the results of this survey are as follows:

(a) Ethnic Distribution

17 white households	- 74%
3 black households	- 13%
3 Spanish-American households	- <u>13%</u>
23	100%

(b) The Elderly

Ten of the households anticipated to be displaced during the Action Year are elderly.

(c) Housing Eligibility

Eight households are apparently financially eligible for low-income housing for the elderly. Eleven households are

apparently financially eligible for other low income housing. Three households are apparently financially eligible for moderate income housing. One household is apparently ineligible for assisted housing and will relocate within the private market.

2. Special Relocation Problems

No special relocation problems are anticipated, since nearly three quarters of the workload is non-minority, no household requires more than three bedrooms, there are few non-elderly individuals, and there is adequate relocation housing available.

C. NATURE AND VOLUME OF COMPETING DEMANDS

Anticipated competing demand for standard housing in Providence is shown in Exhibit 507-B.

D. DESCRIPTION OF AVAILABLE AND COMMITTED HOUSING RESOURCES (SEE ALSO EXHIBITS 507-C AND -D)

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

1. Low Income Housing, Elderly

There are eight households to be displaced during the Action Year who are apparently eligible for low income housing for the elderly. The Providence Housing Authority has under management 440 units of such housing, plus 500 units of

additional elderly housing under construction and expected to be available in the fall of 1972.

2. Low Income Housing, Family

Eleven households to be displaced are apparently eligible for other low income housing. The Providence Housing Authority has 2532 family units now under management, of which roughly 680 units are vacant. The Housing Authority has made application to HAA to undertake a program of rehabilitation and redesign of many of the units under management, in order to improve the physical condition and appearance of them.

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

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

3. Moderate Income Housing

Three households to be displaced during the Action Year are apparently financially eligible for moderate income housing.

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

4. Private Rental and Sales Housing

One household to be displaced during the Action Year is apparently able to afford housing on the private market. The Advance Report of the 1970 U.S. Census of Housing indicates that roughly 3,413 units (a 7.8% vacancy rate) are available for rent, and 187 (a 0.8% vacancy rate) are available for sale, at a given time in the City.

5. Effect of Competing Demand on Available Housing

(a) Total Competing Demand

The competing demand for housing expected to be generated by governmental action consists of eighty-eight households in the Lockwood Street Renewal Project, roughly 183 households largely within the West Broadway NDP Area, and 31 households within the Code Enforcement program.

(b) Estimates of Rehousing Needs (see also Exhibit 507-B)

(1) Lockwood Street Displacement

Because a house-to-house survey of all available households within the Lockwood Street Project was conducted during the fall and winter of 1970-1971, estimates can be made of the rehousing needs of these households.

(2) West Broadway and Code Enforcement Displacement

It is impossible to reach a satisfactory estimate of the rehousing needs of the Code Enforcement and West Broadway displacement because of the nature of each program. The West Broadway displacement is a projection of expected activity in the latter half of the Second Action Year and the First half of the Third Action Year, much of which has not yet been surveyed. The Code Enforcement displacement will depend on the extent of deterioration and occupancy of each building within the program.

However, since the great bulk of the anticipated competing displacement generated by these activities is expected to come from the West Broadway project, and since a partial analysis of the rehousing requirements of the total Second Action Year displacement for that project was submitted with the Second Year Application for the West Broadway project, those proportions of rehousing needs can be applied to the estimates of competing demand. By this method, of the total of 214 households, roughly 68 households should be eligible for low income housing, and roughly 146 households should require either moderate-income or private market housing (135 rental units and 11 sales).

(c) Total Displacement and Resources During the Action Year

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

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

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

E. RENT ASSISTANCE PROGRAM

Because of the full and complete cooperation of the Department of Social and Rehabilitative Service of the State of Rhode Island and the Providence Plantations, no local rent assistance program is required (see Exhibit 507-E).

F. ANTICIPATED TEMPORARY RELOCATION

No temporary relocation is anticipated to be required at this time. Extraordinary cases requiring temporary moves will be treated according to the procedures set forth in the General Relocation Plan.

ANTICIPATED DISPLACEMENT OF BUSINESS CONCERNS

One small business, and storage facilities for another, are estimated to be displaced during the Action Year. No special problems are anticipated in their relocation.

H. ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: <u>12</u> months		LOCALITY Providence, Rhode Island					
	From <u>1972</u> to <u>1973</u> (month/year) (month/year)		LOCAL AGENCY Providence Redev. Ag.					
			PROJECT NAME AND NUMBER Upper South Providence Renewal Area					
A. PAYMENTS TO FAMILIES AND INDIVIDUALS								
Type of Payment	Families		Individuals		Total			
	No.	Amount	No.	Amount	No.	Amount		
<u>Moving Expenses</u>								
1. Actual Moving Expenses	6	3,600	5	2,000	11	5,600		
2. Fixed Payment and Dislocation Allowance	3	1,200	9	2,250	12	3,450		
3. Total	9	4,800	14	4,250	23	9,050		
<u>Replacement Housing Payments</u>								
<u>Homeowners</u>								
4. Differential Payment	2	14,000			2	14,000		
5. Interest Payment	1	500			1	500		
6. Incidental Expense Payment	2	1,000			2	1,000		
7. Total	5	15,500	0	-	5	15,500		
<u>Tenants and Certain Others</u>								
8. Rental Assistance	4	12,000	9	27,000	13	39,000		
9. Downpayment Assistance	3	9,000	5	15,000	8	24,000		
10. Total	7	21,000	14	42,000	21	63,000		
11. Total (Sum of Lines 3, 7, and 10)	21	41,300	28	46,250	49	87,550		
B. PAYMENTS TO BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARMS								
Type of Payment	Businesses		Nonprofit Orgs.		Farms		Total	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>								
1. Actual Moving Expenses	1	\$ 5,000		\$		\$	1	\$ 5,000
2. Actual Loss of Property	1	2,000					1	2,000
3. Searching Expenses	1	500					1	500
4. Total	3	7,500	0	-	0	-	3	7,500
5. Payments in Lieu of Moving and Related Expenses	1	10,000	0	-	0	-	1	10,000
6. Total (Sum of Lines 4 and 5)	4	17,500	0	-	0	-	4	17,500
C. Total estimate of relocation payments to individuals, families, business concerns, nonprofit organizations, and farms. (Total, Block A, Line 11; plus Total, Block B, Line 6)								
								\$ 105,000
D. Assistance Costs. Estimate of all relocation costs, other than the payments enumerated above, to be included in computing the amount of the Federal grant, contribution or loan for the project.								
								\$ 0
E. Estimate of total settlement costs to be paid to owners whose real property will be acquired for the project. (These are not "relocation costs" or "relocation payments," but are acquisition costs subject to funding arrangements under P.L. 91-646.)								
								\$ 6,800

HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS	DISPLACEMENT PERIOD: <u>12</u> months	LOCALITY Providence, Rhode Island
	From <u>1972</u> to <u>1973</u> (month/year) (month/year)	LOCAL AGENCY Providence Redevelopment Agency
		PROJECT NAME AND NUMBER Upper South Providence Renewal Area

A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Nonminority		Negro/Black		American Indian		Spanish-American		Oriental		Other Minority		Total	
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant
<u>Families</u>														
Elderly	0	1	0	1			0	0					0	2
Other	1	3	0	1			0	2					1	6
<u>Individuals</u>														
Elderly	0	6	1	0			0	1					1	7
Handicapped	0	0	0	0			0	0					0	0
Other	0	6	0	0			0	0					0	6

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

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

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

Annual Income	Individuals				Families												
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required				
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4
Under \$1000																	
\$ 1000 - 1999		2										2	2				2
2000 - 2999		2										2	2				2
3000 - 3999		4						1				5	4			1	5
4000 - 4999		1		1	1							3	1	1	1		3
5000 - 5999		1				1						2	1		1		2
6000 - 6999		2										2	2				2
7000 - 7999																	
8000 - 9999				1								1		1			1
10000 -14999																	
15000 -24999																	
25000 & Over																	
Totals		12		2	1	1		1				17	12	2	2	1	17

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

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

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

Annual Income	Individuals			Families															
				By Family Size (No. of persons)									By Bedrooms Required						
	Nonhouse-keeping	Housekeeping		2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
0-BR		1-BR																	
Under \$1000												0							0
\$ 1000 - 1999												0							0
2000 - 2999		1		1								2	1	1					2
3000 - 3999												0							0
4000 - 4999												0							0
5000 - 5999							1					1			1				1
6000 - 6999												0							0
7000 - 7999												0							0
8000 - 9999												0							0
10000 -14999												0							0
15000 -24999												0							0
25000 & Over												0							0
Totals	0	1	0	1	0	0	1	0	0	0	0	3	1	1	0	1	0	0	3

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

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

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

Annual Income	Individuals		Families																
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000											0								0
\$ 1000 - 1999											0								0
2000 - 2999											0								0
3000 - 3999		1									1	1							1
4000 - 4999						1					1				1				1
5000 - 5999											0								0
6000 - 6999							1				1					1			1
7000 - 7999											0								0
8000 - 9999											0								0
10000 -14999											0								0
15000 -24999											0								0
25000 & Over											0								0
Totals	0	1	0	0	0	1	1	0	0	0	0	3	1	0	1	1	0		3

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

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

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

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-ER	1-ER	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000																			
\$ 1000 - 1999																			
2000 - 2999																			
3000 - 3999																			
4000 - 4999																			
5000 - 5999																			
6000 - 6999																			
7000 - 7999																			
8000 - 9999																			
10000 -14999																			
15000 -24999																			
25000 & Over																			
Totals																			

9. FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING

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

Low-Income Housing

Annual Income	Individuals		Families																
	Nonhouse-keeping	Housekeeping	By Family Size (No. of persons)									By Bedrooms Required							
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000																			
\$ 1000 - 1999		2										2	2						2
2000 - 2999		3		1								4	3	1					4
3000 - 3999		5						1				6	5			1			6
4000 - 4999		1		1	1	1						4	1	1	2				4
5000 - 5999						2	1					2			1	1			2
6000 - 6999							1					1				1			1
7000 - 7999																			
8000 - 9999																			
10000 & Over																			
Totals		11		2	1	2	2	1				19	11	2	3	3			19

MODERATE INCOME HOUSING

Annual Income	Individuals		Families															
	Nonhouse-keeping	Housekeeping	By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more
Under \$1000																		
\$ 1000 - 1999																		
2000 - 2999																		
3000 - 3999																		
4000 - 4999																		
5000 - 5999		1									1	1						1
6000 - 6999		2									2	2						2
7000 - 7999																		
8000 - 9999																		
10000 & Over																		
Totals		3									3	3						3

ESTIMATED CONCURRENT DISPLACEMENT										LOCALITY Providence, Rhode Island					
DISPLACEMENT PERIOD: <u>12</u> months										LOCAL AGENCY Providence Redevelopment Agency					
From <u>1972</u> to <u>1973</u> (month/year) (month/year)										PROJECT NAME AND NUMBER Upper South Providence Renewal Area					
A. ANTICIPATED DISPLACEMENT (Number of Families and Individuals)															
Type of Govern- mental Action	White, Nonminority		Negro/ Black		American Indian		Spanish- American		Oriental		Other Minority		Total		
	F	I	F	I	F	I	F	I	F	I	F	I	F	I	
HUD-assisted Projects	167	62	32	5			5	0					204	67	
Local Code Enforcement	18	4	7	2									25	6	
Highway Construction															
Other (identify)															
Total	185	66	39	7			5	0					229	73	
B. ESTIMATED HOUSING NEEDS (Number of Families and Individuals)															
Instructions: To the extent that information is available, indicate the estimated housing needs of families and individuals covered in Block A.															
Income Range	Families								Individuals						
	Number of Bedrooms								Type of Unit						
	0	1	2	3	4	5 or more	Total	Nonhouse- keeping	Housekeeping 0-ER 1-ER						
Low-Income Rental		20	14	7	2	7	50*			32*					
Sales															
Moderate-Income Rental		3					3**			**					
Sales		3					3**			**					
Above Moderate-Income Rental							**			**					
Sales							**			**					

*Plus an additional 68 households estimated to be displaced by the West Broadway NDD Project and the Code Enforcement Program.

