

REPLIES TO COMMENTS BY HHFA, APRIL, 1964**Reply to Item No. 1:**

- A. See Exhibit I: V, a copy of recommended amendments to the Electrical Portion of the Building Code submitted by the Electrical Subcommittee of the Building Code Revision Board.
- B. See Exhibit I: Y, copies of the minutes of a meeting of the Plumbing Code Revision Committee.
- C. See Exhibit I: CC, a copy of a statement by the Director of the Department of Building Inspection relative to review of the Structural portion of the Building Code.
- D. See Exhibit I: W, a copy of an Ordinance of the City of Providence amending the Building Code to provide for increased fire prevention safety in vacant structures.
- E. See also comments on page 4, section B and C and page 5, section E, in the Workable Program report.

Reply to Item No. 2 :

- A. See Exhibit I: Z, a City-wide map showing Housing Code inspection areas.
- B. See Exhibit I: AA, a data sheet giving past and future dates of Housing Code inspections and reinspections for each section of the City.
- C. See Exhibit I: BB, a description of the general condition of housing in each section of the City.
- D. See also page 5, section G; page 7, section H and page 15, section F in the Workable Program report.
- E. Additional comments:
 - 1.) Housing Code compliance is required for a total of 68,536 dwelling units in the City, of which 48,535, or approximately 71%, have been inspected since April, 1957.

- 2.) Of 53,263 violations found during the years 1961 to 1964, 32,390, or 61% were corrected. Since 1961, corrections of violations have risen steadily. In 1961, 52% of all violations were corrected; in 1962, 53%; in 1963, 56%; in 1964, 61%. This represents an overall increase of 15% in four years and an increase in 1964 over 1963 by 8%.
- 3.) During 1964, the field strength of the inspectional staff was increased by 38% by the addition of three inspectors bringing the total staff size to eleven. Also, added was a Clerk-Typist. It is estimated that the staff increase will enable the completion of initial inspections in three and one-half years. It is the aim of this City to continually reappraise its needs in this area and to increase its inspectional staff in the future if necessity so demands.
- 4.) Reinspections of all areas of the City are continuous and, thus, no termination date is applicable. While reinspections non focus on substandard units, all units will be reinspected once all initial inspections are completed.
- 5.) The total number of substandard and deficient units shown as 19,643 in the 1960 Census has declined by some 15% to an estimated 16,775. Hence, the ratio of inspectors to substandard units is now one inspector to every 1,525 such units.

Reply to Item No. 3:

See page 13, Schedule B and footnote on p.13 of Workable Program report.

Reply to Item No. 4:

See page 21, section C-2 and C-3 and page 21a

Reply to Item No. 5:

See Exhibits VII-BB, VII-DD, VII-EE, VII-FF

**WORKABLE PROGRAM
CITY OF PROVIDENCE, RHODE ISLAND
1964-1965 CERTIFICATION PERIOD**

Expiration Date: April 1, 1965

COMMENTS

Recertification approval on April 1, 1965 is conditioned upon the following action:

1. Evidence of completion of reviews of the Building, Plumbing and Electrical Codes and copies of any new or revised codes adopted in keeping with review findings and recommendations.
2. The submission of a plan and schedule including sufficient inspections to carry out a systematic City-wide compliance program under the Housing Code. The development of this program would call for a reappraisal of the City's efforts in this field in the past seven years during which time the City has just about held the line on substandard housing. There is also a sizeable backlog of unresolved compliance cases. We feel certain that the present inspectional staff is not large enough to do the work even with improvements in procedures and techniques.
3. A copy of the Neighborhood Analyses in the scope required under Schedule B, page 13, Form H-1082 of February 1964 and the enclosed Program Guide Number 3. Appropriate Community Renewal Program material should be abstracted and submitted to support the completion of these studies.
4. A breakdown of housing availability by race under C2, Page 21, Form H-1082 and an indication under C3 of the maximum acceptable rent income ratio including heat, hot water and utilities. A breakdown under C2 is necessary since observers generally agree that law enforcement and policy, no matter how enlightened and aggressively implemented, cannot assure immediate and full availability.
5. Copies of reports and recommendations of the Citizens Advisory Committee during this certification year and a work program for the following year.

Enclosures:

Form H-1072; H-1082; Certificate, Program Guides, Guidelines

MINUTES
CITY PLAN COMMISSION MEETING
MAY 5, 1964 2:00 P.M.

A meeting of the City Plan Commission was held in the City Plan Commission Conference Room on Tuesday, May 5, 1964 at 2:00 P.M., Chairman Edward Winsor presiding. The following Commission and staff members were present:

Mr. Edward Winsor, Chairman
Mr. James B. Leach, Vice Chairman
Mr. Harry Pinkerson, Secretary
Mr. Ralph Matera
Mr. Raymond J. Nottage
Mr. Charles R. Wood, Urban Renewal Coordinator

Mr. Frank H. Malley, Director
Mr. Dieter Hammerschlag, Deputy Director
Mr. William E. Barbour, Principal Planner
Mr. John W. Grifalconi, Principal Planner
Mr. Richard H. Piscione, Assistant Planner
Mrs. Mary M. Hannan, Secretary

Mr. James F. Laffan, Journal Reporter

The minutes of the meeting held on April 21, 1964 were approved as distributed.

REFERRALS

Referral No. 1373 - ABANDONMENT OF PORTION OF HELEN STREET

This referral, from the Committee on Public Works, is a request for the abandonment of a portion of Helen Street.

On an inspection and photographic survey it was determined that the portion of the street in question is uncurbed and unpaved and is a dead end street.

Since the abandonment of the street will not affect the traffic circulation pattern of the area and no persons other than the petitioners would appear to be adversely affected,

Upon motion of Mr. Nottage seconded by Mr. Matera

The Commission

VOTED: To offer no objection to the granting of this petition.

Referral No. 1374 - ABANDONMENT OF PORTION OF WORCESTER STREET

This referral, from the Committee on Public Works, is a request to abandon as a public highway that portion of Worcester Street from the southwesterly line of Eddy Street to a point 146.47 feet southwesterly.

On an inspection and photographic survey it was determined that the portion of the street in question is curbed and surfaced and is a

EXHIBIT
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through street.

The abandonment of a portion of Worcester Street is part of the Master Plan which proposes a new parking deck and will not affect the adjoining and surrounding buildings and traffic flow. Therefore,

Upon motion of Mr. Matera seconded by Mr. Pinkerson

The Commission

VOTED: To offer no objection to the granting of this petition provided that prior to such an abandonment the Providence Sheraton Corporation execute an instrument on behalf of itself and its successors and assigns effective for a period of ten years that on any sale to the City, to a public authority or to a non profit corporation fulfilling a public use, or any condemnation for this purpose, the claim of the owner of the land will be limited to the valuation of the land as delineated by its boundaries prior to its abandonment.

Referral No. 1375 - REPURCHASE OF LAND WHICH IS PART OF THE DANIEL AVENUE PLAYGROUND

This referral, from the Committee on City Property, is a request to purchase two parcels of land which the City had purchased from the petitioner in 1921. The area in question is part of the Daniel Avenue Playground containing approximately 6,400 square feet of land and is located in an R-3 Zone.