**Plus an additional 146 households, estimated to be displaced by the West Broadway NDP Project and the Code Enforcement Program, who are estimated to be eligible for either moderate -income or private-market housing.

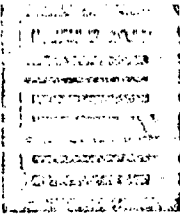
LOCAL AGENCY	PROVIDENCE, Rhode Island
PROJECT NAME AND NUMBER	PROVIDENCE REDEVELOPMENT AGENCY
	UPPER SOUTH PROVIDENCE RENEWAL AREA

***These are the figures cited in the Advance Report of the 1970 U.S. Census of Housing as being vacant at the time of their survey.

B. NONHOUSEKEEPING UNITS (Rental Only)																
Type	Rooming House/Hotel Etc.				Boarding House				Hsg. Elderly/Handicapped				Institutional			
	Number	Available			Number	Available			Number	Available			Number	Available		
	Needed	Total	Existing	New	Needed	Total	Existing	New	Needed	Total	Existing	New	Needed	Total	Existing	New
<u>LOW-INCOME</u>																
Public Housing																
HUD-assisted (congregate or other)																
Other-assisted																
Rent Supplement																
HUD-assisted																
Local-assisted					NOT APPLICABLE											
Private Rental																
Nonassisted																
<u>MODERATE-INCOME</u>																
HUD-assisted																
Other-assisted																
Nonassisted																
<u>ABOVE MODERATE-INCOME</u>																
Nonassisted																

COMMITMENTS FOR LOW- AND MODERATE- INCOME REPLACEMENT HOUSING	DISPLACEMENT PERIOD: <u>12</u> months			LOCALITY Providence, Rhode Island								
	From <u>1972</u> to <u>1973</u> (month/year) (month/year)			LOCAL AGENCY Providence Redevelopment Agency								
				PROJECT NAME AND NUMBER Upper South Providence Renewal Area								
Sponsor, Program, and Location	Date of			Type	In each column, enter number of units							
	Fund Commitment	Start of Constr. or Rehab.	Completion		Number of Bedrooms							
					0	1	2	3	4	5 ^{1/2}		
Providence Housing Authority Housing for the Elderly	Spring 1971	Spring 1971	Fall 1972	Low-Income Rentals	324	162	16					
				Sales								
				Moderate-Income Rentals								
				Sales								
Urban Housing Corp Turnkey Program South Providence	Application awaiting designation of sites in South Providence Area			Low-Income Rentals	(total of 50)							
				Sales								
				Moderate-Income Rentals								
				Sales								
Mt. Hope Redevelop- ment Associates Section 236 Mt. Hope Renewal Area	10/71	11/71	9/72	Low-Income Rentals	(20% Rent Supplement)							
				Sales								
				Moderate-Income Rentals		6	10	10	10			
				Sales								
Homes for Hope Section 236 South Providence	Application awaiting designation of sites in South Providence Area			Low-Income Rentals								
				Sales								
				Moderate-Income Rentals		(20-30 Units)						
				Sales								
Urban Housing Corp Section 235 South Providence	Application awaiting designation of sites in South Providence Area			Low-Income Rentals								
				Sales								
				Moderate-Income Rentals								
				Sales								
Use additional sheets as necessary. 1/ In this column, enter number of units containing 5 or more bedrooms.												

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING	DISPLACEMENT PERIOD: <u>12</u> months			LOCALITY Providence, Rhode Island							
	From <u>1972</u> to <u>1973</u> (month/year) (month/year)			LOCAL AGENCY Providence Redevelopment Agency							
				PROJECT NAME AND NUMBER Upper South Providence Renewal Area							
Sponsor, Program, and Location	Date of			Type	In each column, enter number of units						
	Fund Commitment	Start of Constr. or Rehab.	Completion		Number of Bedrooms						
					0	1	2	3	4	5 ^{1/}	
Build; Inc. Section 235 South Providence	Application awaiting designation of sites in South Providence Area			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales						(6 Units)	
American Belle Corp Section 235	Information not available at this time			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales						(10 Units)	
University Heights Section 236	N.A.	Spring 1972	N.A.	Low-Income Rentals							(42-45 Units)
				Sales							
				Moderate-Income Rentals						(98-105 Units)	
				Sales							
C.U.R.E. Section 235 South Providence	Application awaiting designation of sites in South Providence Area.			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales						(25 Units)	
Progress for Providence Section 235	Information not Available at this time.			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales						(11 Units)	
Use additional sheets as necessary. 1/ In this column, enter number of units containing 5 or more bedrooms.											



OFFICE OF THE DIRECTOR
THE AIME J. FORAND BUILDING
600 NEW LONDON AVENUE
CRANSTON, RHODE ISLAND 02920
(401) 463-7400

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS • FRANK LIGHT, GOVERNOR

DEPARTMENT OF SOCIAL AND REHABILITATIVE SERVICES

JOHN J. AFFLECK, DIRECTOR

November 3, 1971

Mr. G. Richard Lucas
Raymond, Parrish and Pine, Inc.
11 Holland Avenue
White Plains, New York 10603

Dear Mr. Lucas:

Mr. John A. Ryan of the Providence Department of Planning and Urban Development has asked that I write you.

In accordance with his request, I wish to assure you of the intense concern which this Department and its agencies have in the provision of adequate housing. The caliber of housing is basic to our welfare program and the aspirations of our poor families. Our social services agencies have set services in the area of housing as a number one priority. Close correlation is being developed with the Minimum Housing Authority on the home conditions of our clients.

Our agency does not have a maximum on its rental payments at this time. Therefore, it would not be necessary to provide a statement concerning waiving maximum payments. However, any payment over \$120 per month must have supervisory review before approval.

During its last session, our State Legislature ruled that the standards of assistance now in effect could not be changed without an Act of that body.

I trust that this is the information which you desired. If further information is needed, please contact me.

Sincerely,

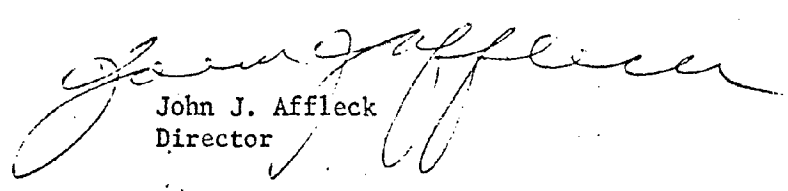

John J. Affleck
Director

Exhibit ND-507-E

GENERAL RELOCATION PLAN

A. POLICIES AND PROCEDURES - GENERAL

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

B. RELOCATION AGENCIES

1. Residential Relocation Agency

(a) Name and Description

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

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

(b) Organization of Residential Relocation Staff

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

2. Non-Residential Relocation Agency

(a) Name and Description

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

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

(b) Organization of Non-Residential Relocation Staff

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

3. Coordination of Relocation Activities

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

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

C. RESIDENTIAL RELOCATION STANDARDS

1. Housing Resources Policy

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

2. Physical and Occupancy Standards for Housing

(a) Physical Standards

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

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

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

(1) Housekeeping Units

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

- xi. There shall be a window in every room of each unit, except that bathrooms may be mechanically ventilated if such ventilation is deemed adequate and in accordance with existing codes;
- xii. The unit, and the public hallways accessory thereto, must have adequate lighting facilities.

(2) Non-Housekeeping Units

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

(b) Occupancy Standards

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

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

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

3. Ability-to-Pay Standards

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

The FRS will establish overall standards for housing expense-to-adjusted income ratios which will be applied to the relocation of all households.

No family shall be referred to a comparable relocation unit which involves costs in excess of these standards, except by that family's choice.

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

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

4. Environmental Standards

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

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

5. Equal Opportunity Standards

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

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

D. RESIDENTIAL RELOCATION ASSISTANCE ADVISORY PROGRAM

1. Surveys to Determine Relocation Needs

(a) Planning Surveys

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

(b) Additional Surveys

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

2. Informational Program and Site Office

(a) General

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

(b) Publicity and Public Meetings

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

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

(c) Informational Letters

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

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

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

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

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

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

(d) Field Office

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

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

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

(a) Development of Relocation Resources

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

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

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

(b) Listings

(1) Low-Income Housing

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

(2) Private Housing

Homeowners, landlords, real estate agents, housing developers, and managers of apartments will be encouraged to list all vacancies with the FRS. Real estate ads in the local newspaper will also be listed and screened by the staff. The FRS will be in constant touch with the Providence Real Estate Board, the Urban League, churches, utility companies, household moving firms and hand delivery companies, and all other source of information with regard to possible vacancies, will go out into the various neighborhoods and seek out housing that may not be advertised other than by a sign on the premises, and will maintain lists of all FHA- and VA-acquired properties for sale or for rent.

Each vacant unit will be inspected prior to listing it as a relocation resource to insure its compliance with all standards for relocation housing including prior assurances of compliance with Fair Housing Laws (see Section C.5.)

An index file has been instituted and will be continued to file listings of units meeting all of the above-listed criteria.

These listings will indicate availability, prices, and rentals of the housing units, and will be continually updated by the FRS.

(c) Referrals

(1) Compliance with LPA Standards

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

(2) Private Market Referral Procedures

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

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

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

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

(d) Referrals to Assisted Housing Units

(1) Priority of Admission

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

(2) Application Assistance

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

(e) Inspection of Relocation Housing

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

(f) Assistance in Obtaining Housing

(1) Problems Encountered by Relocates

Households seeking relocation housing will be advised to refer to the FRS any problems they experience in obtaining housing.