On an inspection and photographic survey it was determined that the property in question is an undeveloped portion of the Daniel Avenue Playground.

The playground facilities will be enlarged to include the two parcels of land in question. Therefore,

Upon motion of Mr. Matera seconded by Mr. Leach

The Commission

VOTED: To recommend that the property in question remain in City ownership and that the request to repurchase this property be denied.

Upon motion of Mr. Nottage seconded by Mr. Leach

The Commission

VOTED: To approve the action of the Director pertaining to the following referrals from the Committee to Assist in Implementing the Downtown Master Plan:

Referral No. CBD-109 - APPLICATION FOR PERMIT TO INSTALL ELEVATOR

No objection is offered to the execution of plans submitted by Kevie Carmen Co., 290 Westminster Street, for a permit to install an elevator.

Referral No. CBD-110 - APPLICATION FOR PERMIT FOR INTERIOR ALTERATION

No objection is offered to the execution of plans submitted by Masonic Temple Corp., 127 Dorrance Street, for a permit for interior alteration.

Referral No. CBD-111 - APPLICATION FOR PERMIT FOR EXTERIOR MASONRY REPAIRS

No objection is offered to the execution of plans submitted by St. Xavier's School, 60 Broad Street, for a permit for exterior masonry repairs.

Referral No. CBD-112 - APPLICATION FOR PERMIT FOR INTERIOR ALTERATIONS IN BASEMENT OF BUILDING

No objection is offered to the execution of plans submitted by Weybosset Pure Food, 66 Weybosset Street, for a permit for interior alterations in basement of building.

Referral No. CBD-113 - APPLICATION FOR PERMIT FOR INSTALLATION OF AN ELEVATOR

No objection is offered to the execution of plans submitted by the Conrad Building, 385 Westminster Street, for a permit to install an elevator.

MASTER PLAN REVIEW

The Commission further reviewed and discussed the proposed Master Plan.

Upon motion of Mr. Nottage seconded by Mr. Pinkerson

The Commission

VOTED: That the Master Plan, as further revised, be approved.

UGLINESS IN OUR COMMUNITY

The Director reported that on May 22, 1964 the American Institute of Architects is to hold a seminar on "Ugliness in Our Community". The seminar is to be held at the Sheraton-Biltmore, and the fee will be \$15. Fliers are being sent out to the Commission members and members of other societies informing them of the seminar.

The meeting adjourned at 3:35 P.M.

Harry Pinkerson
SECRETARY (1964)

Revised page 5 of Minutes of August 11, 1964

- 2) Neighborhood and Area Planning - developed as part of the city-wide Master Plan which will help govern the initiation of projects as well as their scope.
- 3) Renewal Organization coordinated with all agencies - which will mobilize a maximum city-wide effort.

B. Statement by Renewal Coordinator

Mr. Wood reported that the whole point of the report was to carry out a program of urban renewal. This summary was being presented for the following reasons.

- 1) Because it will be some weeks or months before copies will be available.
- 2) Because presented in the form which you now see it, you can see what we propose and the methods by which we shall accomplish them.
- 3) Mr. Malley in response to an inquiry from Mr. Pinkerson, who was unable to attend this meeting, asked Mr. Wood if the summary CRP statement indicated the need for no further efforts to provide parking downtown. Mr. Wood explained that this was not the case and that mention of this element had not been detailed because of the "general" nature of the summary outline.

C. Discussion and Action by Commission

Mr. Daniel Varin reported that a project must go into execution within three years after the ground breaking. That being combined with the best estimate was what we used in arriving at this schedule. Mr. Malley said that the acceptance of the Community Renewal Program report by itself doesn't cause anything to happen. As a department, we are going to be involved in this work and there will have to be considerable review of each and all of these policies. The program as it is set up is a rather well balanced program. There is provision for industrial, commercial and institutional expansion. It is a broad approach to the whole series of problems balanced out as can be reasonably expected. Mr. Barbour stated that the program represented 3 years of work; and it would seem that if this particular program is acceptable to the future administration, the effort would not be lost. The program is feasible as there is flexibility to add or drop projects.

D. Action on Program

Upon motion of Mr. Winsor seconded by Dr. Bush-Brown

The Commission

VOTED: That this is a sound plan and is in conformity with the Master Plan.

PROGRESS REPORT

A. City Plan Commission consulted with Providence Redevelopment Agency on East Side Project

Mr. Barbour presented the progress report to the Commission. The East Side Project land use plan had been submitted to us for approval. After some review we submitted it to the Commission which approved the fact that it conformed in land use. Later the project director, Stanley Bernstein, approached us again and wanted to know whether the project plan conformed with the Master Plan other than in land use. We met together with the Providence Redevelopment Agency and discussed informally all the problems in connection with the East Side. There were no discrepancies. There is no special action that the Commission is called upon to make on this matter.

B. Master Plan Publication

Mr. Hammerschlag reported that the Board of Contract and Supply awarded a contract for the printing of the Master Plan and the text to Federated Lithographers-Printers, Inc., of Providence, Rhode Island. This will be folded and put in back of the Community Renewal Program.

C. Westminster Mall Report

Regarding the Westminster Mall, Mr. Hammerschlag reported that the situation looks rather bad, but there is a promise by Mr. Dario to relent if enough releases are obtained from abutters and to permit the Mall to be built up to Snow Street.

The meeting adjourned at 3:40 P.M.

Harry Robinson
Joyce Giannini
Secretary

MINUTES
CITY PLAN COMMISSION MEETING
AUGUST 11, 1964 2:10 P.M.

A meeting of the City Plan Commission was held in the City Plan Commission Conference Room on Tuesday, August 11, 1964 at 2:10 P.M., Chairman Edward Winsor presiding. The following Commission and staff members were present:

Mr. Edward Winsor, Chairman
Mr. Raymond J. Nottage
Dr. Albert Bush-Brown
Mr. Charles R. Wood, Urban Renewal Coordinator

Mr. Frank H. Malley, Director
Mr. Dieter Hammerschlag, Deputy Director
Mr. William E. Barbour, Principal Planner
Mr. John W. Grifalconi, Principal Planner
Mr. Bryan A. Bailey, Principal Planner
Mr. Durward W. Caudill, Principal Planner
Mr. William F. Lombardo, Associate Planner
Mr. Christian G. Cannell, Assistant Planner
Miss Joyce A. Giannini, Secretary

Mr. Joseph C. Keegan, Finance Director
Mr. Jeremiah Cannon
Mr. Daniel Varin
Mr. James Laffan, Journal Reporter

Mr. Malley introduced the new principal planners, Durward Caudill and Bryan A. Bailey.

The minutes of the meeting held on July 14, 1964 were approved as distributed.

REFERRALS

Referral No. 1391 - ABANDONMENT OF LOCKWOOD STREET FROM PLAIN STREET TO HOSPITAL STREET

This referral, from the Committee on Public Works, is a request for the abandonment of Lockwood Street from Plain Street to Hospital Street.

On an inspection survey and photographic survey it was determined that Lockwood Street is a through street and is surfaced and curbed. The abandonment of the street will not affect the traffic circulation pattern of the area and nobody except the petitioner would be affected, therefore

Upon motion of Mr. Nottage seconded by Mr. Winsor

The Commission

VOTED: To offer no objection to the granting of this petition.

EXHIBIT

Referral No. 1392 - ABANDONMENT OF PORTION OF CORY STREET AND
ABANDONMENT OF PORTION OF BARCLAY STREET

This referral, from the Committee on Public Works, is a request for study, report and recommendation on the proposed abandonment of Cory Street, from Atwells Avenue to Federal Street, and to abandon Barclay Street, from Atwells Avenue to Federal Street. On an inspection and photographic survey it was determined that Cory and Barclay Streets are accepted and maintained City streets which are located within the Bradford Housing Project for the elderly and condemned for this purpose. At the present time the streets are being excavated.

The City Plan Commission has previously approved the site for this Project and, therefore,

Upon motion of Dr. Bush-Brown seconded by Mr. Wood

The Commission

VOTED: To offer no objection to the granting of this petition.

Referral No. 1393 - PURCHASE OF LAND FORMERLY OCCUPIED BY THE
THURBERS AVENUE SCHOOL

This referral, from the Committee on City Property, is a request to purchase city property on Thurbers Avenue, Lot 297 on Assessor's Plat 54. The area in question contains 34,434 square feet of land and is located in an R-3 Zone.

On an inspection and photographic survey it was determined that the area in question is vacant.

The property in question is in a proposed renewal area, and, therefore, should remain in City ownership. Therefore,

Upon motion of Mr. Nottage seconded by Dr. Bush-Brown

The Commission

VOTED: To recommend that this petition be denied.

Upon motion of Mr. Nottage seconded by Dr. Bush-Brown

The Commission

VOTED: To approve the action of the Director pertaining to the following referrals from the Committee to Assist in Implementing the Downtown Master Plan:

Referral No. CBD-133 - APPLICATION FOR PERMIT FOR EXTERIOR
ALTERATIONS

No objection is offered to the execution of plans submitted by the Central Real Estate, 207 Weybosset Street, for a permit for exterior alterations consisting of remodeling the existing store front.

Referral No. CBD-134 - APPLICATION FOR PERMIT FOR INTERIOR ALTERATIONS

No objection is offered to the execution of plans submitted by Argenteri Construction, 137 Mathewson Street, for a permit for interior alterations consisting of erecting non bearing partitions, the covering of walls with gypsum board and formica, and installation of a new suspended ceiling on metal system.

Referral No. CBD-135 - APPLICATION FOR PERMIT FOR EXTERIOR AND INTERIOR ALTERATIONS

No objection is offered to the execution of plans submitted by W. H. Low Estate, 217 Westminster Street, for a permit for exterior and interior alterations, consisting of remodeling of the store front and removing the existing circular stairway to basement and installation of a new stairway.

Referral No. CBD-136 - APPLICATION FOR PERMIT FOR EXTERIOR AND INTERIOR ALTERATIONS

No objection is offered to the execution of plans submitted by Anthony J. Paolino, Inc., 345 Westminster Street, for a permit for exterior and interior alterations consisting of a new store front and installation of sprinklers throughout.

Referral No. CBD-137 - APPLICATION FOR PERMIT FOR ELECTRICAL WORK

No objection is offered to the execution of plans submitted by Thom McAn Shoe Store, 217 Westminster Street, for a permit for electrical work.

CAPITAL IMPROVEMENT PROGRAM

A. Brief Background Statement

Mr. Grifalconi presented a brief review of the latest draft of the Capital Improvement Program Schedule which had been prepared in cooperation with the Finance Director.

B. Comment by Finance Director

Mr. Keegan observed in recommending the Draft CIP Schedule that the impact on our debt would not be too severe and that he was influenced by former reports when, several years in advance, the debt was quite high. However, he stated, we will not be faced with an exceptional amount until 5 years hence and probably in the meantime situations will be different so that adjustments can be made. He reported that any excess in funds went for the payment of water debt. Mr. Keegan also reported that the reimbursement we get from the state for school construction wasn't taken into account; however, we do take into account \$1,800,000 that we expect to collect from the downtown Providence owners as their part of the City's \$3,600,000 share of the cost of the hurricane dam.

C. Review and Discussion

Mr. Malley called attention to the fact that the Providence Public Library was deleted from the program schedule. Mr. Keegan said that if it were included, it could be misleading for different people who would get the impression that the City owns the library. He said he felt anything we give the library should be considered in the form of a grant. Mr. Malley suggested that if the library were added to the schedule, that a line be drawn separating the library from the rest of the report. He thought it would be desirable to have the library shown. Mr. Keegan said he would like to discuss it with the Mayor. Dr. Bush-Brown suggested that we mention the library in the report text saying that we consider it as a cultural asset; but since it is not owned by the City government, it would not appear in this CIP Report Schedule but would be reconsidered as the need arises in the future.

D. Action on Program

Upon motion of Dr. Bush-Brown seconded by Mr. Nottage

The Commission

VOTED: To approve the CIP Report Schedule as submitted.

COMMUNITY RENEWAL PROGRAM

A. Review of Summary Proposal

Mr. Grifalconi outlined the staff examination and analysis of the CRP "Summary of Renewal Proposals" which had been received from the Urban Renewal Coordinator:

Staff review of this Summary of the Community Renewal Program Report, was concerned with the PROGRAM ELEMENTS of Treatment Areas, Priorities, and Scheduling.

Field trips were made to all areas selected and the Commission's MASTER PLAN was examined in relation to these proposed future projects. Interviews were held with both the Renewal Coordinator and members of the CRP consulting staff who had been involved in substantial revisions to the November 1963 CRP Draft report. Also Plan Commission members had been given copies of the "Summary" along with a BACKGROUND SHEET from CPC staff.

General Findings: MASTER PLAN compliance of the Summary Program was demonstrated in the process of review. SOUNDNESS OF THE PROGRAM was indicated in the examination of the "Summary" and was related to three necessary conditions:

- 1) A Continuing CRP Framework - which will guide the programs through factual reexamination of conditions.

- 2) Neighborhood and Area Planning - developed as part of the city-wide Master Plan which will help govern the initiation of projects as well as their scope.
- 3) Renewal Organization coordinated with all agencies - which will mobilize a maximum city-wide effort.

B. Statement by Renewal Coordinator

Mr. Wood reported that the whole point of the report was to carry out a program of urban renewal. This summary was being presented for the following reasons.

- 1) Because it will be some weeks or months before copies will be available.
- 2) Because presented in the form which you now see it, you can see what we propose and the methods by which we shall accomplish them.