The FRS will assist in resolving any such problems that may arise, regardless of whether the household was referred to the housing unit by that agency.

(2) Information on Available Housing

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

(3) Assistance to Prospective Homeowners

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

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(4) Homeownership Counseling

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

(g) Tracing Self-Relocates

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

4. Housing Discrimination Complaints

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

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

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

5. Local Subsidies or Rental Assistance Program

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

6. Social Service Assistance

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

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

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

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

Special programs will be continued or instituted, such as:

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

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

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

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

The FRS will, however, interview occupants of adjacent properties where it is possible that such occupants might suffer substantial economic injury, or threat to their health or personal safety as a result of the project. This interview will be designed to determine the types of assistance which the FRS might give them to reduce the Project's impact.

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

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

E. NON-RESIDENTIAL RELOCATION ASSISTANCE ADVISORY PROGRAM

1. Surveys to Determine Relocation Needs

(a) Planning Surveys

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

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

(b) Additional Surveys

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

2. Informational Program and Field Office

(a) Informational Program

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

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

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

(b) Field Office

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

3. Services to be Provided to Non-Residential Concerns

(a) Consultations

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

(b) Current Information on Relocation Sites and Referrals

(1) Gathering Information on Relocation Sites

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

i. General Data

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

ii. Economic Information

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

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

(2) Listings and Referrals

i. Listings

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

ii. Referrals

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

(3) Referrals to the Small Business Administration

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

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

F. EQUAL OPPORTUNITY IN HOUSING

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

To these ends, the FRS will:

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

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

G. LPA GRIEVANCE PROCEDURE

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

H. PROCEDURES FOR RESIDENT INVOLVEMENT

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

I. PROCEDURES FOR MAKING RELOCATION PAYMENTS

1. Eligibility

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

2. Notification to Persons in Area

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

3. Assistance in Making Claims

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

4. Time Limit for Submission of Claims

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

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

5. Review

(a) Determining Eligibility

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

(b) Ineligible Claimants

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

(c) Relocation Payments Documentation

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

6. Prior HUD Approval

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

7. Payment of Claims

(a) Timing of Payment

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

(b) LPA Setoff Against Claim

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

8. Procedures to Avoid Duplicate Payments.

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

9. Payments Not to be Considered as Income

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

10. Residential Relocation Payments

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

(a) Moving Expenses

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

(1) Real Moving Expenses

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

(2) Fixed Payment and Dislocation Allowance

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

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

(b) Replacement Housing Payment for Homeowners

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

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

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

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

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

(c) Replacement Housing Payments for Tenants and Certain Others

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

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

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

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

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

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

11. Non-Residential Relocation Payments

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

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

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

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

1. General

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

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

2. Conditions under which Temporary Relocation may be Considered

(a) Households

(1) Reasons for Considering Temporary Relocation

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

(2) Condition of Housing

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

(3) Time Limit of Temporary Relocation

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

(4) Assurances to Households

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

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

(b) Business Concerns and Non-Profit Organizations

(1) Reasons for Considering Temporary Relocation

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

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

(2) Assurances

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

3. Agency Documentation of Temporary Relocation

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

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

4. Relocation Payments for Temporary Relocation

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

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

K. TERMINATION OF RELOCATION ASSISTANCE

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

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

L. EVICTION POLICY

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

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

M. RELOCATION RECORDS AND REPORTS

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

1. Relocation Record

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

housekeeping unit; and each business concern and non-profit organization. The record shall contain all data relating to relocation of the displaced occupant, including the nature and dates of services that are provided, the type and amount of relocation payments made, and the location to which those displaced are relocated, including a description and/or inspection certificate for the accommodations.

2. Relocation Reports

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

N. LPA EVALUATION OF RELOCATION

1. Periodic Evaluation

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

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

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

2. Procedures Resulting from Evaluation

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

0. ASSISTANCE OF VOLUNTEERS

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

Areas to be considered will include:

- 1. developing and maintaining lists of available housing;

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

UPPER SOUTH
PROVIDENCE RENEWAL
AREA 1972-1973

PROPOSED REDEVELOPMENT PLAN

NEIGHBORHOOD DEVELOPMENT PROGRAM
PROVIDENCE REDEVELOPMENT AGENCY
PROVIDENCE, RHODE ISLAND

RAYMOND, PARISH & PINE, INC.

NEIGHBORHOOD DEVELOPMENT PROGRAM

PROPOSED REDEVELOPMENT PLAN

Upper South Providence Renewal Area

1972 - 1973

**Providence Redevelopment Agency
Providence, Rhode Island**

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INTRODUCTION

1. BACKGROUND

The Upper South Providence Renewal Area roughly corresponds to the northern half of the HUD-approved Model Cities Area of the City of Providence, Rhode Island.

The Project Area is defined as deteriorated and blighted, within the context of the Redevelopment Act of 1956, as amended. There exist within the Project Area, buildings or improvements that are used or intended to be used for living, commercial, industrial or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) high density of population and overcrowding, (4) defective design or unsanitary or unsafe character or conditions of physical construction, (5) defective or inadequate street and lot layout, (6) mixed character, shifting or deterioration of uses, and/or any combination of such factors and characteristics, are conducive to the further deterioration and decline of such area to the point where it may become a blighted area. The Project Area is not restricted to, nor does it consist entirely of, lands, buildings, or improvements which of themselves are detrimental, but is an area in which such conditions exist and injuriously affect the entire area.

2. DEFINITIONS

a. LOT COVERAGE

The percentage of the entire parcel covered by the total ground floor area of all structures.

b. DENSITY

The number of dwelling units within a given area.

c. BUILDING HEIGHT

The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

d. PARKING SPACE

An area, interior or exterior, of not less than 200 sq. ft., net, when considered separate from access thereto and screening and landscaping thereof; and not less than 300 sq. ft. when considered in conjunction with access thereto and screening and landscaping thereof.

e. PARKING AREA

That portion of a parcel of land which is required either by the Zoning Ordinance or by the controls of this Plan to be allocated, utilized and/or reserved for the parking of vehicles.

f. GROSS FLOOR AREA

The gross floor area shall include the total floor area in a given unit or structure which is devoted to the use in question, but not to include floor area devoted to interior parking or cellar, providing the cellar is used only for the storage of mechanical equipment.

g. FLOOR AREA RATIO (FAR)

The gross floor area divided by the total square footage of the lot on which the structure is situated.

h. OPEN SPACE

An area on a building site with a minimum dimension of 20 feet designed to be used for outdoor living and recreation, exclusive of access ways to buildings, or of areas intended for off-street parking or loading and/or automobile driveways of any kind.

3. TERMS-TITLES

ABBREVIATIONS

a. City of Providence

"City"

b. City Council of the City of Providence

"City Council"

c. Providence Redevelopment Agency

"Agency"

d. Zoning Ordinance of the City of Providence, Chapter 54, approved September 21, 1951, and as amended to date

"Zoning Ordinance"

- e. Redevelopment Plan "Plan"
- f. Upper South Providence
Renewal Area "Project Area"
- g. The Building Ordinance of the
City of Providence, approved
November 21, 1941, and as
amended to date "Building Ordinance"
- h. Title I of the Housing Act of
1949 (Public Law 171-81st
Congress), as amended "Housing Act of 1949, as amended"
- i. Minimum-Standards Housing
Ordinance "Minimum Housing Code"
- j. Uniform Relocation Assistance and
Real Property Acquisition Policies
Act of 1970 (Public Law 91-646) "Uniform Relocation Act"
- k. Zoning Board of Review of the
City of Providence "Zoning Board of Review"

A. DESCRIPTION OF THE UPPER SOUTH PROVIDENCE RENEWAL AREA

1. GENERAL DESCRIPTION

The 286.7 acre Upper South Providence Renewal Area is predominantly residential in character, with the bulk of its 912 residential structures being two and three story wood-frame buildings, housing from one to four families.

In addition to these residential structures there are several rather large non-residential uses, including the Flynn Elementary School, the Rhode Island Hospital and the Martin Luther King Shopping Center, plus a substantial number of general commercial uses along Broad Street and a number of industrial firms near Plain and Eddy Streets.

A structural survey of every building within the Project Area was undertaken in the fall of 1970. Interior inspections were made of approximately 80% of the structures, with the remaining percentage surveyed from the outside only.

Based upon American Public Health Association (APHA) standards, approximately 45% of the Area's structures are in excellent or good condition; approximately 35% are in an intermediate category; and approximately 20% are considered sub-standard buildings. Several very serious concentrations of this deficient housing exist throughout the Project Area, most notably:

- (a) The area to the west of the Martin Luther King Center (including the Comstock Avenue Renewal Project);
- (b) The blocks near the intersection of Bogman and Milk Streets;

- (c) The area to the north and east of the Flynn School;
- (d) The blocks to the north and south of the intersection of Prairie Avenue and Lockwood Street (including the Lockwood Street Renewal Project); and
- (e) The general vicinity of Friendship and Pine Streets.

In addition to such concentrations of buildings in poor condition, there are many instances where one or two dilapidated structures are located on basically sound blocks. Similarly many of the blocks contain a number of scattered vacant lots and abandoned buildings. This combination of deterioration, vacancy and abandonment is a severe blighting factor upon the entire Project Area.

In addition, there are a number of other blighting factors in the Project Area. These include a combined storm and sanitary sewer system; a poorly designed internal circulation system; deficient streets, curbs and sidewalks; incompatible land use relationships; improperly located structures; obsolete building types; and a large area of under-utilized land (the rear portion of the Flynn school site). Low market value of properties, a large number of buildings owned by absentee landlords and high instances of crime and social problems are also characteristic of the Upper South Providence Renewal Area.

2. BOUNDARIES OF THE RENEWAL AREA

The Upper South Providence Renewal Area is generally located in the central portion of the City, southwest of downtown Providence. Generally the Project Area is bounded by Broad and Public Streets and the Route 95 Expressway. The specific

boundaries of the Upper South Providence Renewal Area are shown on Map
No. USP-1 Project Boundaries and are described in Exhibit A, both of which
are attached hereto.

B. STATEMENT OF DEVELOPMENT OBJECTIVES

The development objectives of the Redevelopment Plan for the Upper South

Providence Renewal Area are:

1. The elimination of substandard residential buildings and other deteriorated structures, and the elimination of blighting influences.
2. The provision of new housing units, with the majority of such units for families and individuals of low and moderate income, and at least 20 per cent of the total units for families and individuals of low and moderate income.
3. The improvement and upgrading of existing buildings to remain in the Project Area through application of the required minimum housing standards, and, where possible, the "Additional Property Standards for Residential Rehabilitation", so as to assure the long term viability of the housing inventory in the Project Area.
4. The promotion of sound development in the Project Area by the provision and enforcement of controls governing the use and maintenance of the land and buildings.
5. The improvement of the environmental character of the Project Area through the provision of small green areas, through the provision of street trees and through the replacing and repaving of streets, curbs, and sidewalks as required.