3^{Mr.}
C. Discussion and Action by Commission

Mr. Daniel Varin reported that a project must go into execution within three years after the ground breaking.. That being combined with the best estimate was what we used in arriving at this schedule. Mr. Malley said that the acceptance of the Community Renewal Program report by itself doesn't cause anything to happen. As a department, we are going to be involved in this work and there will have to be considerable review of each and all of these policies. The program as it is set up is a rather well balanced program. There is provision for industrial, commercial and institutional expansion. It is a broad approach to the whole series of problems balanced out as can be reasonably expected. Mr. Barbour stated that the program represented 3 years of work; and it would seem that if this particular program is acceptable to the future administration, the effort would not be lost. The program is feasible as there is flexibility to add or drop projects.

D. Action on Program

Upon motion of Mr. Winsor seconded by Dr. Bush-Brown

The Commission

VOTED: That this is a sound plan and is in conformity with the Master Plan

PROGRESS REPORT

A. City Plan Commission consulted with Providence Redevelopment Agency on East Side Project

Mr. Barbour presented the progress report to the Commission. The East Side Project land use plan had been submitted to us for approval. After some review was submitted it to the Commission

which approved the fact that it conformed in land use. Later the project director, Stanley Bernstein, approached us again and wanted to know whether the project plan conformed with the Master Plan other than in land use. We met together with the Providence Redevelopment Agency and discussed informally all the problems in connection with the East Side. There were no discrepancies. There is no special action that the Commission is called upon to make on this matter.

B. Master Plan Publication

Mr. Hammerschlag reported that the Board of Contract and Supply awarded a contract for the printing of the Master Plan and the text to Federated Lithographers-Printers, Inc., of Providence, Rhode Island. This will be folded and put in back of the Community Renewal Program.

C. Westminster Mall Report

Regarding the Westminster Mall, Mr. Hammerschlag reported that the situation looks rather bad, but there is a promise by Mr. Dario to relent if enough releases are obtained from abutters and to permit the Mall to be built up to Snow Street.

The meeting adjourned at 3:40 P. M.

Harvey Pinkerman, Jr.
Secretary

MINUTES
CITY PLAN COMMISSION MEETING
DECEMBER 22, 1964 2:00 P.M.

A meeting of the City Plan Commission was held in the City Plan Commission Conference Room on Tuesday, December 22, 1964 at 2:00 P.M. Chairman Edward Winsor presiding. The following Commission and members were present:

Mr. Edward Winsor, Chairman
Mr. Harry Pinkerson, Secretary
Honorable Walter H. Reynolds, Mayor
Dr. Albert Bush-Brown
Mr. Edward J. Costello
Mr. Ralph Matera
Mr. Raymond J. Nottage
Mr. Charles R. Wood, Urban Renewal Coordinator

Mr. Frank H. Malley, Director
Mr. Dieter Hammerschlag, Deputy Director
Mr. Bryan A. Bailey, Principal Planner
Mr. John W. Grifalconi, Principal Planner
Mrs. Mary M. Hannan, Secretary

Mr. James F. Laffan, Journal Reporter

The minutes of the meeting held on December 10, 1964 were approved as distributed.

RESOLUTION IN RE COLLEGE HILL REPORT REPRINTING

Mr. Hammerschlag reported that the staff has ready to send to Washington today an Application for the reprinting of the College Hill Report. In connection with this, the following Resolution was prepared:

BE IT RESOLVED: That the City Plan Commission is most desirous of having the College Hill Report reprinted and in applying for funds under the amendments of the Housing Act of 1964 permitting federal grants for the full cost of such reprinting will undertake technical and administrative supervision at no cost to the project.

Upon motion of Mr. Nottage seconded by Mr. Matera

The Commission

VOTED: That the Resolution as read be approved.

RAILROAD RELOCATION

The Director stated that Mr. Wood, some months back, set up an Ad Hoc Committee consisting of Mr. Reynolds and Mr. Marston of the Redevelopment Agency; Mr. Malley and Mr. Hammerschlag of the Plan Commission; and Mr. Wood, for the purpose of expediting the Railroad Relocation Project. A meeting of this Committee was held last Thursday, and included both Chairmen of the Agency and Commission, at which time our staff presented the Circulation Plan. This Plan, is a revision in minor form, of the plan previously submitted as part of

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DOWNTOWN PROVIDENCE 1970.

Mr. Conrad, of Wilbur Smith Associates, who is a consultant to the Agency, has reviewed the previous plan and the questions that he then raised have now been resolved by the new plan.

In connection with the new plan the following letter was received today:

"December 21, 1964

Mr. Frank H. Malley, Director
City Plan Commission
City Hall
Providence, Rhode Island

Dear Frank:

With respect to the Railroad Relocation Coordinating Committee meeting of last Thursday, December 17, and more particularly in regard to the Circulation Plan submitted to us at this meeting, we would appreciate receiving from you, in writing, some indication as to this plan's official status. Specifically, we would like to know if this plan supersedes the earlier Circulation Plan dated October 6, 1964, which you submitted to us as being the Master Plan for circulation. Also, we would like to know if you expect to make any revisions in this latest Master Plan for circulation.

As you can well imagine, we feel both of these points are rather important in the development of a project plan for the Railroad Relocation Project.

Sincerely yours,

(s)

Jim

James F. Reynolds
Executive Director

JFR/mas
tbn

cc: Charles R. Wood"

The Director added that the staff is in agreement that this (1) does replace the previous plan and (2) that the staff does not intend to initiate any further changes. The Director felt that there should be action by the Commission in this regard and wondered if at this time it could reaffirm or endorse the particular plan.

Mr. Pinkerson said that in this connection he felt that a little more time should be given to consider this plan. If this is different from the previous plan he would like to be shown what the changes are and how minor they are.

Mr. Winsor then said that the reason Mr. Reynolds is asking for this

letter is to have a basis for project planning, and expressed the hope that the Commission would agree on the plan and that the Agency could receive a letter almost immediately.

Mr. Hammerschlag suggested that such a letter allow for minor but desirable improvements in the design of the project.

Mr. Pinkerson said that the Agency wants to be assured that there will be no changes. Before they start laying out the project they have to be sure exactly where the roads are going, how they are going to be constructed and how much land is going to be taken.

There was an extended discussion as to whether traffic problems have had too great a bearing on the development of the plan and as to the need for seeing, at this time, the entire plan in 3 dimensions rather than the circulation aspects in 2 dimensions.

Mayor Reynolds pointed out that the plan has been worked out in all respects and reviewed in three dimensions before being published in DOWNTOWN PROVIDENCE 1970. The present circulation system is the same plan with only minor modifications. The Agency has a time limit to meet and they cannot be put off if they are to proceed with the project.

Mr. Pinkerson asked if through routing of buses could be accomplished under this plan.

Mr. Malley answered in the affirmative.

Mr. Pinkerson asked if the Agency could get started with the present plan.

Mr. Winsor stated that at the next meeting of the Commission we will have at least two new members. There is always a problem of educating the new members and bringing them up to date. He said that he had hoped that we could agree at this meeting to pass on something under which the Agency could proceed.

Mr. Pinkerson said that he would agree to pass on the matter if the wording in the letter were changed to read that this is a modification of the original plan.