6. The overall improvement of the traffic circulation system, through the widening and realignment of certain streets; through the elimination of unnecessary streets; and through the designation of one-way routes, as appropriate.
7. The improvement of the overall utility system, including the construction of a new storm system to provide a separation of sanitary and storm sewage flow.
8. The provision of land for new streets and public facilities; the removal of impediments to land disposition and development; and the achievement of necessary changes in land use.
9. The establishment of a level of density on major redevelopment sites commensurate with the character of the area by encouraging a minimum density of ten (10) dwellings per acre on disposition parcels over one-half ($\frac{1}{2}$) acre in size in the Medium Density Residential Use Area, and a minimum density of thirty-six (36) dwellings per acre on parcels over one acre in size in the High Density Residential Use Area.

C. GENERAL LAND USE PLAN

1. LAND USE MAP

Map No. USP-2, Land Use Plan shows the six predominant land use categories: a) medium density residential, b) high density residential, c) commercial, d) commercial-residential, e) industrial and, f) public and quasi-public and the major circulation routes.

2. DESCRIPTION OF EACH PREDOMINANT LAND USE CATEGORY

The Predominant Land Use Categories are:

a. MEDIUM DENSITY RESIDENTIAL

The permitted uses in areas designated Medium Density Residential shall be dwellings of all kinds and related dwelling uses. The maximum residential density shall be twenty (20) dwelling units per acre.

b. HIGH DENSITY RESIDENTIAL

The permitted uses in areas designated High Density Residential shall be dwellings of all kinds and related dwelling uses. The maximum density shall be one hundred (100) dwelling units per acre for all size parcels, subject to the approval of the Zoning Board of Review.

c. COMMERCIAL

The permitted uses in areas designated Commercial shall be retail and service establishments; business, professional, and

governmental offices; eating and drinking places; automotive sales and service; and off-street parking and loading. The maximum floor area ratio shall be 1.5.

d. COMMERCIAL-RESIDENTIAL

The permitted uses in areas designated Commercial-Residential shall be business, professional and governmental offices; high density housing (with the same density limitations as those prescribed in item C.2.b. above); open space, and off-street parking and loading. The maximum floor area ratio shall be 2.5.

e. INDUSTRIAL

The permitted uses in areas designated industrial shall be office and laboratory uses; wholesale distribution and storage uses; manufacturing, altering, fabricating, assembling, finishing and other processing of materials or products; automotive service and repair; and off-street parking and loading. The maximum floor area ratio shall be 1.0.

f. PUBLIC AND QUASI-PUBLIC

The permitted uses in areas designated Public and Quasi-Public shall be schools, churches, libraries, hospitals, neighborhood facilities, parks, playgrounds, tot-lots, and off-street parking and loading. The maximum floor area ratio shall be 1.0.

3. PLANNING CRITERIA

a. TYPE, INTENSITY AND LOCATION OF OTHER USES PERMITTED
OR REQUIRED WITHIN THE PREDOMINANT LAND USE CATEGORIES

In addition to the predominant land uses permitted in each land use category, the following supporting or accessory uses may be permitted and/or required as follows:

(1) Residential Uses

- (a) Professional offices and studios which are customary to, and compatible with, residential development may be permitted in any residential structure. Such offices and studios shall be designed in such a manner as to prevent any excessive activity that may intrude upon the comfort and privacy of the residential occupants of the building.
- (b) Off-street parking facilities should be permitted and provided at a rate commensurate with the demand generated. The parking facilities should also be sufficient to accommodate the demand generated by visitors to the Project Area so that the adjacent street system is not unduly burdened by an excessive number of parked cars.
- (c) Open space for recreation and outdoor living should be permitted and provided in quantities sufficient to meet the requirements of the residential occupants of the Project Area. Such open space need not duplicate facilities

provided in other portions of the neighborhood which may be readily available to the Project Area occupants. The open space should be designed to provide both for passive and active recreation on the site, particularly landscaped sitting areas with benches, and active recreation areas for pre-school age and elementary school age children with sitting areas convenient thereto.

- (d) Community meeting and/or recreation rooms should be provided at a scale commensurate with the demand for such space by the residential occupants of the site. Such meeting and/or recreation rooms should be so located in the building as to prevent them from becoming a nuisance to any residential unit.
- (e) Customary home occupations may be permitted that are fully compatible with the residential development on the site.
- (f) Limited retail and service establishments may be permitted in high density residential areas as a first floor or basement use, subject to the approval of the Zoning Board of Review. Existing retail and service establishments and public and quasi-public uses shall be permitted to continue in medium-density areas.

(2) Industrial, Commercial and Public and Quasi-Public Uses

- (a) Off-street parking facilities shall be permitted. Such facilities should be provided in accordance with the potential demand of the proposed uses. Such parking areas should be designed so as to be aesthetically pleasing. They should be landscaped and planted in such a manner as to visually avoid large masses of paved area.
- (b) Off-street loading facilities shall be permitted and should be provided commensurate with the demand so as to relieve the street system of the congestion represented by parked vehicles loading or unloading goods. Such off-street loading facilities should be located so as not to interfere with pedestrian or other vehicular activity.
- (c) All open space on the site should be suitably landscaped. A landscaped buffer area, without buildings, should be established between commercial or industrial and residential areas.

(3) Criteria

The criteria used to determine the type, intensity and location of accessory uses within predominant land use categories are:

- (a) Demonstration that there is a need for such facility.
- (b) Compatibility between accessory use and predominant land use.

(c) Economic feasibility and availability of land for provision of adequate off-street parking, loading, etc.

(d) Applicable zoning restrictions of the Zoning Ordinance of the City of Providence.

b. TYPE, LOCATION AND OTHER CHARACTERISTICS OR REQUIREMENTS OF THE INTERNAL CIRCULATION SYSTEM

The objectives of the internal circulation system are to:

- (1) separate local and through traffic;
- (2) facilitate connection between Upper South Providence and other parts of the City;
- (3) Improve access to Interstate 95;
- (4) Remove commercial traffic from predominantly residential streets;
- (5) Reduce the number of intersections with Broad Street;
- (6) Create paired one-way traffic flow on streets that do not have adequate capacity for two-way flow;
- (7) Widen Pine Street as a major north-south street in the Project Area so as to relieve volumes on other streets;
- (8) Close portions of Friendship Street so that it functions as a local residential street;
- (9) Create a connection between Seekell Street and Eddy Street as a service road for Interstate 95; and
- (10) Widen Stewart Street from Point Street to Broad Street as an extension of Dean and Cahir Streets.

c. **NEED, TYPE, LOCATION AND OTHER CHARACTERISTICS OF
PUBLIC IMPROVEMENTS NOT IDENTIFIED ON THE LAND USE
PLAN**

- (1) Street widenings and realignments shall be undertaken as required. Street closings and new streets shall be provided where necessary. Sidewalks, curbs and street pavements shall be improved or reconstructed as required. All street improvements shall be made in accord with City standards.
- (2) Water, sewer and storm drainage systems shall be improved or relocated in accordance with City standards, so as to assure that adequate service is provided to all existing and proposed uses. A new storm sewer system shall be constructed so as to separate the presently combined storm and sanitary system, thereby significantly reducing pollution levels.
- (3) Street trees shall be provided, in accordance with City standards, on all public rights-of-way to create a pleasant environment and enhance the appearance of the Project Area.
- (4) New or relocated fire and police call boxes shall be installed in accordance with City standards, as required.
- (5) New or relocated traffic signalization shall be provided in accordance with City standards, where necessary.

D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

1. REHABILITATION

- a. Economic feasibility has been established for properties within the Project Area, and has been given due consideration.
- b. In cases where a property owner is unable or unwilling to undertake rehabilitation of his property or where non-compliance with a request to rehabilitate will result in a severe blighting influence, the Providence Redevelopment Agency may acquire and rehabilitate said property; or acquire said property for resale to a buyer who will then undertake rehabilitation of said property or, as a final alternative, acquire said property for clearance.

c. PROPERTY REHABILITATION STANDARDS

(1) Residential Rehabilitation Standards

(a) Minimum Housing Standards

Minimum housing standards for acceptable dwelling rehabilitation within rehabilitation sections of the Project Area shall consist of legal requirements contained in the Minimum Housing Code, the Zoning Ordinance, all other applicable City Ordinances, and all other provisions of law.

(b) Residential Area Standards

In addition to the minimum legal requirements for rehabilitation set forth in the foregoing, the application of the voluntary

project standards for desirable dwelling rehabilitation and improvements shall be encouraged by the Providence Redevelopment Agency. These standards, attached hereto as Exhibit B, "Additional Property Standards for Residential Rehabilitation", have been adapted from the HUD publication "Rehabilitation Guide for Residential Properties", dated January 1968, HUD Publication PG 50.

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

(2) Non-Residential Rehabilitation Standards

(a) Minimum Non-Residential Standards

The Building Ordinance and the Zoning Ordinance shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and

maintenance of all buildings and other structures and their service equipment and shall apply to existing buildings and other structures including all non-residential structures in the Project Area not acquired by the Agency.

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

(c) Non-Residential Area Standards

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

- i. The cleaning or repainting of all exterior and interior metal, masonry, glass and woodwork where required.
- ii. The provision of off-street parking and loading spaces in relation to the demand generated by the type of establishment.

- iii. The screening, from the view of adjoining residential uses and rights-of-way, of all outdoor parking areas, loading areas and storage spaces, by use of a uniform appearing, adequate year-round screen.
- iv. The replacement of all broken, loose, or unsafe fenestration of all windows, doors, and store fronts.
- v. The grading or regrading of all lots in such a manner as to provide a satisfactory drainage of water runoff away from buildings and from the lot to a public street or drainage easement.
- vi. The suitable surfacing or resurfacing of all driveways, parking areas, walks, and plazas so as not to constitute a nuisance to the surrounding areas.
- vii. The proper landscaping of all other open areas.
- viii. Either the replacement of existing undesirable signs or the placement of new signs which in either case are to be:
 - . Neither flashing nor animated.
 - . Integrated with the overall appearance of the structure to which the signs are affixed.
- ix. The placement and shielding of any spotlight or similar source of illumination so that the light source is not visible from the right-of-way or from adjacent properties.
- x. The repair, painting or replacement of fencing, walls and screening as required.