After a further discussion, it was the sense of the meeting that the following vote be included in a letter to Mr. Reynolds:

Upon motion of Mr. Pinkerson seconded by Mayor Reynolds

The Commission

VOTED: That the Circulation Plan submitted to the Agency at last Thursday's meeting does replace the earlier plan of which it is a modification. This Plan represents our latest thinking in this field and we have no intention of making any basic changes in it. As your plans develop we will expect to continue to work with you so that a desirable flexibility may be retained.

ANNUAL REPORT

Upon motion of Mr. Costello seconded by Mayor Reynolds

The Commission

VOTED: To approve the Annual Report for the year ending September 30, 1964.

MR. MATERA

The Chairman announced that Mr. Matera, who has served longest on this Commission, and who has been a regular attendant at meetings, is leaving us because he did not seek reelection to the City Council.

The Commission

BY RISING VOTE: Extended their thanks to Mr. Matera for his many years of service, for his fellowship that he has brought to them, and stated that he will be greatly missed.

The Mayor added that the Commission is losing one of the finest Councilmen in the City of Providence.

The meeting adjourned at 3:20 P.M.

Harry Pinkason
SECRETARY (M.H.)

MINUTES
CITY PLAN COMMISSION MEETING
OCTOBER 1, 1964 2:20 P.M.

A meeting of the City Plan Commission was held in the City Plan Commission Conference Room on Thursday, October 1, 1964 at 2:20 P.M., Chairman Edward Winsor presiding. The following Commission and staff members were present:

Mr. Edward Winsor, Chairman
Mr. Harry Pinkerson, Secretary
Mr. Ralph Matera
Mr. Charles R. Wood, Urban Renewal Coordinator

Mr. Frank H. Malley, Director
Mr. Dieter Hammerschlag, Deputy Director
Mr. William E. Barbour, Principal Planner
Mr. John W. Grifalconi, Principal Planner
Mr. William F. Lombardo, Associate Planner
Mr. Richard H. Piscione, Assistant Planner
Mrs. Mary M. Hannan, Secretary

Mr. James F. Laffan, Journal Reporter

The minutes of the meeting held on August 11, 1964 were approved with one amendment.

REFERRALS

Referral No. 1394 - ABANDONMENT OF UNNAMED GANGWAY FROM MERINO STREET TO ALVERSON AVENUE

This referral, from the Committee on Public Works, is a request to abandon an unnamed gangway from Merino Street to Alverson Avenue located on Assessor's Plat 112 and shown as part of Lots 27, 28, 56 and 57. The area in question contains approximately 2,000 square feet of land.

On an inspection and photographic survey it was determined that the property in question is an uncurbed, unpaved and unnamed gangway.

Since the abandonment of this unnamed gangway will not affect the traffic circulation pattern of the area and no persons would be affected, other than the property owners whose property this gangway runs through,

Upon motion of Mr. Winsor seconded by Mr. Pinkerson

The Commission

VOTED: To offer no objection to the granting of this petition.

Referral No. 1395 - ZONING CHANGE AT THE NORTHEASTERLY CORNER OF COURTLAND AND CARPENTER STREETS

This referral, from the Committee on Ordinances, is a request for a zoning change from an R-4 Multiple Dwelling Zone to an M-1 General Industrial Zone of Lot 64 on City Assessor's Plat 32 located at the

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northeasterly corner of Courtland and Carpenter Streets. The area in question contains 4,147 square feet of land.

On an inspection and photographic survey it was determined that the property in question contains a 2½-story frame dwelling, a 2-stall garage and paved off-street parking.

Reference is made to Referral No. 1263 from the Committee on Ordinances, dated April 25, 1962. At that time the petitioner requested a change in zoning from R-4 to M-1 on Lot 64 on Assessor's Plat 32. The Commission recommended that the petition be denied and the City Council upheld the recommendation.

The present request has again asked for a zoning change from R-4 to M-1. Granting this petition would adversely affect the surrounding property values and create a hazard in relation to the school located directly across from the property in question. Therefore,

Upon motion of Mr. Pinkerson seconded by Mr. Matera

The Commission

VOTED: To recommend that this petition be denied.

Referral No. 1396 - ZONING CHANGE AT 1205 WESTMINSTER STREET

This referral, from the Committee on Ordinances, is a request to re-zone from C-4 to M-1 those portions of Lots 457 and 498 on Assessor's Plat 32. These lots are located at 1205 Westminster Street. The property in question contains 17,693 square feet of land.

On an inspection and photographic survey it was determined that the property in question contains two, one-story greenhouses.

Any further extension of the M-1 Zone by lot-line process as requested in this petition would only increase the haphazard zoning in this area and provide precedent for more industrial expansion. Therefore,

Upon motion of Mr. Matera seconded by Mr. Winsor

The Commission

VOTED: To recommend that this petition be denied.

Referral No. 1397 - ZONING CHANGE ON THE EASTERLY SIDE OF KILLINGLY STREET, THE NORTHEASTERLY SIDE OF CELIA STREET AND THE SOUTHERLY SIDE OF ROUTE 6 EXPRESSWAY

This referral, from the Committee on Ordinances, is a request for a change in zoning from an R-1 Zone to a C-2 Zone Lots 11, 12, 13, 14, 15, 16 and 427, 428, 429, 430, 431, 433, 434, 435 and 409 on Assessor's Plat 114 located on the easterly side of Killingly Street, the northeasterly side of Celia Street and on the southerly side of Route 6 Expressway. The area in question contains 78,164 square feet of land.

On an inspection and photographic survey it was determined that the property in question contains 4, one-family dwellings and one, two-family dwelling, the rest of the land in question is undeveloped.

To rezone this area from an R-1 to a C-2 Zone would be creating a case of spot zoning and would jeopardize the dwelling units within the property in question which are of high quality and would also downgrade the surrounding property values. Therefore,

Upon motion of Mr. Matera seconded by Mr. Pinkerson

The Commission

VOTED: To recommend that this petition be denied.

Referral No. 1398 - PURCHASE OF LAND BORDERED BY JULIAN AND CAPRON STREETS

This referral, from the Committee on City Property, is a request to purchase Lot 371 on Assessor's Plat 62 located at Julian and Capron Streets. The area in question contains 10,785 square feet of land.

On an inspection and photographic survey it was determined that the property in question is vacant and has several unauthorized automobiles parking on this lot.

Reference is made to Referral No. 1198 from the Committee on City Property, dated April 26, 1961. At that time a request was made to purchase Lot 371 on Assessor's Plat 62. The Commission recommended that the property remain in City ownership and the petition was referred back to Committee.

The present petition is again a request to purchase this property from the City. Even though the property in question is in the vicinity of the Joslin Street School and playground, this property should be converted into a landscaped, open area of trees, cement walks and benches. The park area would help to inject a pleasant atmosphere into a drab and rundown area. Therefore,

Upon motion of Mr. Pinkerson seconded by Mr. Matera

The Commission

VOTED: To recommend that the property in question be retained by the City, and offer its use to recreation, or off-street parking.