The implementation of rehabilitation standards as well as the execution of rehabilitation activities outlined above will involve essentially; (a) the enforcement by the City of the Minimum Housing Code; (b) the enforcement by the City of the Zoning Ordinance; (c) the enforcement by the City of the Building Ordinance; (d) the enforcement by the City of all other applicable ordinances; (e) the provision by the Agency of technical assistance to property owners and other private persons to implement and to facilitate the voluntary rehabilitation and improvement of property up to project standards; (f) the exercise, from time to time and as necessary, by the Agency of its power of selective clearance in order to secure the acquisition of single or scattered parcels of real property within the area, through purchase, condemnation or otherwise; (g) the rehabilitation or restoration for demonstration purposes or relocation of structures and the demolition and/or removal of buildings or improvements thereon where necessary; and (h) the resale of properties for rehabilitation in accordance with the provisions of this Redevelopment Plan,

(d) Performance Standards (Exhibit C)

2. ACQUISITION AND CLEARANCE*

a. The major urban renewal treatment for the Project Area is rehabilitation rather than clearance. Nevertheless, treatment through rehabilitation may be supported by acquisition and clearance in instances where:

- (1) There exist substandard buildings which are infeasible of rehabilitation; or
- (2) There is a need to remove blighting influences; or
- (3) There is a need to provide land for the public facilities or improvements to such existing facilities; or
- (4) Such clearance is needed to promote historic or architectural preservation; or
- (5) There is a need to provide land for redevelopment and other plan objectives, provided, however, that in such instances the Agency shall modify this Plan pursuant to Section G. of this Plan to acquire land and buildings where such structures are located.

b. Properties within the Project Area not now identified for acquisition may be acquired during subsequent years, if such properties:

*All properties to be acquired in the First Action Year, 1972-1973, are identified on Map No. USP-1 entitled Property Acquisition, and on Exhibit D "List of Properties to be Acquired During First Action Year 1972-1973."

(1) Do not meet the standards of this Redevelopment Plan and are found to be economically infeasible of rehabilitation.

(2) Are required to remove blighting influences.

(3) Would impede the desired land use objectives, or impede the provision of public facilities or the creation of marketable reuse parcels within this Project Area.

(4) If the owner of such properties is unwilling or unable to undertake rehabilitation of said properties up to the standards for rehabilitation established in this Plan.

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

(1) Acquisition

(2) Clearance

(3) Relocation

(4) Installation and construction of site improvements

(5) Disposition

(6) Rehabilitation

(7) Acceptance from the City of donations of land, site improvements, supporting facilities, grants-in-aid, services, and other cooperative activities necessary to the execution of this Plan which the City, under the terms of the same statute, is empowered to contribute.

3. PUBLIC IMPROVEMENTS

Standards for the design and construction of site improvements in the Project Area will be in conformity with applicable standards and practices in effect in the City. Approval of the plan for the installation of public works proposed for the Project Area is to be attained either from the Director of Public Works of the City, the City Forester or the Chief Engineer of the Providence Water Supply Board, as appropriate.

The proposed public improvements for the First Action Year, 1972-1973, are:

a. RIGHTS OF WAY

Proposal changes in rights-of-way are indicated on Map No. USP-4, Rights-of-Way Adjustment Plan.

b. PUBLIC UTILITIES

New water mains are proposed along all new rights-of-way; new sanitary sewers are proposed along Blackstone, Dudley, Pearl and Gay Streets; and new storm sewers are proposed throughout the entire First Action Year Area. In addition, water mains and sanitary sewers are proposed to be abandoned along Blackstone Street, Lockwood Street, East Beacon Street, Wellington Street, Landor Street, Pearl Street, and Gay Street.

c. COMMUNICATIONS

New traffic signalization is proposed along Plain, Gay, Broad, Taylor, Chester, and Glenham Streets. Existing traffic signalization is proposed for removal along Plain, Gay and Broad Streets. In addition, an underground conduit for the interconnection of traffic lights is proposed along Broad Street.

All existing police call boxes are proposed to be removed. All existing fire call boxes are to be removed and replaced with "Gamewell 3 Fold" type. New fire boxes are also proposed on Comstock and Willard Avenues. Existing fire and police communication lines and cables along Gay, Lockwood, and Pearl Streets are proposed to be removed, while a new communication line is proposed along Comstock Avenue.

d. STREET TREES

New street trees are proposed throughout the entire First Year Action Area. Existing diseased trees and stumps are proposed to be removed along Oldham Street, Comstock Avenue, Harvard Avenue, Wesleyan Avenue, Chester Avenue, Marlborough Avenue, Glenham Street, and Taylor Street.

E. LAND DISPOSITION SUPPLEMENT

1. SPECIFIC LAND USE DESIGNATIONS, STANDARDS AND CONTROLS

a. STATEMENT OF USES PERMITTED AND CONTROLS TO BE IMPOSED

In order to achieve the objectives of this Plan, the following controls shall restrict the use and development of those areas acquired for redevelopment.

(1) Medium Density Residential

(a) Permitted Uses

The R-3 District regulations of the Zoning Ordinance shall apply, except that apartment hotels or hotels; fraternity or sorority houses; crop or tree farms, lodges and golf courses shall not be permitted.

(b) Bulk and Density Controls

Requirements for maximum density, minimum lot size, lot coverage, building setback and building height, as established in the R-3 District of the Zoning Ordinance shall apply. In addition, minimum ratio of floor area to open space shall be 30%.

(c) Other Controls

i. Building Construction

The construction of buildings shall conform to the requirements of the Building Ordinance.

ii. Dwelling Accommodations

All living units shall be full family dwelling accommodations, having separate and private access, complete bathroom and kitchen, and shall be otherwise in full conformity with the requirements of the Minimum Housing Code.

iii. Name Plate or Sign

For each dwelling unit, one name plate not exceeding $\frac{1}{2}$ square foot in area, shall be permitted, indicating the name and/or address of the occupant or any permitted occupation. All signs should be suitably integrated with the architectural design of the structure which they identify. The size, design, placement and number of signs must be specified in all Redevelopment Proposals. The replacement or addition of any sign during the duration of the Plan must be approved by the Agency. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.

iv. Off-Street Parking

Off-street parking facilities shall be provided in accordance with the applicable provisions of the Zoning Ordinance.

v. Screening

Excluding that portion of a driveway or accessway which opens directly into a street, screening of the following

type should be provided, namely: off-street parking for residential uses shall be screened from the street by a strip, at least four (4) feet wide, densely planted with evergreen shrubs or trees which are at least four (4) feet high at the time of planting and which are of a variety that will attain a height of at least six (6) feet; or a continuous wooden fence of uniform appearance, at least four (4) feet high but not more than five (5) feet high above the finished grade, the linear surface of which may be solid or perforated, but said perforation shall not exceed 25% of the total linear surface of the fence, except that wherever permanent outdoor parking facilities are to be established for four or more vehicles no portion of the required screening may be perforated. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.

vi. Overnight Off-Street Parking

In residential zones, overnight off-street, outdoor parking shall be specifically prohibited except for pleasure vehicles.

vii. Landscaping, On-Site Improvements and Maintenance

All sites shall be properly graded and drained. All un-built areas of the site shall be provided, where needed, with suitable, properly designed and constructed walks

and access drives. All unbuilt and unpaved areas of the site should be suitably planted and permanently maintained with grass, shrubs, and trees; except that, subject to the approval of the Providence Redevelopment Agency, an area not in excess of 20% of the unbuilt and unpaved area may be landscaped with another material for decorative purposes or a garden only. After fully developed, the land, buildings and other improvements in all sites within the Project Area shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.

viii. Additional applicable controls are listed below under the headings:

"Other conditions, covenants, restrictions and provisions controlling the development and use of acquired land and improvements"(Section E.1.b.(1).) "Miscellaneous Provisions" (Section E.1.b.(2).)

(2) High Density Residential

(a) Permitted Uses

The R-4 District regulations of the Zoning Ordinance shall apply, except that fraternity or sorority houses; crop and tree farms; lodges and golf courses shall not be permitted.

(b) Bulk and Density Controls

Requirements for building height, building setback and lot coverage as established in the R-4 District of the Zoning Ordinance shall apply. The following controls shall also apply:

- i. The maximum density shall be one-hundred (100) dwelling units per acre, subject to the approval of the Zoning Board of Review.
- ii. The minimum ratio of floor area to open space shall be 30%.

(c) Other Controls

Other development controls as outlined in Section E.1. a.

(1) (c) shall apply.

(3) Commercial

(a) Permitted Uses

The regulations as established in the C-4 District of the Zoning Ordinance shall apply, except that uses permitted in the R-1, R-2, R-3, and R-4 Districts as well as billboards, camp

grounds, circuses, creameries, drive-in-movies, stadiums and poultry or rabbit-killing uses shall not be permitted.

(b) Bulk and Density Controls

Requirements for building height and building setbacks as established in the C-4 District of the Zoning Ordinance shall apply. The following controls shall also apply:

- i. The maximum FAR shall be 1.5, and
- ii. The maximum lot coverage shall be 50%.

(c) Other Controls

i. Building Construction

The construction of buildings shall conform to the Building Ordinance.

ii. Permitted Signs

- . Number of Signs Permitted. A maximum of two (2) signs shall be permitted, including any signs which are a part of the building's architecture. This limitation shall not include directional signs permitted below. In multiple-unit buildings, the same number of signs will be allowed for each business, subject to the controls for multiple-unit buildings stated below.
- . Subject Matter. Signs shall pertain only to the identification of the business conducted within the building or to the product sold and to the direction of

visitors. No pictures or samples shall be permitted on a sign except as a part of a trademark. No flashing or animated signs shall be permitted.

- . Type of signs permitted. Horizontal or vertical wall signs otherwise known as belt or face signs will be permitted. Signs painted on the wall shall not be allowed. Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name or trademark of the firm, will be permitted. All necessary directional signs on the lot occupied by the building to which the signs pertain will also be permitted.

- . Permitted sign location. No signs shall extend above the roof or parapet, and no signs shall be attached to, sit upon or be painted on the roof or canopy. No free standing signs shall be permitted, except for visitor directional signs.

- . Sign dimensions. No sign shall exceed a maximum surface area of two (2) square feet for each linear foot of that face of the building displaying such sign, except that directional signs shall not have a maximum surface area of more than twenty-five (25) feet. No sign shall project more than twelve (12) inches from the face of

the building on which said sign is displayed. Plaques shall not have a maximum surface area of more than eight (8) square feet.

- . Sign illumination. Any spotlight or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent right-of-way or from any adjacent properties.

- . Additional regulations. In addition to all the above sign controls, the following sign regulations shall pertain to multiple-unit buildings: those signs pertaining to a given individual unit (within a multiple-unit building) shall not extend beyond that portion of the face of the building which directly encloses that given individual unit.

The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.

iii. Off-Street Parking

Off-street parking facilities shall be provided in accordance with the applicable provisions of the Zoning Ordinance.

iv. Off-Street Loading

Off-street loading facilities shall be provided in accordance with the applicable provisions of the Zoning Ordinance.

v. Parking Space Construction

All off-street parking and loading areas including drives and other access ways should be adequately paved with bituminous or cement concrete or other equivalent surfacing material and shall be provided with appropriate bumper and wheel guards where needed. The parking area should be screened as stated below in paragraph vi. The parking area should be landscaped such that for every 2,000 square feet of gross parking area there should be at least one live tree which should be at least fifteen (15) feet high at the time of planting and which will attain a height of at least twenty (20) feet; and there should be an area of at least 200 square feet which should be planted and permanently maintained in grass. Illumination should be so arranged as to shield the light source from the view of adjoining lots and abutting rights-of-way.

vi. Screening

Excluding that portion of a driveway or access way which opens directly into a street, outdoor parking and loading areas should be screened from the view of all adjoining residential uses and from all adjacent rights-of-way by means of a uniform growth of evergreen plant materials

at least four (4) feet wide and at least four and one-half ($4\frac{1}{2}$) feet high at the time of planting (measured at the edge of the street right-of-way, in the case of parking areas located at or below the street grade; and measured at the edge of parking areas located above the street grade) and which is of a variety that will attain a height of at least six (6) feet.

Subject to review and approval by the Providence Redevelopment Agency, the following types of screening may also be permitted.

(1) masonry wall, which should not be greater in height than four and one-half ($4\frac{1}{2}$) feet nor less than four (4) feet, measured as above for evergreens, which should be of uniform appearance, and which should be integrated with the architectural design, style and facia of the proposed building as well as with the architectural design, style and facia of adjacent existing buildings. However, neither rough, unfinished cinder block nor rough, unfinished concrete should be permitted.

(2) continuous wooden fence, which should not be greater in height than four and one-half ($4\frac{1}{2}$) feet nor less than

four (4) feet, measured as above for evergreens, which should be of uniform appearance, and which should be integrated with the architectural design, style and facia of the proposed building as well as with the architecture of adjacent existing buildings. A uniform appearing, adequate year-round screen may be approved by the Agency. The Providence Redevelopment Agency shall have the final right of approval.

vii. Landscaping

The entire site should be properly graded and drained. All unbuilt areas of the site should be provided, where needed, with suitable walks and access drives which are properly designed and constructed. All unbuilt and unpaved areas of the site should be planted and permanently maintained with grass, shrubs and trees. An area not in excess of 10% of the unbuilt and unpaved portion of the site may be maintained in a landscaping material other than grass, shrubs, and trees. After fully developed, the land, buildings and other improvements to all sites in the Area should be maintained in good repair and in clean and sanitary condition. Sufflcient and suitable refuse and garbage storage and disposal facilities, including structural enclosures

where appropriate, should be provided and properly maintained. The Providence Redevelopment Agency shall have the final right of approval.

viii. Buffers

A landscaped buffer area, without buildings, should be established between commercial or industrial and residential areas.

ix. Additional Applicable Controls are listed below under the heading:

- (1) "Other conditions, covenants, restrictions, and provisions controlling the development and use of acquired land and improvements" (Section E.1.b.(1).)
- (2) "Miscellaneous Provisions" (Section E.1.b.(2).)

(4) Commercial-Residential

(a) Permitted Uses

The C-2 District regulations of the Zoning Ordinance shall apply, except that fraternity or sorority houses, co-op or tree farms, lodges or golf courses and billboards shall not be permitted.

(b) Bulk and Density Requirement

Requirement for building height and for building setback as established in the C-2 District of the Zoning Ordinance shall apply. The following controls shall also apply:

- i. Maximum FAR shall be 2.5.
- ii. Maximum lot coverage shall be 50%.
- iii. Maximum density for residential development shall be one hundred (100) dwelling units per acre for all size parcels, subject to the approval of the Zoning Board of Review. In addition, the minimum ratio of floor area to open space shall be 30%.

(c) Other Controls

Other controls as outlined in Section E.1.a.(2)(c) and Section E.1.a.(3)(c) shall apply.

(5) Industrial

(a) Permitted Uses

The M-1 District regulations of the Zoning Ordinance shall apply, except that automobile or machinery wrecking; junkyard; storage, collecting or baling of rags, paper, metal and junk shall be prohibited.

(b) Bulk and Density Requirements

The requirements for building height and building setbacks as established in the M-1 District shall apply. The following controls shall also apply:

- i. The maximum FAR shall be 1.0.
- ii. The maximum lot coverage shall be 60%.

(c) Other Controls

Other controls as outlined in Section E.1.a.(3)(c)
shall apply. In addition, the performance standards set forth
in Exhibit C, attached hereto, shall also apply.

(6) Public and Quasi-Public

(a) Permitted Uses

The appropriate District regulations of the Zoning Ordinance shall
apply.

(b) Bulk and Density Controls

Requirements for building height, building setback, lot coverage,
etc., as established in the District regulations of the Zoning
Ordinance shall apply. The following controls shall also apply.

i. The maximum FAR shall be 1.0.

ii. The maximum lot coverage shall be 30%.

(c) Other Controls

Other controls as outlined in Section E.1.a(1)(c) and . . .
E.1.a.(3)(c) shall apply.

b. ADDITIONAL REGULATIONS TO BE IMPOSED

(1) Other conditions, covenants, restrictions and provisions
controlling the Development and Use of Acquired Land and
Improvements

(a) In the event of any questions regarding the meaning of the
standards and controls or other provisions of this Plan, the

interpretation of the Agency shall be final and binding upon all developers.

- (b) A report concerning the proposed sale or lease of land within the Project Area shall be submitted to the City Council at a regular or special meeting at least ten (10) days prior to the execution of said sale or lease agreement.
- (c) No building except those approved by the Agency shall be erected on any parcel of land sold to an adjoining property owner for the purpose of increasing his lot for residential yard space. Moreover, a plan of any proposed building shall be submitted to the Agency for its approval to insure its conformance to the provisions and objectives of this Plan. The required building setback for any proposed garage to be erected on the above described land shall be twenty (20) feet from any right-of-way line, and shall be properly graded and drained and shall be suitably planted and permanently maintained with grass, shrubs, trees and/or pavement, in conformance with paragraphs vi, Screening; and vii, Landscaping and On-Site Improvements and Maintenance, above, of all sections dealing with residential zones in this Plan. In addition, each and every parcel of land shall be maintained in safe, clean, and sanitary condition at all times.

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

- i. To use and devote such real property only for the purpose and in the manner stated in the Plan.
- ii. To comply with such terms and conditions relating to the use and maintenance of real property as in the opinion of the Agency are necessary to carry out the provision of this Plan.
- iii. To provide that at no time shall the acquisition, use, disposal or conveyance of land or improvements within the Project Area to or by any persons be denied, restricted or abridged, nor occupancy or possession

thereof preferred, segregated or refused because of race, color, creed, or nationality of ancestry. Further, all redevelopers shall comply with all Federal, State, and Local Laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color, or national origin, in the sale, lease or occupancy of any project property.

- iv. To begin and complete the building of improvements within a period of time deemed by the Agency to be reasonable, subject to any provisions which may be made for the extension of the time limit with the approval of the Agency.
- v. To comply with such terms and conditions specified by the Agency which will prevent holding of land for speculative purposes.
- vi. To submit to the Agency architectural and landscaping plans and specifications, as well as any other information required by the Agency, for its approval prior to the time of transfer of title to the redeveloper to insure their conformance with the provisions of this Plan.

(2) Miscellaneous Provisions

- (a) Whenever the controls in this Plan restricting the use and development of areas acquired for redevelopment conflict with the Zoning Ordinance, the higher standards of this Plan or of the Zoning Ordinance shall govern.

- (b) The Agency may, when it deems it advisable, file a petition with the Zoning Board for exceptions or variances to the Zoning Ordinance.
- (c) Only those signs or plaques approved by the Agency shall be permitted.
- (d) Land sold to an adjoining owner shall first be utilized to satisfy requirements of this Plan with respect to his adjoining non-acquired property.
- (e) The scattered sites made available by the Agency should be utilized:
 - i. As sites for sale to adjoining owners.
 - ii. As sites for privately owned off-street parking.
 - iii. As sites to be developed for public open spaces.
 - iv. As sites for residential structures relocated from within the Project Area.
 - v. As sites for new residential construction.
- (f) Required front yards of building sites should be maintained in grass except for walks, drives, planting, and flag poles. Suitable planting should be provided and maintained in front of the building or be related to the architecture of the structure. No driveway parallel to the street should be permitted in the required minimum front yard.

- (g) All areas subject to wheeled traffic should be paved with bituminous or cement concrete or other permanent paving material and should have appropriate bumper or wheel guards where, in the opinion of the Agency, it is determined that they are needed.
- (h) Any area not paved should be landscaped.
- (i) All buildings and improvements in the Project Area should be maintained in good repair and in safe, clean, and sanitary condition.
- (j) Sufficient and suitable refuse and garbage storage facilities, including structural enclosures where appropriate, should be provided and properly maintained.
- (k) Wherever screening of uses is provided, it should be a uniform appearing, adequate year-round type, and subject to the approval of the Agency.
- (l) A report concerning the proposed sale or lease of any land within the Area shall be submitted to the City Council at a regular or special meeting at least ten (10) days prior to the execution of said sale or lease agreement.
- (m) All mechanical equipment, whether located on the roof of a structure or on the ground or at any other location on a site should be totally and effectively screened from view within the limits of safety and good design with respect to any given mechanical system - and said

screening should be integrated with the architectural design,
style and facia of the building(s). The Agency in its sole and
absolute discretion shall have the final right of approval.

2. CIRCULATION REQUIREMENT

The proposed internal circulation system for the entire Project Area is indicated
on Map No. USP-4, Rights-of-Way Adjustment Plan. Specific proposals for
rights-of-way to remain, rights-of-way to be abandoned, and rights-of-way
to be established, are also included on that Map. See Section C.3.b. for
a description of circulation system improvements.

3. OBLIGATIONS TO BE IMPOSED ON REDEVELOPERS

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

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

4. COMMITMENT TO PROVIDE THE STIPULATED PERCENTAGE OF LOW-
AND MODERATE-INCOME HOUSING

All residential units to be constructed in the Medium Density and High Density
Residential Use Areas shall be for low- or moderate-income families and/or
individuals.