Referral No. 1370 - SUBDIVISION OF WARDLAW TERRACE

This referral, from the Committee on Public Works, is a request for study, report and recommendation relative to the accompanying plan entitled "Wardlaw Terrace". The area is bounded by a segment of Wardlaw Avenue, Floral Drive, Sharon Street and Stonelaw Avenue. The area in question contains 106,124 square feet of land and is located in an R-1 Zone.

On an inspection and photographic survey it was determined that the

property in question contains open farm land with a 1½-story frame dwelling, two 1½-story frame storage sheds and unsheltered floral beds and foundations.

Since the proposed subdivision complies with area regulations of the R-1 Zone, and the 40' radius cul-de-sac was approved by the City Engineers,

Upon motion of Mr. Pinkerson seconded by Mr. Matera

The Commission

VOTED: To offer no objection to the proposed subdivision.

Referral No. 1400 - PURCHASE OF PROPERTY AT 758 MANTON AVENUE

This referral, from the Committee on City Property, is a request to inform the Committee as to whether or not the property in question should be retained in City ownership. The area in question contains 30,787 square feet of land and is located in an R-2 Zone.

On an inspection and photographic survey it was determined that the property in question contained a 2½-story frame structure formerly used as the Fire Department Carpenter Shop.

Upon motion of Mr. Pinkerson seconded by Mr. Matera

The Commission

VOTED: To recommend that this property remain in City ownership until a decision has been made on the recreation area proposed in the Dyerville Pond area.

Referral No. 1401 - ABANDONMENT OF A PORTION OF MOORE STREET

This referral, from the Committee on Public Works, is a request to abandon as a public highway a portion of Moore Street from Elmwood Avenue to its westerly termination.

On an inspection and photographic survey it was determined that the portion of Moore Street is uncurbed, unsurfaced and is a dead end street.

Upon motion of Mr. Pinkerson seconded by Mr. Wood

The Commission

VOTED: To defer action for further information and study.

Referral No. 1402 - ABANDONMENT OF A PORTION OF SUPERIOR STREET

This referral, from the Committee on Public Works, is a request to abandon a portion of Superior Street.

On an inspection and photographic survey it was determined that the portion of Superior Street in question is uncurbed and unpaved.

Reference is made to Referral No. 486 from the Committee on Public Works dated March 11, 1953. At that time a request was made to abandon a portion of Superior Street from Diamond Street to its southeasterly termination. The Commission offered no objection to the granting of the petition, and it was referred back to the Committee on Public Works.

The present request is for the abandonment of the same portion of Superior Street described.

Upon motion of Mr. Matera seconded by Mr. Wood

The Commission

VOTED: To offer no objection to the granting of this petition.

Referral No. 1403 - PURCHASE OF RED BRIDGE KEEPER'S HOUSE

This referral, from the Committee on City Property, is a request to purchase the land owned by the City of Providence, namely Lot 364 on Assessor's Plat 49. The property in question is located in a C-4 Zone.

On an inspection and photographic survey it was determined that the property in question contains a 1½-story masonry structure now being used as the Red Bridge keeper's house.

At the present time it has not definitely been determined what disposal will be made of the City Property involving the operation of the Red Bridge.

The future extension of River Drive to the north will probably require the use of the property in question.

Upon motion of Mr. Pinkerson seconded by Mr. Matera

The Commission

VOTED: To recommend that until the determination of the plans of River Drive the property in question should be held in City ownership.

Referral No. 1404 - PURCHASE OF EXCESS CONDEMNATION SITUATED ON HARRIS AVENUE

This referral, from the Committee on City Property, is a request to purchase excess condemnation situated on Harris Avenue. The property in question is located in an M-1 Zone.

On an inspection and photographic survey it was determined that the property in question is vacant excess land which was condemned for the Dennis J. Roberts Expressway.

Upon motion of Mr. Wood seconded by Mr. Matera

The Commission

VOTED: To defer action pending further information and study.

Referral No. 1405 - PURCHASE OF LOT 364 ON ASSESSOR'S PLAT 49

This referral, from the Committee on City Property, is a request to purchase property owned by the City, namely Lot 364 on Assessor's Plat 49. The property in question is located in a C-4 Zone.

On an inspection and photographic survey it was determined that the property in question contained an unoccupied one-story frame structure used formerly as an office for a used car lot and an unoccupied two-stall frame garage.

Upon motion of Mr. Pinkerson seconded by Mr. Matera

The Commission

VOTED: To defer action pending further information and study.

Referral No. 1406 - PROPOSED MODIFICATIONS TO THE OFFICIAL REDEVELOPMENT PLAN FOR CENTRAL-CLASSICAL PROJECT NO. R.1.
R-2

This referral, from Mr. James F. Reynolds, Executive Director of the Providence Redevelopment Agency, was considered at today's meeting, along with the accompanying report which was the basis for the proposed modifications.

Upon motion of Mr. Matera seconded by Mr. Pinkerson

The Commission

VOTED: To approve the proposed modifications to the official redevelopment plan for Central-Classical Project No. R. 1. R-2.

Upon motion of Mr. Matera seconded by Mr. Winsor

The Commission

VOTED: To approve the action of the Director pertaining to the following referrals from the Committee to Assist in Implementing the Downtown Master Plan:

Referral No. CBD-138 - APPLICATION FOR PERMIT FOR ALTERATIONS

No objection is offered to the execution of plans submitted by R.I. Medical Society Library, 106 Francis Street, for a permit for alterations.

Referral No. CBD-139 - APPLICATION FOR PERMIT FOR ALTERATIONS

No objection is offered to the execution of plans submitted by Peoples Savings Bank, 145 Westminster Street, for a permit for alterations.

Referral No. CBD-140 - APPLICATION FOR PERMIT FOR INTERIOR ALTERATIONS

No objection is offered to the execution of plans submitted by the Turks Head Corporation, 76 Westminster Street, for a permit for in-

terior alterations.

Referral No. CBD-141 - APPLICATION FOR PERMIT FOR INTERIOR ALTERATIONS
ON THIRD FLOOR

No objection is offered to the execution of plans submitted by Low Estate, 180 Westminster Street, for a permit for interior alterations on the third floor.

Referral No. CBD-142 - APPLICATION FOR PERMIT TO REMODEL ENTRANCE ON
FIRST FLOOR ON RIGHT SIDE OF BUILDING

No objection is offered to the execution of plans submitted by W. H. Low Estate, 217 Westminster Street, for a permit to remodel entrance on first floor on right side of building.

Referral No. CBD-143 - APPLICATION FOR PERMIT FOR ELECTRICAL WORK

No objection is offered to the execution of plans submitted by O'Donnell's, 107 Weybosset Street, for a permit for electrical work which consists of wiring for new lighting and new panels reusing existing feeder.

Referral No. CBD-144 - APPLICATION FOR PERMIT FOR INTERIOR ALTERA-
TIONS

No objection is offered to the execution of plans submitted by B. A. Dario, 142 Westminster Street, for a permit for interior alterations consisting of the installation of a new vestibule and the removal of existing revolving doors.