5. URBAN DESIGN OBJECTIVES AND CONTROLS

These design objectives have been developed to assist in the design review procedure of specific redevelopment proposals by the Providence Redevelopment Agency. Combined with the land use and building requirement controls established in the Plan, these design objectives will permit the Agency to evaluate redevelopment proposals with relation to the optimum development potential of Upper South Providence. The following objectives apply to the Project Area as a whole, and redeveloper's proposals for each redevelopment parcel should be in conformity with these objectives.

a. BUILDING DESIGN OBJECTIVES

- (1) All buildings in the Project Area should be located with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights-of-way and off-street parking, and height and bulk.
- (2) Residential buildings should have varied heights and setbacks and should utilize a variety of materials, as practicable within the framework of an overall theme and approach. Facades should be articulated rather than flat. The building should, however, be designed to present a harmonious appearance in terms of street-scape, of architectural style and exterior design.
- (3) Buildings should be designed to present an attractive appearance from all vantage points.

- (4) Building layouts should provide for maximum privacy.
- (5) Appurtenances on buildings and auxiliary structures should be architecturally treated in a manner consistent with that of principal buildings.

b. ROAD, PLAZA, AND OPEN SPACE DESIGN OBJECTIVES

- (1) Street design should permit adequate access for emergency traffic and necessary service vehicles.
- (2) Open spaces shall be so located as to provide for maximum usability by local residents. Open spaces should create a harmonious relationship with the buildings throughout the Project Area.

c. LANDSCAPE DESIGN OBJECTIVES

- (1) Appurtenant landscaping should be required for any part of any reuse parcel not used for buildings, off-street parking, or loading space. Primary landscape treatment should consist of non-deciduous shrubs, ground cover and street trees, and should combine with appropriate paved plazas, walks and street surfaces to provide an attractive development pattern. Selected landscape materials should be appropriate to the growing conditions of the City's environment. Whenever appropriate, existing trees should be considered and integrated into the landscape design plan. The developer's plan should include plans for landscaping, indicating the location, size and quantity of the various plant species to be used in landscaping.

(2) All sidewalks, open space, parking areas and service areas should be landscaped and/or paved in a manner which will harmonize with proposed buildings and which will be indicative of their functions. Materials for paving, walls, fences, curbs, benches, etc., should be attractive, durable, easily maintained, and compatible with the exterior materials of adjacent buildings.

d. SUBMISSION OF REDEVELOPER'S PROPOSALS

Prior to commencement of construction, architectural drawings and specifications and site plans for the construction of improvements on the land should be submitted by the developers to the Providence Redevelopment Agency for review and approval so that the Agency may determine the compliance of such drawings, specifications and plans with this Plan and these Design Objectives.

6. DURATION AND EFFECTIVE DATE OF REGULATIONS AND CONTROLS

The foregoing regulations and controls contained in this Plan will be binding, effective by deed or by contract containing restrictive covenants, running with the land, upon all purchasers or contractors and their heirs and assigns of the land, in the area of the City of Providence, Rhode Island, covered by this Plan. The regulations and controls incorporated in this Plan will be effective from the date of approval of this Plan by the City Council of the City of Providence, Rhode Island, for 40 years. The termination of this Plan shall in no way permit the Project land or any part thereof to be restricted on the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof.

F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. CONFORMITY TO GENERAL PLAN AND WORKABLE PROGRAM FOR COMMUNITY IMPROVEMENT

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

Proposed redevelopment activity in the Project Area is intended to implement (a) definite local objectives for planning action, and (b) definite local objectives for community rebuilding as set forth in the Workable Program.

The Plan is consistent with local objectives for appropriate land use, improved traffic, recreational and community facilities and other public improvements.

Moreover, the Plan adheres to the objectives of the Workable Program which are (1) to prevent new slums and deterioration; (2) to eradicate the deterioration of the past; (3) to conserve what is strong, and to rehabilitate what is weak; (4) to renew the City's housing; (5) to provide a decent, safe and sanitary home for every citizen of the community.

2. EXECUTION

The execution activities proposed above will be undertaken by the Providence Redevelopment Agency and the City of Providence.

a. PROVIDENCE REDEVELOPMENT AGENCY

Under the provisions of the Redevelopment Act of 1956, as amended, the Agency is empowered to undertake all clearance and redevelopment functions including (a) the acquisition and clearance of any and all land and buildings in blighted and substandard areas; (b) the relocation of occupants therein; (c) the installation and construction of site improvements; (d) the disposition of land for reuse in accordance with the Plan; (e) acceptance from the City of any and all donations of land, site improvements, supporting facilities, grants-in-aid services and other cooperative activities necessary to the execution of this Plan which the City, by the terms of the same statute, is empowered to contribute with or without consideration to the project undertaking; (f) the rehabilitation of structures; (g) the periodic inspection of the Project Area to insure compliance with the provisions of this Plan; and (h) the investigation of complaints by industrial occupants of the Project Area or by owners of property adjacent to the industrial section of the Project Area. In cases of such investigation, the Agency shall (1) find that the industrial operations do conform to the performance standards; or (2) confer with the management of the plant to effect such changes as are necessary for compliance with performance standards; or, as a final alternative (3) refer the complaint to one or more expert consultants selected by the Agency.

In the event that the measurements indicate actual violations of the performance standards, the cost of such consulting services shall be assumed by the management of the defective plant. When the measurements do not indicate violation of performance standards, the Agency shall assume the aforementioned expense.

b. CITY OF PROVIDENCE

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

3. METHOD OF RELOCATION

Families and individual householders who are to be displaced will have the service of the Family Relocation Service of the Department of Planning and Urban Development made available to them. Suitable accommodations of adequate size in the private housing market, at a rental the family can afford, and certified as decent, safe, and sanitary by a trained housing inspector, will be offered to any eligible family in the Project Area. This Relocation Service will continue

functioning until all eligible families and individual householders living in the Project Area have been satisfactorily relocated into acceptable housing. Families eligible for public housing will receive priority in the low-rent development of the Providence Housing Authority.

Businesses to be displaced by Agency action will have the services of the Business Relocation Division of the Department of Planning and Urban Development.

4. METHOD OF FINANCING

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

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

ELIGIBLE PROGRAM COSTS FOR COMPUTING FEDERAL AID

GROSS PROGRAM COST -	\$ 3,891,992
LAND PROCEEDS -	113,675
NET PROGRAM COST -	3,778,317
TOTAL FEDERAL CAPITAL GRANT -	2,994,738
LOCAL SHARE -	944,579

Additional City Costs

\$ 2,000 Real Estate Tax Payments

a. PROVISIONS OF THE FEDERAL GRANT

The estimated Federal Grant of \$3,020,047 will be provided under the terms and conditions of a Loan and Grant Contract between the Providence Redevelopment Agency and the Department of Housing and Urban Development which will provide either for direct borrowing from the Federal Government or the issuance of preliminary loan notes secured by the Federal Government in the amount necessary to pay Project expenditures.

b. PROVISIONS OF LOCAL GRANT

The local grant of \$944,579 will be met by Section 112 credits (\$608,593); and City cash in the amount of \$335,986.

c. PROVISIONS OF ADDITIONAL CITY COSTS

Additional City costs of \$ 2,000 for real estate tax payments
will be provided from funds to be set aside for this purpose.

G. PROCEDURE FOR CHANGES IN APPROVED PLAN

Upon its own initiative or upon recommendation of the Agency, this Plan may be modified at any time by the City Council provided that if the Plan is modified after lease or sale by the Agency of real property in the Project Area, such modifications shall be subject to such rights at law and in equity as the lessee or purchaser or his successor or successors or assigns may be entitled to assert, provided further, that during the term of any contract to finance the carrying out of this Plan executed by the Agency and the U. S. Department of Housing and Urban Development, any substantial modification shall be submitted to the Secretary of the U. S. Department of Housing and Urban Development for determination that such modification meets the terms and requirements of the contract for Federal financial assistance.

In the event the Providence Redevelopment Agency should recommend to the City Council that this Plan be modified or in the event the City Council, at its own discretion, should recommend that this Plan be modified, a copy of the proposed modification and an explanation thereof shall be forwarded to the City Plan Commission by the Providence Redevelopment Agency or by the City Council, as may be the case. Within thirty days of said receipt of the proposed modification, the City Plan Commission shall submit a report and recommend on the proposed modifications as to the conformity or non-conformity of the proposed modification with the Master Plan.

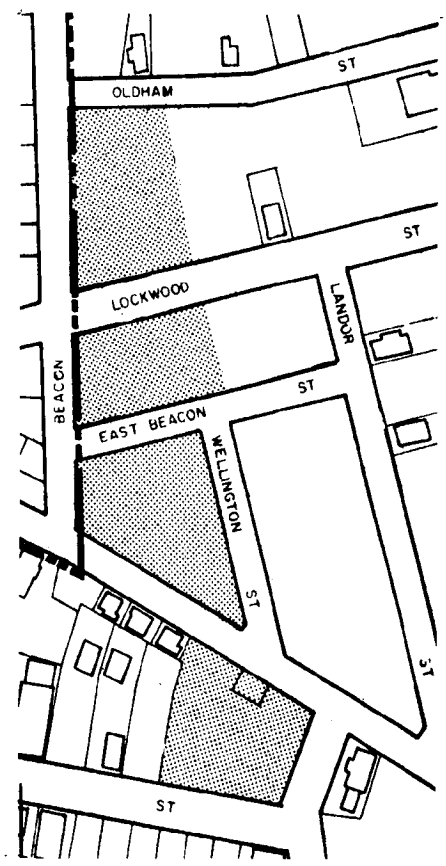







- PROPERTIES TO BE ACQUIRED DURING FIRST ACTION YEAR 1972-1973
- UPPER SOUTH PROVIDENCE RENEWAL PROJECT BOUNDARY
- LOCKWOOD STREET RENEWAL PROJECT BOUNDARY R.I. R-27 (EXCLUDED)
- COMSTOCK AVENUE RENEWAL PROJECT BOUNDARY (EXCLUDED)
- * POINT OF BEGINNING OF BOUNDARY DESCRIPTION

PROJECT BOUNDARIES UPPER SOUTH PROVIDENCE RENEWAL AREA PROVIDENCE REDEVELOPMENT AGENCY CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, RHODE ISLAND



MAP NUMBER
USP
DATE NOV. 22, 1971
REVISED JANUARY, 1972

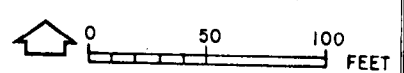


-  PROPERTIES TO BE ACQUIRED DURING FIRST ACTION YEAR 1972-1973
-  UPPER SOUTH PROVIDENCE RENEWAL PROJECT BOUNDARY
-  LOCKWOOD STREET RENEWAL PROJECT BOUNDARY R.I. R-27 (EXCLUDED)
-  COMSTOCK AVENUE RENEWAL PROJECT BOUNDARY (EXCLUDED)
-  POINT OF BEGINNING OF BOUNDARY DESCRIPTION

NOTE: THIS MAP IS AN ENLARGEMENT OF PORTIONS OF MAP NO. USP 1 "PROJECT BOUNDARIES"

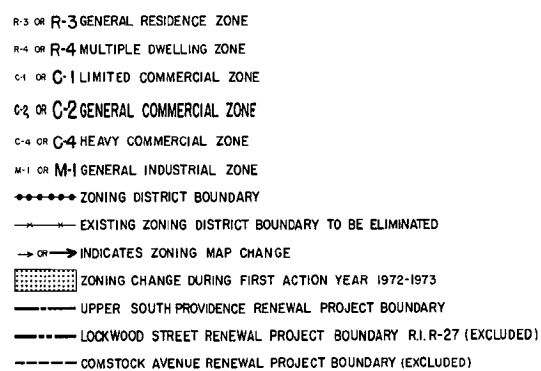
PROPOSED ACQUISITION

UPPER SOUTH PROVIDENCE RENEWAL AREA
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, RHODE ISLAND



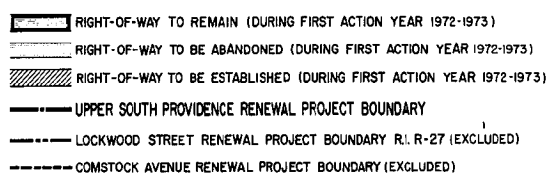
MAP NUMBER USP 1A
DATE NOV. 22, 1971 REVISED JAN. 1972

RAYMOND, PARSONS & PINE, INC. PLANNING & URBAN RENEWAL CONSULTANTS-WHITE PLAINS, NEW YORK



UPPER SOUTH PROVIDENCE RENEWAL AREA
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, RHODE ISLAND

MAP NUMBER
USP
3
DATE NOV. 22, 1964
REVISED MARCH, 1965



UPPER SOUTH PROVIDENCE RENEWAL AREA
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, RHODE ISLAND

RAYMOND, PARISH & PINE, INC.-PLANNING & URBAN RENAISSANCE CONSULTANTS - WHITE PLAINS, NEW YORK

EXHIBIT A

BOUNDARY DESCRIPTION

Upper South Providence Renewal Area

BEGINNING at the intersection of the southerly right-of-way line of Public Street and the westerly right-of-way line of Broad Street;

Thence, easterly along the southerly right-of-way line of Public Street to the westerly right-of-way line of Interstate 95;

Thence, northerly along the westerly right-of-way line of Interstate 95 to the southerly right-of-way line of Eudora Street;

Thence, easterly and northerly along the southerly and easterly right-of-way line of Eudora Street to the southerly right-of-way line of Rhodes Street;

Thence, easterly along the southerly right-of-way line of Rhodes Street to its point of intersection with the westerly pavement line of Interstate 95;

Thence, northerly along the westerly pavement line of Interstate 95 to its point of intersection with the southerly right-of-way line of Blackstone Street, which is the westerly right-of-way line of Interstate 95;

Thence, westerly, northerly and westerly along the westerly right-of-way line of Interstate 95 to the easterly right-of-way line of Eddy Street;

Thence, northerly along the easterly right-of-way line of Eddy Street to the point of intersection with the westerly pavement line of Interstate 95;

Thence, northerly along the westerly pavement line of Interstate 95 to its intersection with the northerly right-of-way line of Point Street;

Thence, westerly along the northerly right-of-way line of Point Street to the easterly right-of-way line of Interstate 95 service road;

Thence, northerly along the easterly right-of-way line of Interstate 95 service road to the westerly right-of-way line of Broad Street;

Thence, southerly along the westerly right-of-way line of Broad Street to the southerly right-of-way line of Public Street, which forms the point of BEGINNING.

EXHIBIT B

ADDITIONAL PROPERTY STANDARDS FOR RESIDENTIAL REHABILITATION

All properties in the Project Area shall comply with the standards set forth in all applicable statutes, codes, and ordinances as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including but not limited to, the building, plumbing, heating, electrical, and housing codes.

In addition to compliance with local statutes, codes, and ordinances, all properties in the Project Area devoted in whole or in part to residential uses shall be encouraged to conform to the following standards:

A. OPEN SPACE

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

B. SITE IMPROVEMENTS

The open space of each property shall provide: (1) for the immediate diversion of water away from buildings and disposal from the lot;
(2) prevent soil saturation detrimental to structures and lot use;
and (3) where needed, appropriate paved walks, parking areas, drive-ways, exterior steps, and landscaping.

C. BUILDING INTERIORS

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

1. Room Sizes

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

2. Privacy and Arrangement

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

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

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

TABLE I
ROOM SIZES

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

NOTES:

(1) Abbreviations:

LU - Living Unit	K'ette - Kitchenette
LR - Living Room	BR - Bedroom
DR - Dining Room	SL - Sleeping Area
DA - Dining Area	NA - Not Applicable
K - Kitchen	O-BR - No separate Bedroom

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

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

3. Bath Facilities

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

4. Space for Laundry Facilities

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

5. Closets and General Storage

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

D. DOORS AND ACCESS OPENINGS

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

1. Interior Doors

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

E. INTERIOR FIRE PROTECTION

1. Firewall, Party or Lot Line Wall

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

2. Interior Fire Protection - Materials

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

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

New roof coverings on buildings of fire resistive, non-combustible and exterior protected construction having more than two living units shall provide a fire resistance equivalent to a Class A or Class B roof according to U. L. classification, except that where the roof area of property is less than 3,000 square feet and is

well separated from adjacent properties the roof covering may be Class C.

3. Fire Protection Equipment

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

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

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

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

F. PARTITIONS, COLUMNS AND POSTS

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

G. FLOOR CONSTRUCTION

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

H. BASEMENT OR CELLAR FLOORS

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

I. WINDOWS, DOORS, AND OTHER OPENINGS

Defective glass or locking mechanisms shall be replaced or corrected.

J. MECHANICAL EQUIPMENT

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

1. Prohibited Locations

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

EXHIBIT C

PERFORMANCE STANDARDS FOR THE REGULATION OF INDUSTRIAL PROCESSES

A. NOISE

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

TABLE I

Maximum Permissible Sound-Pressure Levels at Specific
Points of Measurement for Noise Radiated Continuously
from a Facility Between the Hours of 11:00 p. m. and 7:00 a. m.

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

(Table I - continued)

^aAccording to the following formula:

$$\begin{array}{l} \text{Sound-Pressure Level} \\ \text{in Decibels} \end{array} \quad \text{equals } 10 \log \frac{P_1}{P_2}$$

Where $P_2 = 0.0002 \text{ dynes/cm}^2$

If the noise is not smooth and continuous and is not radiated between the hours of 11:00 p.m. and 7:00 a.m., one or more of the corrections in Table II below shall be added to or subtracted from each of the decibel levels given above in Table I.

TABLE II

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

*Apply one of these corrections only.

B. VIBRATION

1. Vibration shall be measured at any property line.
2. No vibration is permitted which is discernible to the human sense of feeling for three minutes or more duration in any one hour of the day between the hours of 7:00 a.m. and 7:00 p.m., or of thirty seconds or more duration in any one hour between the hours of 7:00 p.m. and 7:00 a.m. No vibration at any time shall produce an acceleration of more than 0.1g or shall result in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, U. S. Bureau of Mines Bulletin No. 442, "Seismic Effects of Quarry Blasting", on any structure. The methods and equations of said Bulletin No. 442 shall be used to compute all values for the enforcement of this regulation.

C. SMOKE

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

D. LIQUID OR SOLID WASTES

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

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

Maximum total solids - 5,000 parts per million

Maximum phenol - 0.01 parts per million.
2. No liquid or solid wastes, treated or untreated, shall be emptied into any stream, river, pond, or other body of water.
3. A septic tank, tile field or other disposal place for any wastes shall be located at least 150 feet from the nearest point of any river, pond, swampy area, or any district boundary of a residential, agricultural, or commercial zone, or any drinking water supply.
4. No effluent shall contain any other acids, oils, dust, toxic metals, corrosive or other toxic substance in solution or suspension which would create odors, discolor, poison, or otherwise pollute any stream or watershed in any way.
5. Uncontaminated cooling water shall not be considered a waste product.

E. ODORS

Odors shall be measured at any lot line. No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be offensive or that are a detriment to the property of others or that are a nuisance to any persons beyond lot lines of owner. Table III (Odor

Thresholds) in Chapter 5, "Air Pollution Abatement Manual", copyright 1951 by Manufacturing Chemists Association, Inc., Washington, D. C., shall be used as a standard. In each case, the smallest value given shall be the maximum odor permitted.

F. FLY, ASH, DUST, FUMES, VAPORS, GASES AND OTHER FORMS OF AIR POLLUTION

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

G. TOXIC GASES

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

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

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

H. HEAT AND GLARE

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

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

EXHIBIT DLIST OF PROPERTIES TO BE ACQUIRED DURING FIRST ACTION YEAR 1972-1973

<u>Block</u>	<u>Parcel</u>	<u>Plat</u>	<u>Lot</u>	<u>Block</u>	<u>Parcel</u>	<u>Plat</u>	<u>Lot</u>
45	5	45	627	53	1	45	344, 476
45	6	45	626	53	2	45	343
45	7	45	623, 624	53	5	45	340
45	p/o 11	45	616, 618	53	6	45	339
45	20	45	607	53	9	45	335
45	p/o 21	45	553, 605	53	p/o 10	45	334
45	29	45	543	53	p/o 12	45	487
45	32	45	539	53	15	45	482
45	40	45	531				
				54	p/o 12	45	583
46	p/o 3	45	p/o 30	54	p/o 15	45	524
46	5	45	107				
46	7	45	571	55	1	45	679
46	p/o 11	45	p/o 35, p/o 61	55	p/o 3	45	682
			p/o 331, p/o 332				
46	p/o 13	45	p/o 20				
46	15	45	25				
46	17	45	27				
46	19	45	29				
48	8	45	220	56	21	45	21
48	25	45	203				
				58	p/o 2	45	606
				58	22	45	747
				58	27	45	666
				59	p/o 1	45	512, 513,
49	p/o 12	45	325				p/o 514
49	16	45	329	59	2	45	511
49	17	45	330	59	p/o 3	45	509, p/o 510
49	19	45	331	59	5	45	507
				59	11	45	721
52	12	45	475, 792	59	14	45	724
52	16	45	466, 467	59	15	45	725

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<u>Block</u>	<u>Parcel</u>	<u>Plat</u>	<u>Lot</u>
59	16	45	726
59	p/o 21	45	p/o 714
59	p/o 22	45	736
59	23	45	735
59	25	45	731
59	26	45	727
59	27	45	662, 728
66	p/o 2	23	280, 284, 341, 342, p/o 344, p/o 434, 644, p/o 645, 665, 666, 667
67	p/o 1	23	305, 365, 366, 676, 675, 723, 726, 751
68	1	23	367, 463, 464, 465, 466, 467, 468, 469, 515
72	1	23	425, 426, 427, 461 739, 740
72	2	23	459