Referral No. CBD-145 - APPLICATION FOR PERMIT FOR INTERIOR ALTERA-
TIONS

No objection is offered to the execution of plans submitted by Kennedys, 180 Westminster Street, for a permit for interior alterations consisting of rewiring of 3rd floor sales area using existing incuts.

Referral No. CBD-146 - APPLICATION FOR PERMIT FOR ELEVATOR ALTERA-
TIONS

No objection is offered to the execution of plans submitted by John Rao, Jr., 40 Fountain Street, for a permit for elevator alterations.

COLLEGE HILL REPUBLISHING

The Director stated that ever since copies of the College Hill Report became depleted there has been thought given to the reprinting of this valuable document. When this was first thought of we were offered a proposition from Washington to the effect that the Federal Government would pay 2/3's of the cost of printing and the City would have to pay 1/3. However, we felt that it was not the proper use of city funds to reprint the report for the benefit of other cities.

A month or so ago it was learned that under the new Housing Act the Urban Renewal Administration can pay for the complete cost of the re-

printing, and the staff is presently endeavoring to get some prices so that we can get into contract with Washington. In the reprinting it is desired to insert the A.I.A. Citation, and to include a short section bringing the report up to date.

WESTMINSTER MALL

A short status report on the Westminster Pedestrian Mall was given by Mr. Hammerschlag. He explained that except for one release everything is ready to obtain the amendment to the Court Decree which would permit the City to resume construction on the mall project.

CAPITAL IMPROVEMENT PROGRAM

The Commission reviewed further the Capital Improvement Program Report and

Upon motion of Mr. Matera seconded by Mr. Wood

The Commission

VOTED: To approve the Capital Improvement Program Report for 1964-1970 for distribution.

C.I.P. WORKSHOP

The Narragansett Section of the American Institute of Planners is going to hold a Capital Improvement Program Workshop on the afternoon of Thursday, October 8th at Giovanni's in Riverside, R. I. The workshop will start at 2:30 and run through to 5:30, following which a cocktail hour and dinner will be held. Serving on the workshop panel are Mr. Charles R. Wood, Urban Renewal Coordinator for Providence, Mr. Joseph Keegan, Finance Director for Providence, Mr. William Claflin, Director of Planning in Pawtucket and Mr. Lincoln C. Almond of Lincoln.

MEETING DAY

The Director stated that Tuesday is a bad day for some of the Commission members to meet, and he wondered if it would be worthwhile to change the day of the meetings. After a short discussion it was the sense of the meeting that the Director poll the members to learn what day would be preferable.

CIVIL DEFENSE STUDY

The Director announced that the Stanford Research Institute and the R. I. Office of Civil Defense have designated Providence as one of the participants in a "50 city" demonstration project in community fallout shelter planning. The City Plan Commission has been asked to do a fallout shelter plan for Providence during the next four months. The shelters have already been identified and evaluated as to capacity. The staff's job would be to relate people to shelters. This 4-month program would provide the City and the Plan Commission with valuable data on population which would be useful to general planning.

The Institute wants local planning agencies, rather than some private consultant, to make this plan so that it will have official status. The project will be funded 100 percent by the Institute, and the staff will contribute a small amount of time for which it will be compensated. It is expected that the program will be completed by January 1965. Mr. Barbour gave a brief resume of the steps to be taken in the program.

A decision by the City Plan Commission is requested today so that the staff may proceed with the various contracts.

Upon motion of Mr. Pinkerson seconded by Mr. Matera

The Commission

VOTED: To approve the program and that the staff proceed as outlined.

The meeting adjourned at 3:40 p.m.

Harry Pinkerson
SECRETARY (M.H.)

URBAN RENEWAL SEMINAR

(proposed program)

- A.
- I. "The Role of Business in Urban Renewal"
-Speech by Albert Cole of Reynolds Metals Co.
 - II. "Who needs Downtown?"
-panel
discussants - IMPACT representative
C of C representative
Dieter Hammerochling
out-of-towner (Hartford, Boston)
- B.
- I. "Urban Renewal and the Negro Community"
-Speech by Robert Weaver, HUD Commissioner
 - II. "Renewal: Salvation or Sacrifice for the Negro"
-panel
discussants - Urban League of R. I.
CAC Subcommittee on Minority Housing Problems
Fred Williamson (R. I. Advisory Committee)
James Rhea
Alton Wiley
- C.
- I. "Rehabilitation is Also Urban Renewal"
-Speech Leonard Czarniecki of HUD
 - II. "Do We Need the Bulldozer?"
-panel
discussants - Austin Daley
John Kallam
Mary Hermann
Donald Lootens
- D.
- I. "Urban Design"
-Speech by I. M. Pei or Vincent Kling or Victor Gruen
 - II. "Can Providence Afford to be Ugly?"

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VII: FF

-panel

discussants - Mrs. Antoinette Downing
City Plan Commission Official
Economist (Brown U. Brown, Harris and Stevens)
Mrs. Henry D. Sharpe
Bradford Swan

E.

- I. "The Church and Urban Renewal"
-Speech by Msgr. Lally of Boston
Msgr. Geary of Buffalo (NAHRO up for Housing)

- II. "The Church's Role in a changing Providence"
-panel

discussants - Dr. Arthur Wilson
Msgr. William Carey
Bishop John Higgins
Robert Whitaker

F.

- I. "The Relocation Responsibility in Urban Renewal"
-Speech by URA Relocation Officer

- II. "The Price of Renewal"
-panel

discussants - David Joyce
Mary Nenno of NAHRO
Mary Mulvey
Joseph Lyons

G.

- I. "Urban Renewal and Low-Income Families"
Speech by George Nesbitt, HHFA

- II. "Does Renewal Help - or Hurt - Low-Income Families?"
-panel

discussants - Melvin Feldman
Charles McCabe
Peter Laudati
RAY OWEN

H.

- I. "Urban Renewal and the Small Business"
-Speech by URA Business Relocation Official

- II. "Can Small Business Survive Urban Renewal?"
-panel

discussants - Anthony Stasio
Robert Arrigan
ARA Representative
Irving Adler
Russell J. Goodnow (Feb. 1963 letter to editor)
Dasil. Zimmer

I.

- I. "Social Planning for Urban Renewal"
-Speech by Mr McGraw, HUPA (HUMAN RELATIONS OFFICIAL)

II. "Shaping the City for People"

-panel

discussants - Franklin Zweig
Harold Pfautz
James Doyle
Frank Mulley

REPORT

of the

PROVIDENCE HUMAN RELATIONS

COMMISSION

on

HEARINGS ON URBAN RENEWAL

and

MINIMUM HOUSING STANDARDS CODE ENFORCEMENT

held on

27 and 28, February, 1964

at

THE PROVIDENCE HUMAN RELATIONS CONFERENCE ROOM

Suite 320-321

87 Weybosset Street

Providence, Rhode Island

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REPORT OF THE PROVIDENCE HUMAN RELATIONS COMMISSION HEARINGS - March 16, 1964

PURPOSE:

- 1 -

The Providence Human Relations Commission, in accordance with the recommendations of its Housing Committee, conducted hearings on February 27 and 28, 1964 to determine the effect Urban Renewal and Minimum Housing Standards Code enforcement have upon the non-white citizens of the City.

ACKNOWLEDGMENTS:

We are pleased to acknowledge the cooperation received from the following organizations, departments and/or department heads appearing before the Commission on the dates of the hearings and at a subsequent meeting with the Commission on March 9, 1964:

The Sub-Committee on Housing of the Community Relations Committee of the Urban League of Rhode Island.

The Sub-Committee on Minority Group Housing Problems of the Mayor's Citizens Advisory Committee for Urban Renewal.

The Providence Redevelopment Agency.

The Family and Business Relocation Service.

The Providence Housing Authority.

The Division of Minimum Housing Standards.

The Urban Renewal Coordinator.

The Rhode Island Advisory Committee to the United States Commission on Civil Rights.

SUMMARY OF HEARINGS:

The Commission has had the benefit of the testimony of public officials and private citizens who have expressed their views with respect to various aspects of the housing problem in the City of Providence. Those who appeared reviewed the history of Urban Renewal in Providence and the efforts of the Family and Relocation Agency to relocate Negroes into standard housing.

Testimony was offered that many non-whites voluntarily move into sub-standard housing instead of using the Relocation Agency's services to obtain available A and B type housing.

Though surveys, required for approval of Urban Renewal plans, indicate that there is sufficient standard housing available to non-whites, in reality, these statistics are often disproven when dislocatees meet with discriminatory rejection in their attempts to secure this housing. The Commission was told that, in the majority of instances, only the lower category C type housing was available to non-white applicants.

It was suggested that an organized program be established to obtain housing for relocatees in the better categories. It was pointed out that, since Negroes do not have full access to the Providence housing market, non-white ghettoes are expanding.

A community, which engages in large scale urban renewal, is under obligation to assure decent housing to those who are displaced as a result, thereof. Such meaningful assurance is, in the judgment of the Commission, a prerequisite to continued expansion of urban renewal programs.

Lack of effective citizenship participation in the policy-making decisions of Urban Renewal was stressed. The Community Renewal Program was described as including a new series of proposals to be presented to the community for suggestions and debate.

Statements were made that non-whites have no great preference for Public Housing, although there are available vacancies; that there are no discriminatory practices in Public Housing and that a family must meet the basic eligibility requirements for occupancy - even to move from one Public Housing Project to another.

Testimony was received that the Federal Government requires a functioning Housing Code Enforcement Program as part of the Program for Community Improvement (Workable Program). However, the expense of code enforcement is the responsibility of the local community. Although spending in this area by Providence exceeds spending by other cities, the results were said to be inadequate in view of the job to be done. Lack of sufficient funds, it was testified, resulted in not enough staff to accomplish effective enforcement.

Enforcement proceedings were said to be too time consuming. Suggestions were made concerning the need for federal apportionment of funds, the speeding up of legal machinery, and the need for additional housing code inspectors.

CONCLUSIONS:

1.) Urban Renewal is essential for the recreation of an old city such as Providence. Yet, the dislocation of its citizens has the greatest impact on the non-white population because of discrimination in housing practiced against them. This Commission concludes that the City of Providence, which has committed itself to Urban Renewal, is morally obligated to commit itself to open housing and must attempt to remove by legislation, by education, and by official utterances, the unfairness of discrimination in housing.

2.) A lack of effective citizenship participation in policy-making decisions of urban renewal planning has limited the understanding and support necessary to insure success. Much of the citizenship participation has been "after the fact" and consisted mainly of attempts to soften the impact of actions already accomplished. Community participation in the planning stages is essential that a program of Urban Renewal, not only consider the beneficial results from clearance of blighted areas, but also methods of avoiding the serious consequences of dislocation.

3.) The lack of adequate staff to cope with the backlog of inspection and reinspection requirements compounded by the delaying tactics of landlords in correcting code violations, is limiting the effectiveness of the enforcement program administered by the Division of Minimum Housing Standards.

4.) The granting of repeated extensions delays code compliance and induces an indifferent response on the part of the landlord to compliance efforts.

5.) The present code enforcement ordinance does not provide adequate means for insuring timely repairs and improvements to protect the health and welfare of the tenant, while awaiting lengthy court proceedings.

RECOMMENDATIONS:

The Commission would be less than candid if it did not observe that a great many of the problems pointed up by Urban Renewal would not have their burdensome effect, if those who were forced to leave the redevelopment areas had an equal opportunity for decent housing. The slum landlord is a product of discrimination in housing and those who are the victims are the victims primarily because they have no choice but to accept inferior housing at unreasonable rents in order to have some kind of housing. The Commission is aware that the root problem of discrimination was not created by Urban Renewal. Yet, the success of Urban Renewal depends on the willingness of public officials and the community to marshal its forces for a concerted attack on both the social and physical obstructions that impede its progress. The Commission, therefore, recommends the following, as initial efforts in this regard.

1.) That the Senators and Representatives in the City of Providence use their best efforts to work for the passage of a workable fair housing law for the State of Rhode Island.

2.) That the Mayor and the City Council state publicly, in the form of a resolution, the moral obligation of the city to commit itself to a policy of open occupancy without discrimination, because of race, creed, color or national origin.

3.) That the Providence Redevelopment Agency utilize more effectively the services of the Mayor's Citizens Advisory Committee for Urban Renewal, and subcommittees thereof, to elicit responsible citizenship participation in shaping policy-making decisions regarding Urban Renewal. Of specific interest is the need for interested persons to express their views with respect to the proposed Community Renewal Program, now under advisement, which may affect Urban Renewal for the next ten years.

4.) That the Family and Business Relocation Service implement a more positive and vigorous program, through real estate and other contacts, to assure for minority groups a wider choice among the 7,736 available housing units in Metropolitan Providence, reported by the Providence Redevelopment Agency as standard housing.

5.) That our Congressional representatives use their best efforts to assure Federal participation in paying for the cost of enforcement of Minimum Housing Standards, because effective code enforcement is an essential concomitant of Urban Renewal.

6.) That the necessary funds be allotted to the Division of Minimum Housing Standards to allow the immediate employment of four additional full-time inspectors. It is further recommended that, after four months, a review be initiated of the Division's workload to assess the need for additional staff increases.

REPORT OF THE PROVIDENCE HUMAN RELATIONS COMMISSION HEARINGS - March 26, 1966

7.) That the Division of Human Standards continues to develop a more selective enforcement procedure, which will focus more attention relatively upon the properties, which are most in need of upgrading and in which upgrading will serve to restore decent living conditions to the largest number of people. The Commission is pleased that the Division has already initiated action in this regard.

8.) That a more rigorous and expeditious enforcement procedure be adopted that will diminish the number of reappearances before first court appearances; diminish the number of court appearances; diminish the elapsed time before the first court appearance and subsequent court appearances and make more effective use of the time already provided in the law.

9.) That the City Council consider the New York City Rentership Law, which we believe has demonstrated its effectiveness with a view toward local application in expediting repairs when the health and welfare of the tenant is threatened by sub-standard conditions.